



Colliers

Gold Street Suites
2nd Floor
± 26,039 SF

Big Box Shell
± 44,970 SF

2nd & 3rd Floor
± 20,180 SF

For Sale

100 Central Ave SW
Albuquerque, NM 87102

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Property Profile

Details

Pricing	Big Box Shell	± 44,970 SF	\$162 PSF	\$7,285,140
	Gold Street Suites	± 26,039 SF	\$162 PSF	\$4,218,318
	2nd & 3rd Floors	± 20,180 SF	\$125 PSF	\$2,522,500
	Total	± 91,189 SF		\$14,025,958
Submarket	Downtown			
Zoning	MX-FB-UD (Mixed-Use - Form-Based Zone District)			

Features

- Located along Route 66, with the 100th anniversary in 2026
- Adjacent to a municipal multi-story parking garage
- Directly north is One Central, offering 78 multi-family units along, a restaurant and the Canvas Artistry event center
- Ideal for entertainment, retail, or a charter school—with space for a gymnasium, classrooms, and dormitories
- The former big box space features 40' ceilings, making it a great fit for production studios, corporate offices, or crew housing
- Property components can be purchased together or individually
- The big box interior has been demolished, ready for a redevelopment with 40-foot ceilings, large restrooms in place, an overhead drive-in door, and a viewing mezzanine
- Gold Street Suites include two second-generation restaurants at each end cap, with retail and office spaces in the center of the strip
- The second and third floors on the central side can be easily converted into multi-family units, dormitories, or offices
- Tenants on Central, Tucano's and Sushi Bar are not included in current pricing; *please see broker for investment inquiries involving these tenants*
 - Tucano's lease is valid through 2034
 - Sushi Bar's lease is valid through 2025



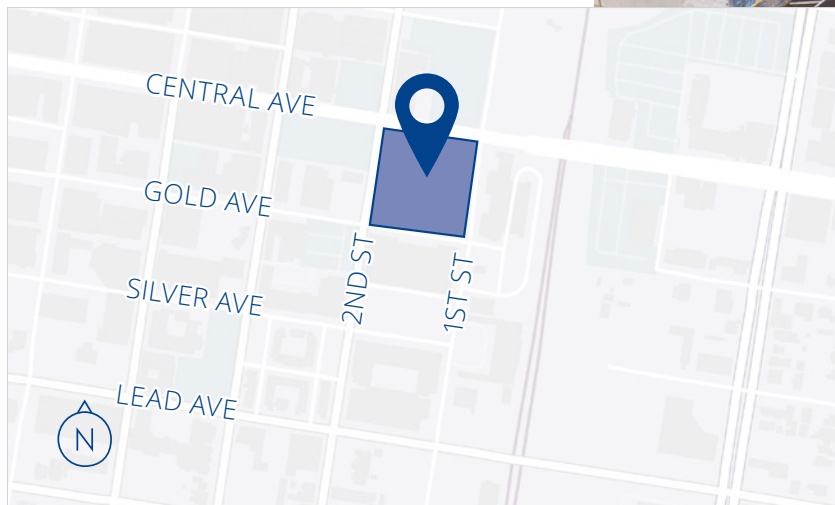
100 Central Ave SW | For Sale

Perfect Location

Located at the gateway to Downtown Albuquerque, this mixed use property features ground-floor retail with office space on the upper levels.

± 91,189 SF

Available



Parking
Garage (500)



Daytime Population
92,972



~69 Nearby
Restaurants



Bike Score™
90



Walk Score™
95



3 minutes to
Courthouse



Railrunner &
ART Station



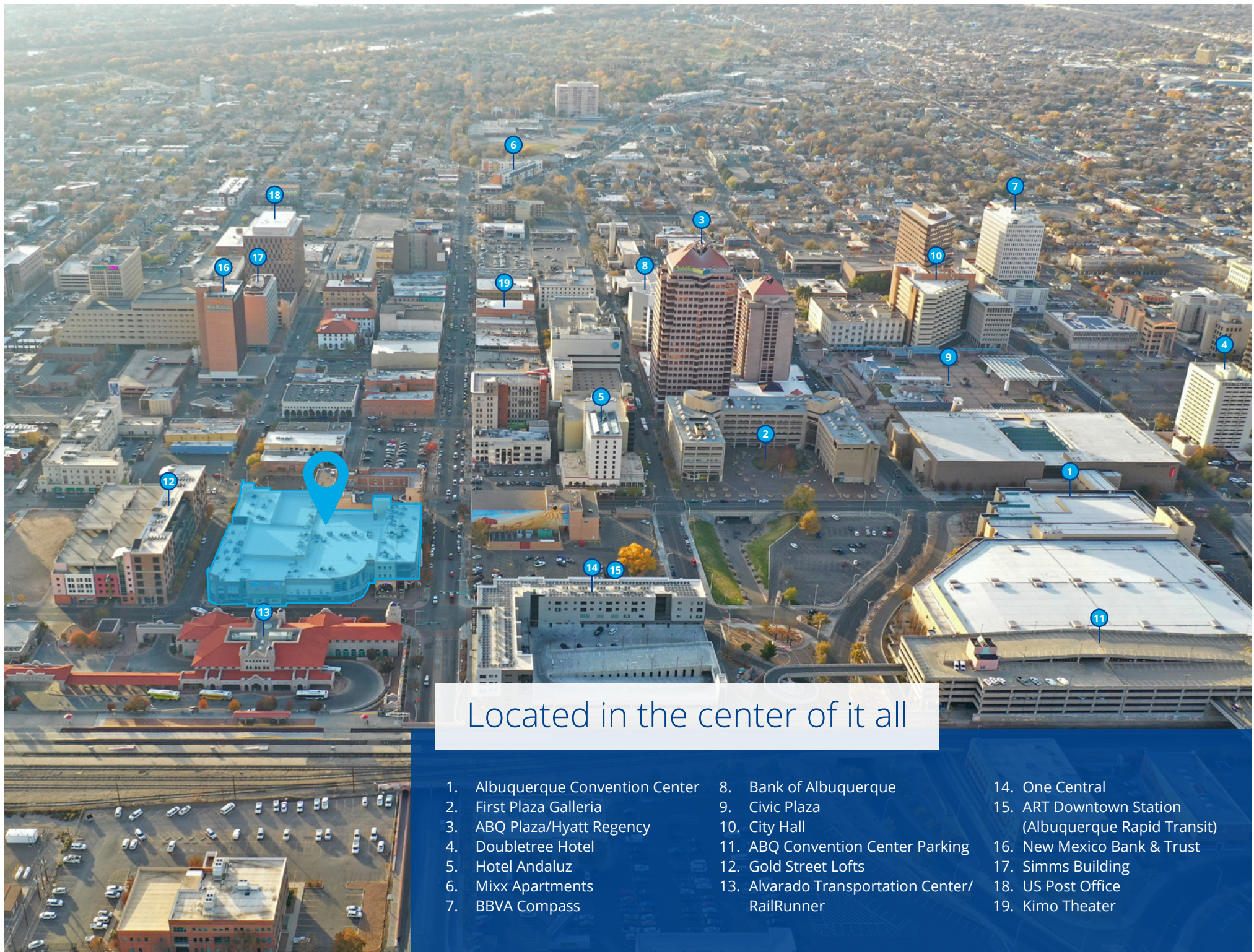
7 minutes
from I-40



3 minutes
from I-25



7 minutes to
Airport



Located in the center of it all

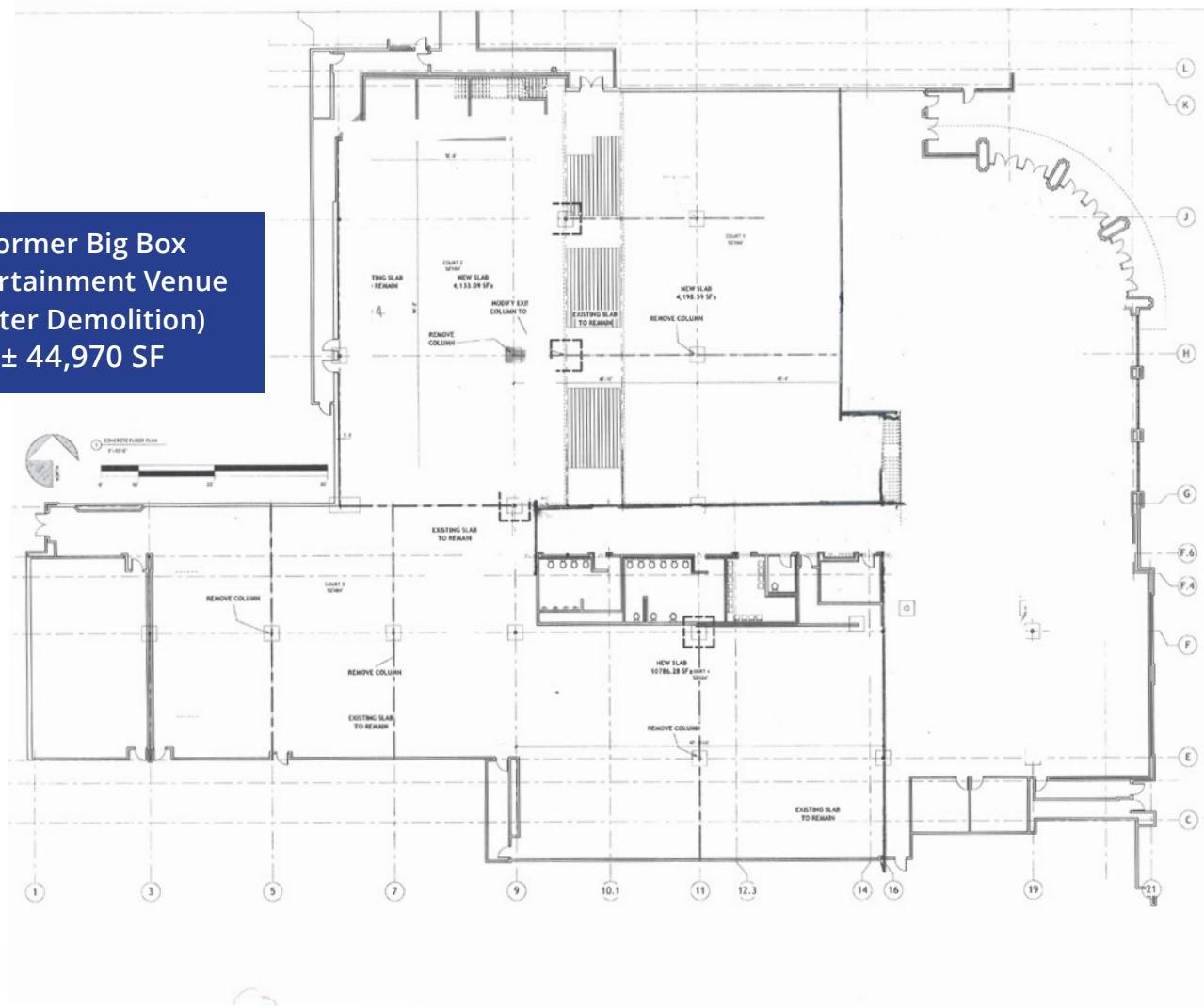
- | | | |
|----------------------------------|---|---|
| 1. Albuquerque Convention Center | 8. Bank of Albuquerque | 14. One Central |
| 2. First Plaza Galleria | 9. Civic Plaza | 15. ART Downtown Station
(Albuquerque Rapid Transit) |
| 3. ABQ Plaza/Hyatt Regency | 10. City Hall | 16. New Mexico Bank & Trust |
| 4. Doubletree Hotel | 11. ABQ Convention Center Parking | 17. Simms Building |
| 5. Hotel Andaluz | 12. Gold Street Lofts | 18. US Post Office |
| 6. Mixx Apartments | 13. Alvarado Transportation Center/
RailRunner | 19. Kimo Theater |
| 7. BBVA Compass | | |

Existing Floor Plan

CENTRAL AVE

2ND ST

Former Big Box
Entertainment Venue
(After Demolition)
± 44,970 SF



1ST ST

100 Central Ave SW | For Sale

Property Gallery



Floor Plan - 2nd Floor

AVAILABLE

Suite 200	2,721 SF
Suite 201	7,101 SF
2nd Floor Combined	9,822 SF
Suite 300	7,776 SF
Suite 301	2,056 SF
3rd Floor Combined	9,832 SF
Combined (2nd & 3rd Floor)	20,180 SF



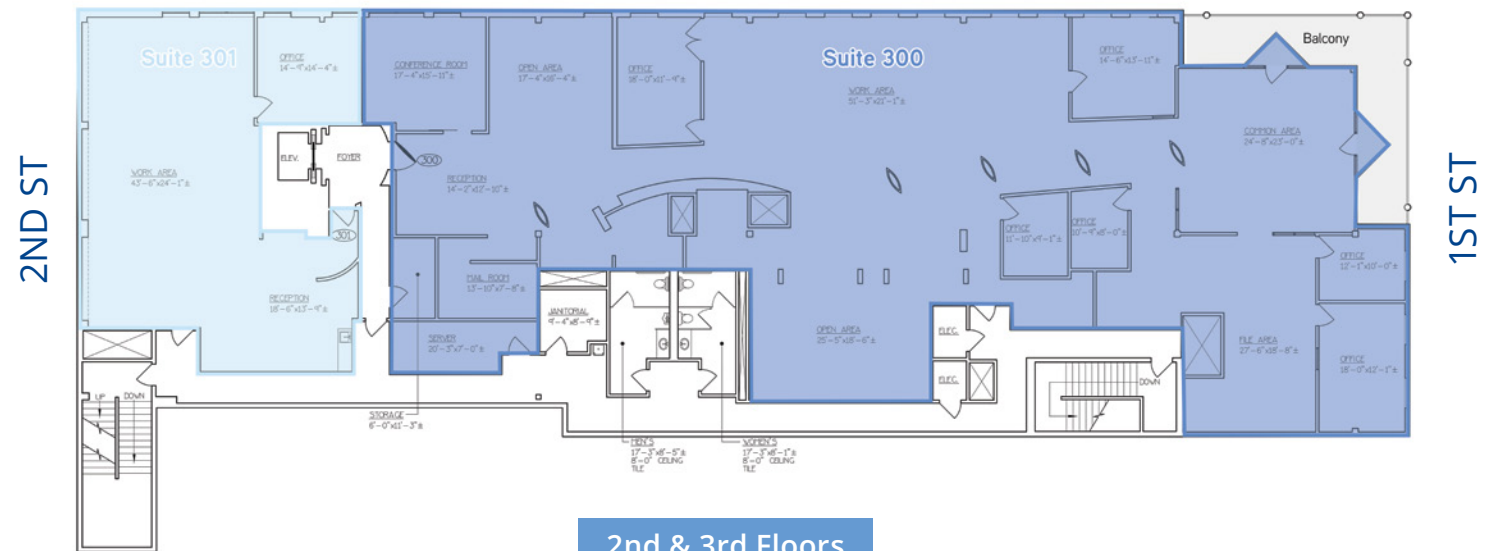
Floor Plan - 3rd Floor

AVAILABLE

Suite 200	2,721 SF
Suite 201	7,101 SF
2nd Floor Combined	9,822 SF
Suite 300	7,776 SF
Suite 301	2,056 SF
3rd Floor Combined	9,832 SF
Combined (2nd & 3rd Floor)	20,180 SF



CENTRAL AVE



2nd & 3rd Floors
± 20,180 SF
AVAILABLE

116 Central Ave SW | For Sale

Property Gallery



Second Floor



Second Floor



Second Floor



Third Floor



Third Floor



Third Floor

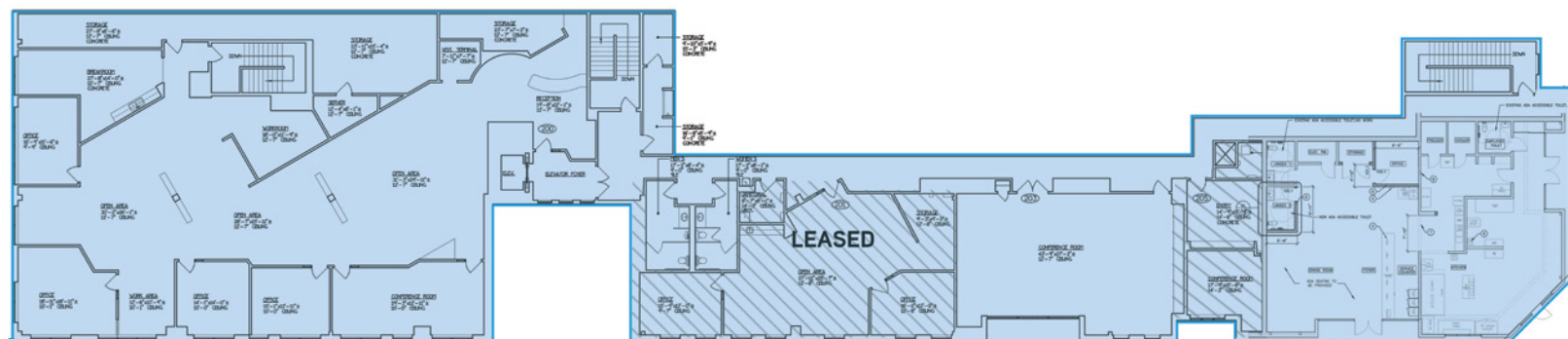
115 Gold Ave SW | For Sale

Floor Plan



Gold Street Suites
± 26,039 SF
AVAILABLE

2ND ST



1ST ST

GOLD AVE



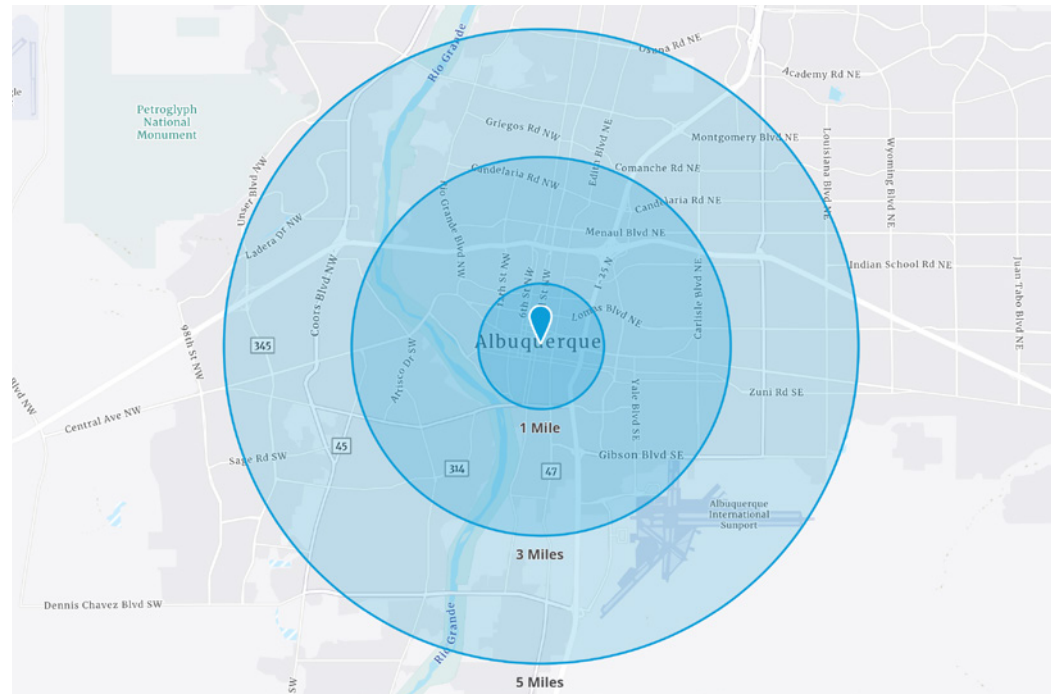
115 Gold Ave SW | For Sale

Property Gallery



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	13,629	88,982	231,495
Households	7,488	40,367	100,677
Median Age	38.7	37.4	38.4
Average HH Income	\$63,699	\$78,198	\$76,483
Per Capita Income	\$34,858	\$35,880	\$33,422
Daytime Population	47,422	136,097	300,510
College Education	50.6%	49.5%	43.0%



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