

# DOWNTOWN RETAIL PROPERTY

**FOR LEASE** / 7226 Central Ave. SE, Suite J, Albuquerque , NM 87108



**LEASE PRICE:** \$1,500/month  
+ NNN (NNN = \$3.70 S/F)

**BUILDING SIZE** +/- 1,500 S/F

**ZONING** MX-M

## FEATURES

- Flexible zoning/ use
- Minutes to restaurants, night life and downtown living.
- Move in ready
- Large back- yard area
- Building signage/Monument signage



Absolute Investment Realty  
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BRENNAN POSEN  
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# DESCRIPTION



7226 Central, Suite J is a commercial property ready for its next business venture. This well-positioned space offers excellent visibility and convenient access from Central Avenue, with full turn access available. The location benefits from high traffic exposure and is strategically situated adjacent to established businesses including a laundromat and retail store. The property features ample parking for customers and employees and includes a versatile office space perfect for administrative needs.



**[VIEW WEBSITE >](#)**

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## PROPERTY SUMMARY

PROPERTY ADDRESS	7226 Central Ave. SE, Suite J, ABQ NM, 87108
PROPERTY DESCRIPTION	Retail
PROPERTY SIZE	+/- 1,500 S/F
TOTAL BUILDING SIZE	+/- 14,100 S/F
ZONING	MX-M
ACCESS	Public Road
VISIBILITY	Great Street Visibility
SIGNAGE	On Building/Monument

**Disclaimer:** The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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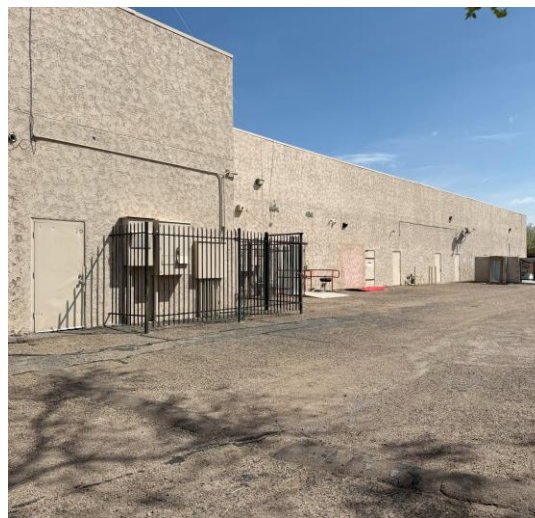
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# PROPERTY PHOTOS



## DOWNTOWN RETAIL PROPERTY

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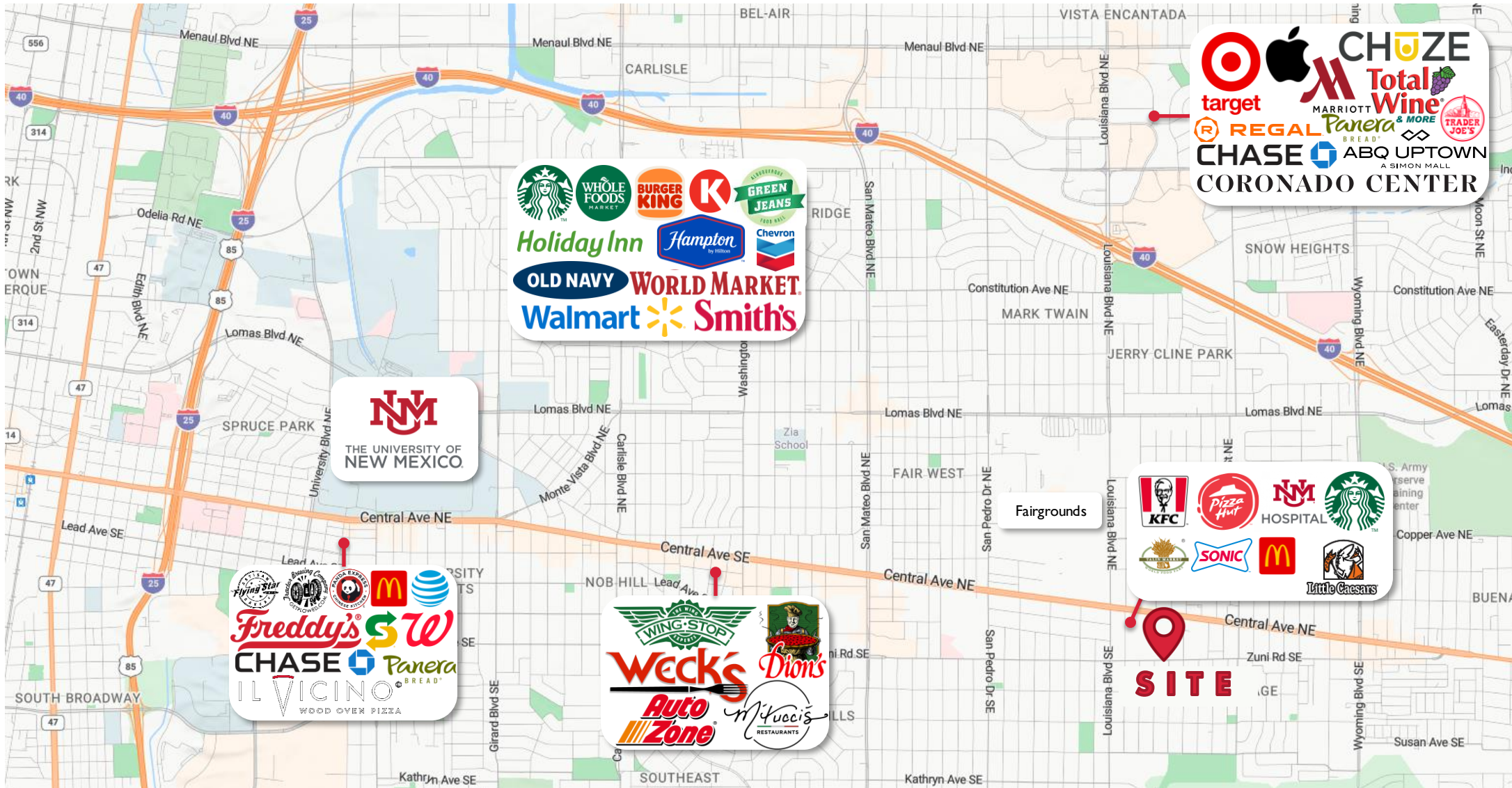
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# TRADE AREA



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# SITE CLOSE UP



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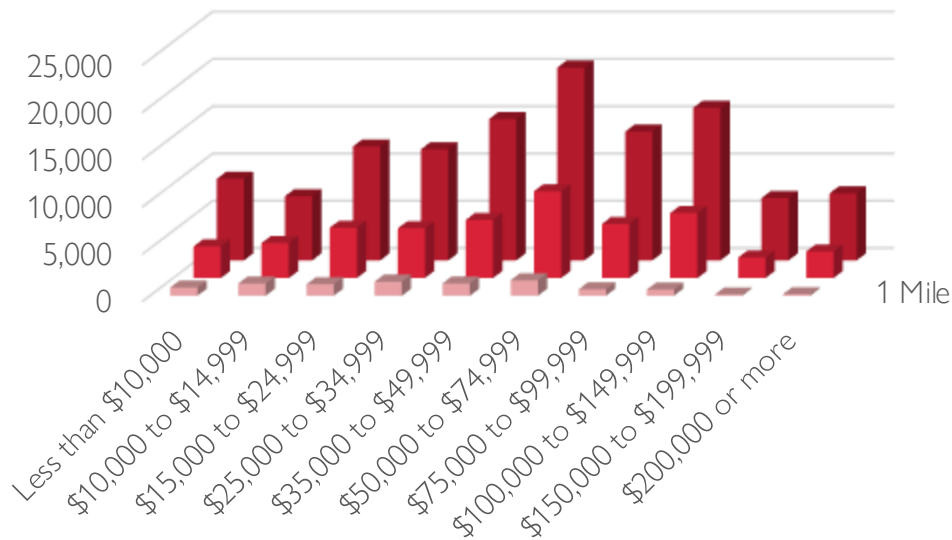


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# DEMOGRAPHICS

\*provided by the Missouri Census Data Center

## Household Income



## TRAFFIC COUNTS

Central Ave. 23,400 VPD

Louisiana Blvd. 22,000 VPD

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## RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	22,452	\$38,531	36.1
3 Mi	110,684	\$60,066	38.8
5 Mi	253,767	\$62,842	39.5



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# ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

## ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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# NOB HILL

Nob Hill, located in Albuquerque, New Mexico, is a lively and dynamic district that offers a unique blend of the old and the new. The area is famous for its Route 66 architecture and brilliant neon signs that reflect its rich history. At the same time, it is modern and trendy, with an array of eclectic shops, galleries, and restaurants that are predominantly locally owned, contributing to the distinctive charm and character of the area.

The district offers something for everyone. For those who enjoy shopping, Nob Hill offers a range of unique boutiques and shops where you can find everything from vintage clothing to handmade jewelry. Foodies will appreciate the swanky dining options that offer a wide variety of cuisines. When the sun goes down, Nob Hill transforms into a chic nightspot with bars and clubs offering everything from quiet places to enjoy a cocktail to lively venues with live music. The vibrant atmosphere and the blend of historic and contemporary elements make Nob Hill a truly hip and fashionable area.

## NOB HILL MSA DEMOGRAPHICS



Population

235,950



Growth Since 2020

0.99%



Median HH Income

\$49,741

2020 Estimates

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# BROKERS



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## **BRENNAN POSEN**

**(505)401-8048 / [brennan@go-absolute.net](mailto:brennan@go-absolute.net)**

Associate Broker &  
Business Broker

Brennan is a Business Broker and Commercial Realtor with 8 years of experience. He has helped numerous clients and investors in land development, building rehab, property management, and community growth. Coming from a family of commercial developers and investors, he started as an administrative assistant and now is a top broker in the state. He mainly helps business owners start, expand, or sell their businesses and has experience with various types of real estate. He is also a pre-licensing educator and has assisted many professionals in obtaining their licenses.







## WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

## HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

## AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.