

25,000 SF CORNER LOT FOR SALE

8516 Central SE | Albuquerque, NM

OFFERING MEMORANDUM

8516 Central Ave SE

Richard Hanna, CGIM
Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Hanna Commercial LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



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Exclusively Marketed By



Richard Hanna, CCIM

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Brokerage License No.: 9158

01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	8516 Central SE Albuquerque NM 87108
COUNTY	Bernalilo
PRICE	Price reduced to \$299,000
ZONING TYPE	MX-M

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	21,081	117,523	243,292
2026 Median HH Income	\$37,777	\$57,628	\$63,037
2026 Average HH Income	\$53,526	\$75,558	\$85,041

- Just Reduced! Come and explore the potential of this investment opportunity located at 8516 Central SE. Located on a soft corner near Wyoming, offers a versatile space, perfect for a wide range of businesses. Boasting a generous 25,000 square feet, this property features ample parking spaces and high visibility, ensuring maximum exposure for your brand. Whether you're looking to establish a retail store, an office space, or a restaurant, the possibilities are endless. With a growing population and a robust economy, this property enjoys a thriving community that promises a steady flow of potential customers. Take advantage of the exceptional growth potential and establish your business at this location.



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02

Location

Location Summary

Local Business Map

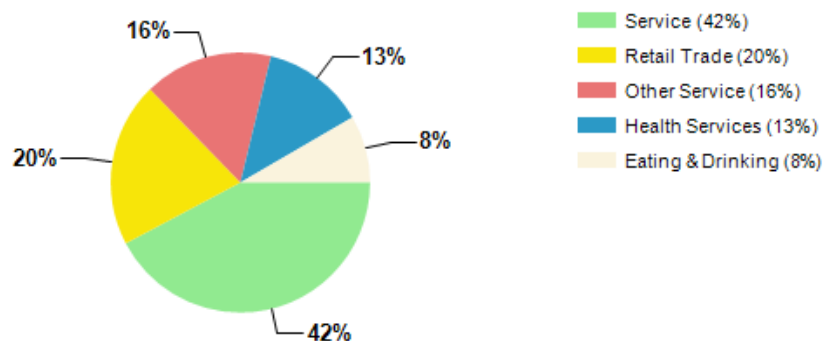
Vacant Lot Ready for New Building!

- The property is situated near major transportation routes, including Central Avenue and Interstate 40, providing convenient access for customers and employees.
The neighborhood has a mix of small businesses, medical facilities, and educational institutions, contributing to a vibrant community atmosphere.
Nearby attractions include the popular International District, home to a variety of ethnic restaurants, markets, and cultural events.
The area has shown steady growth in recent years, with ongoing development projects indicating further potential for economic expansion.

So Many Possibilities

- Zoned MX-M, this prime property unlocks endless business potential—perfect for a pawn shop, auto repair, vehicle sales or rentals, a farmers market, or cannabis retail or cultivation—a rare opportunity to bring your vision to life in a highly flexible space. The majority of the lot is already paved, which can save some expenses.

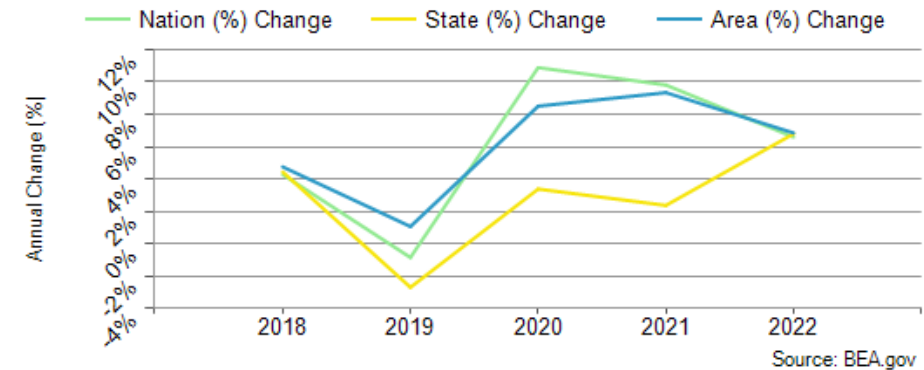
Major Industries by Employee Count

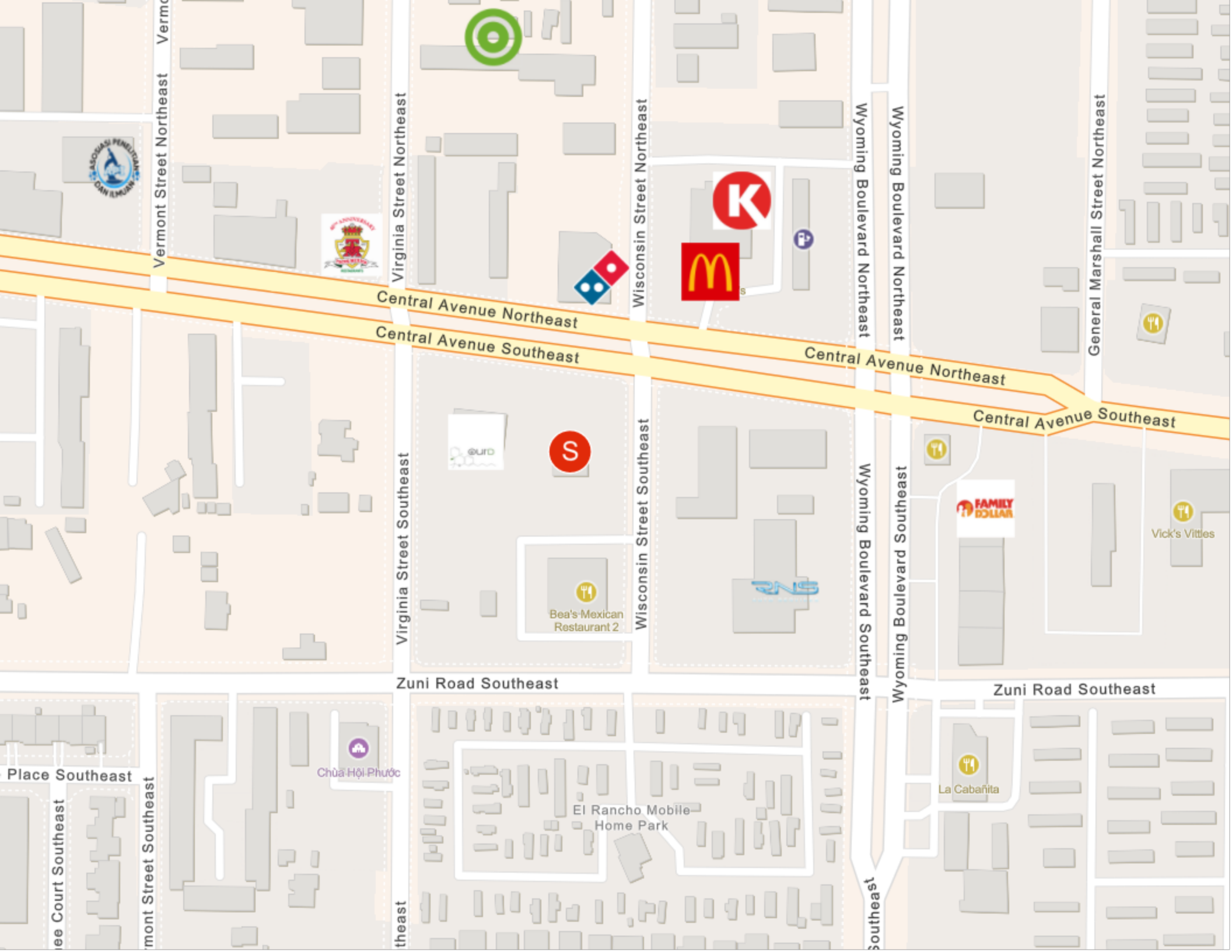


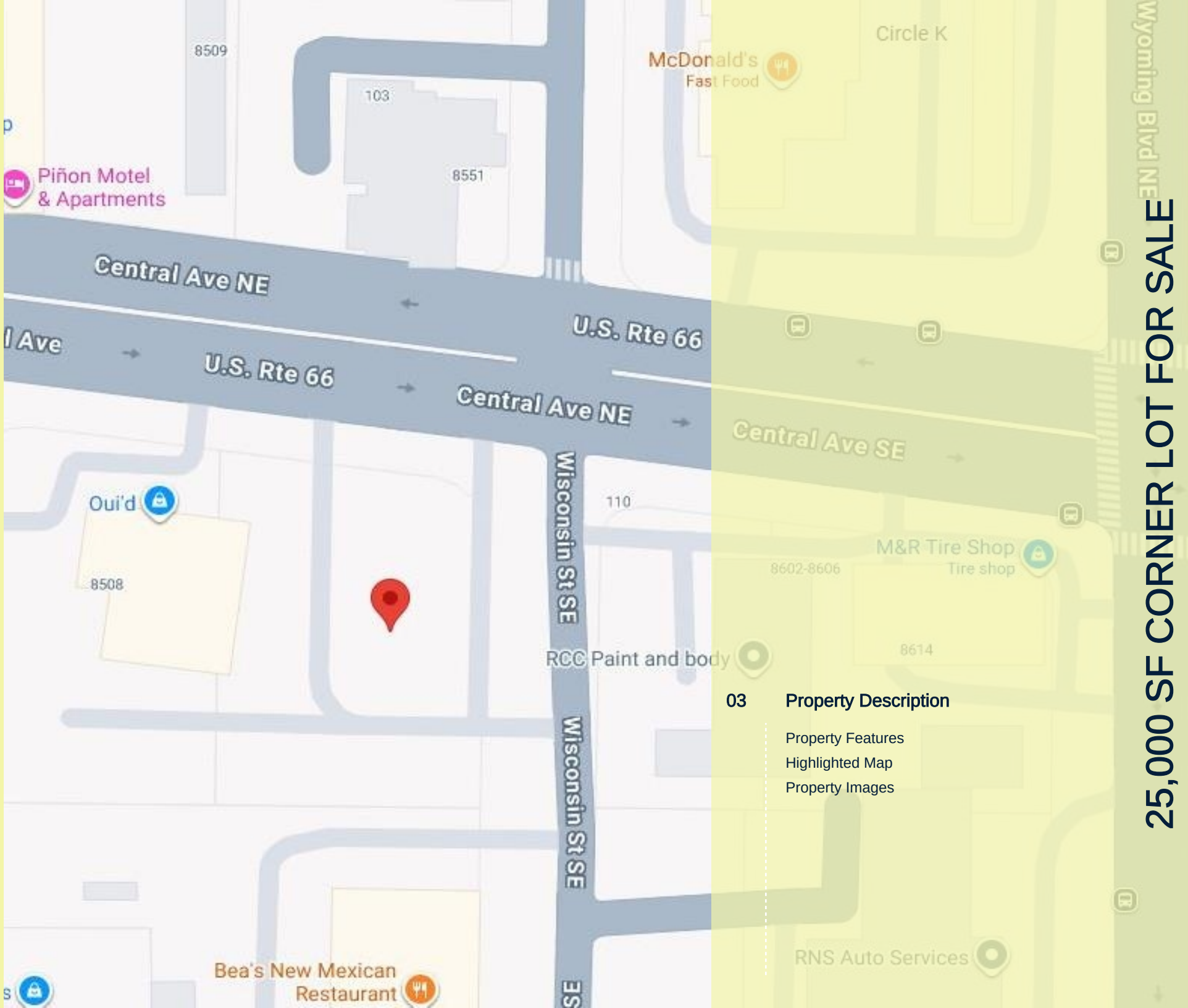
Largest Employers

Kirtland Air Force Base	23,000
Presbyterian Healthcare Services	12,000
Sandia National Laboratories	11,500
Albuquerque Public Schools	11,000
The University of New Mexico	6,800
Lovelace Health System	3,600
State of New Mexico	
Intel Corporation	

Bernalillo County GDP Trend







03

Property Description

- Property Features
- Highlighted Map
- Property Images

25,000 SF CORNER LOT FOR SALE

PROPERTY FEATURES

LAND SF	25,000
ZONING TYPE	MX-M
TOPOGRAPHY	Flat
LOCATION CLASS	C
LOT DIMENSION	140 x 175
CORNER LOCATION	YES

NEIGHBORING PROPERTIES

NORTH	Central Ave.
SOUTH	Bea's New Mexican Restaurant
EAST	RCC Collision Center
WEST	Ouid





Central Ave NE

U.S. Rte 66

Virginia St SE

8516 Central Ave SE

Wisconsin St SE



Central Ave NE

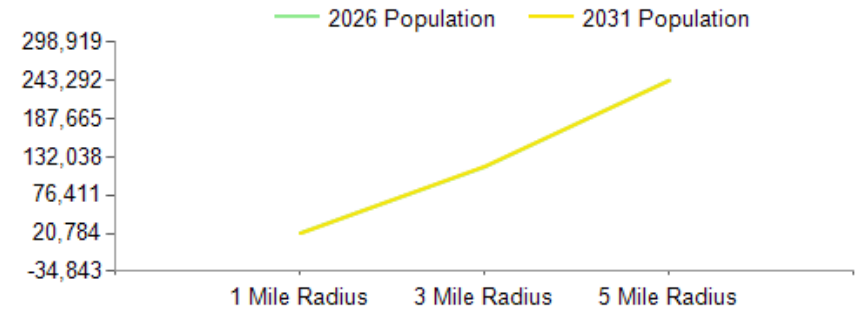
Wisconsin St SE

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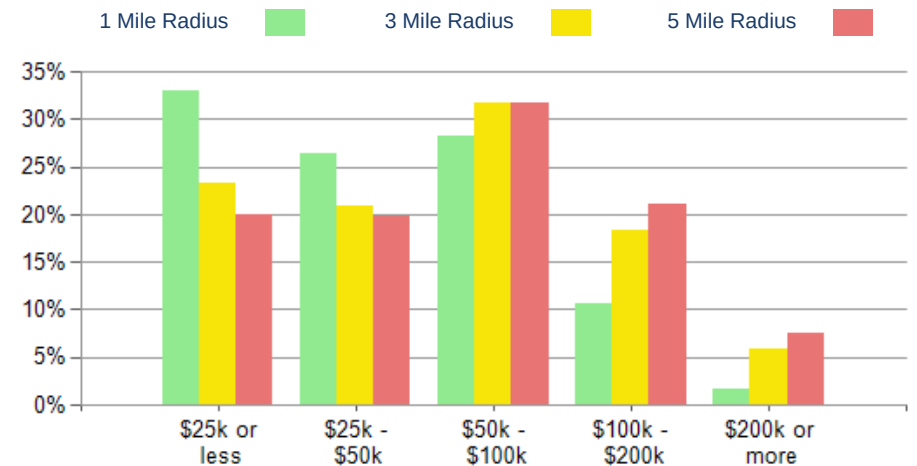
8516 Central Ave SE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,825	111,554	237,699
2010 Population	21,982	116,839	246,107
2026 Population	21,081	117,523	243,292
2031 Population	20,784	118,121	242,967
2026 African American	1,096	5,561	10,439
2026 American Indian	1,773	8,349	16,721
2026 Asian	466	4,746	9,803
2026 Hispanic	12,632	51,354	95,863
2026 Other Race	5,179	16,508	27,802
2026 White	8,252	59,567	133,186
2026 Multiracial	4,279	22,586	44,990
2026-2031: Population: Growth Rate	-1.40%	0.50%	-0.15%

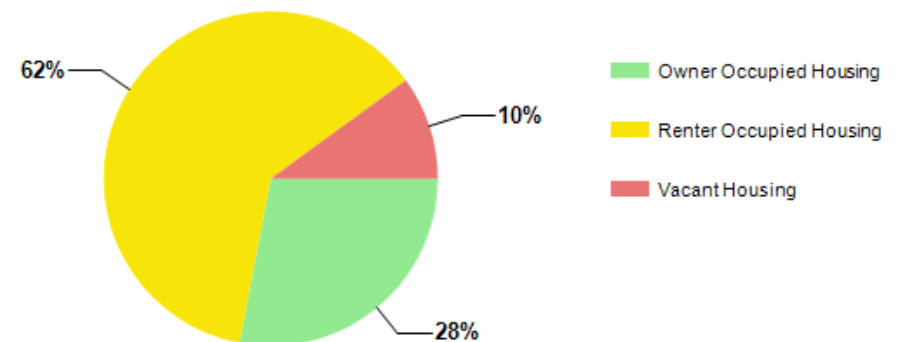
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,565	6,495	11,850
\$15,000-\$24,999	1,216	5,715	10,301
\$25,000-\$34,999	1,231	4,916	9,696
\$35,000-\$49,999	999	6,057	12,150
\$50,000-\$74,999	1,644	10,534	22,088
\$75,000-\$99,999	736	6,059	13,130
\$100,000-\$149,999	704	6,816	15,308
\$150,000-\$199,999	194	2,762	7,984
\$200,000 or greater	132	3,026	8,348
Median HH Income	\$37,777	\$57,628	\$63,037
Average HH Income	\$53,526	\$75,558	\$85,041



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri



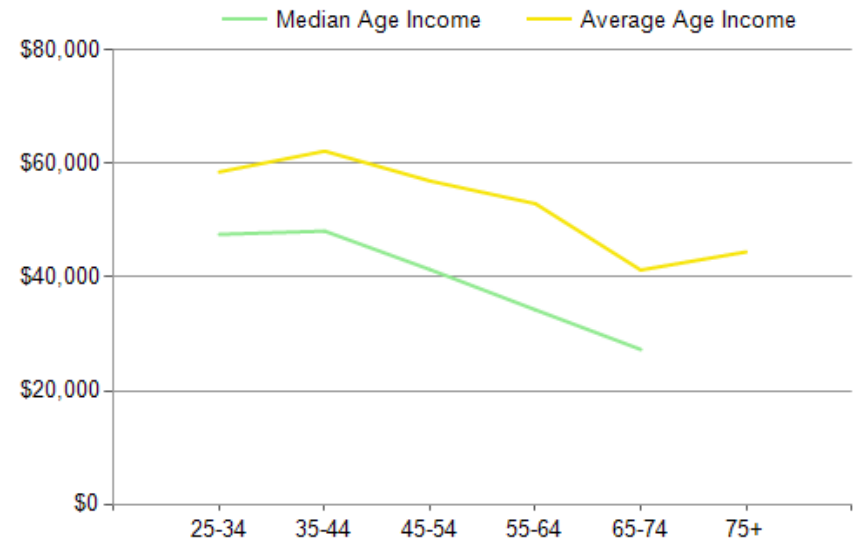
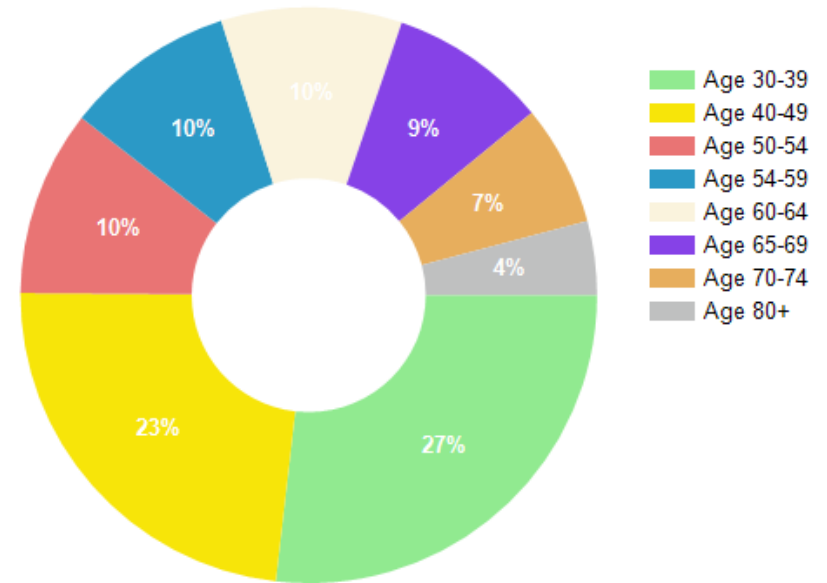
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,640	8,834	18,891
2026 Population Age 35-39	1,487	8,908	17,804
2026 Population Age 40-44	1,440	8,093	16,052
2026 Population Age 45-49	1,275	6,962	13,653
2026 Population Age 50-54	1,217	6,617	13,059
2026 Population Age 55-59	1,111	6,651	13,337
2026 Population Age 60-64	1,182	7,327	14,914
2026 Population Age 65-69	1,031	7,066	14,698
2026 Population Age 70-74	789	5,912	12,757
2026 Population Age 75-79	484	4,343	9,831
2026 Population Age 80-84	290	2,656	6,270
2026 Population Age 85+	187	2,531	5,970
2026 Population Age 18+	16,118	95,205	200,298
2026 Median Age	35	40	40
2031 Median Age	36	41	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,531	\$59,103	\$60,619
Average Household Income 25-34	\$58,535	\$76,942	\$81,482
Median Household Income 35-44	\$48,116	\$67,800	\$74,239
Average Household Income 35-44	\$62,207	\$92,110	\$101,247
Median Household Income 45-54	\$41,332	\$64,504	\$75,321
Average Household Income 45-54	\$56,946	\$87,334	\$100,213
Median Household Income 55-64	\$34,255	\$57,381	\$66,269
Average Household Income 55-64	\$52,944	\$79,099	\$92,875
Median Household Income 65-74	\$27,258	\$46,320	\$55,278
Average Household Income 65-74	\$41,256	\$64,274	\$77,793
Average Household Income 75+	\$44,446	\$56,123	\$65,327

Population By Age



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Hanna Commercial, LLC and it should not be made available to any other person or entity without the written consent of Hanna Commercial, LLC.

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The information contained herein is not a substitute for a thorough due diligence investigation. Hanna Commercial, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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