

# Versatile Free Standing Building

13032 Central Ave. SE | Albuquerque, NM, 87123



**KING**  
**CAPITAL**  
COMMERCIAL REAL ESTATE

**For Sale or Lease**

**Isaac Sanchez**

Associate

isaac@kingcapitalcre.com

**505-292-9607**

**kingcapitalcre.com**



# Property Details



Sale Price  
**\$412,00.00**

Lease  
**See Broker**



Space Availability

Lot Size **0.3399 Acres**  
Building Size **2,381 sf**



Zoning  
**MX-M**



According to Placer.ai, this shopping center has **1M Annual Visits**



verizon

**Building**  
**± 2,381 sf**

**Pylon Signage**

**Fully Fenced Lot**

**CENTRAL AVE**  
**23,100 VPD**



**Isaac Sanchez**  
Associate  
isaac@kingcapitalcre.com

Versatile Free Standing Building  
13032 Central Ave. | Albuquerque, NM, 87123



This information has been obtained from sources believed reliable.  
We have not verified it and make no guarantee about it.



# Property Benefits

## HIGHLIGHTS

- Affordable Rent
- Freshly Renovated
- Fully Fenced
- Multiple Access points off Central Ave.
- Massive Pylon Signage
- Surrounded by National Co-Tenancy
- Open Flexible Floorplan
- Ample Parking



**Isaac Sanchez**  
Associate  
isaac@kingcapitalcre.com

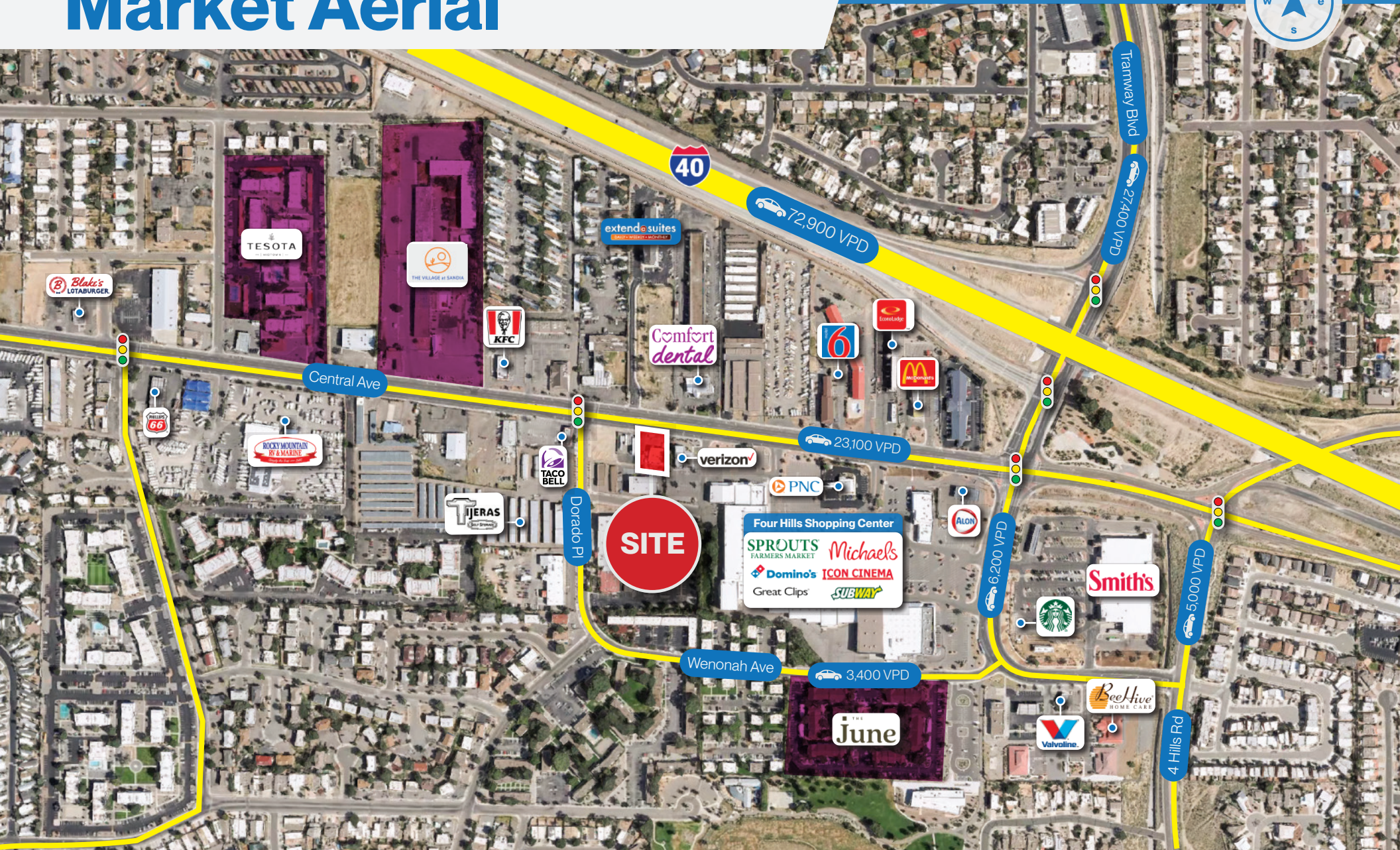
Versatile Free Standing Building  
13032 Central Ave. | Albuquerque, NM, 87123



This information has been obtained from sources believed reliable.  
We have not verified it and make no guarantee about it.



# Market Aerial



**Isaac Sanchez**  
Associate  
isaac@kingcapitalcre.com

Versatile Free Standing Building  
13032 Central Ave. | Albuquerque, NM, 87123



This information has been obtained from sources believed reliable.  
We have not verified it and make no guarantee about it.





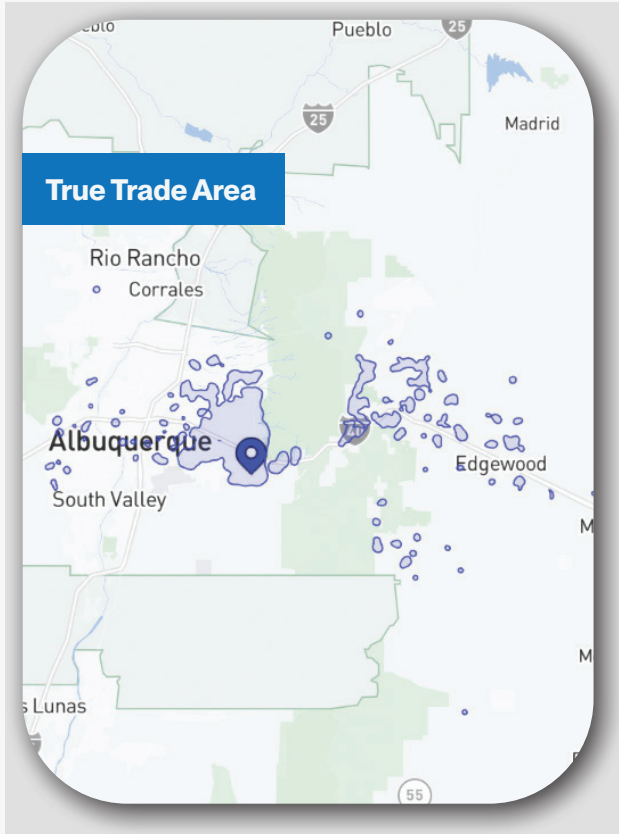
**Isaac Sanchez**  
Associate  
isaac@kingcapitalcre.com

Versatile Free Standing Building  
13032 Central Ave. | Albuquerque, NM, 87123



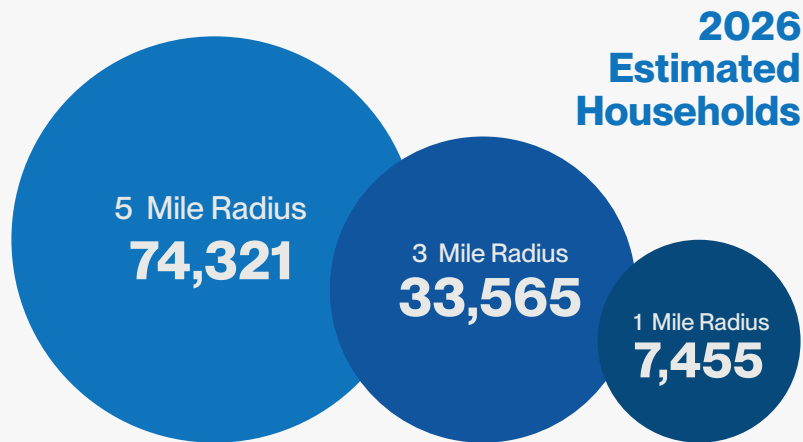
This information has been obtained from sources believed reliable.  
We have not verified it and make no guarantee about it.

# Market Overview

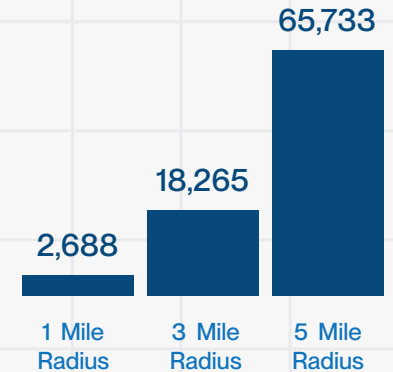


**Average Household Income**

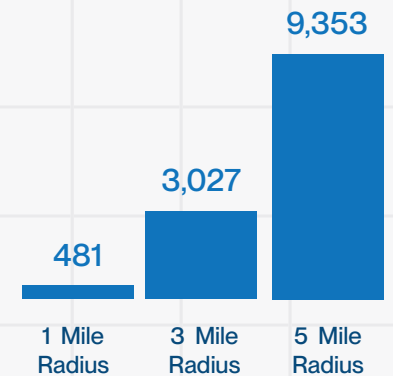
**88K**



## 2026 Estimated Total Employees



## 2026 Estimated Total Businesses



## 2026 Population



**162,480**  
5 Mile Radius



**75,908**  
3 Mile Radius



**16,377**  
1 Mile Radius



**Isaac Sanchez**  
Associate  
isaac@kingcapitalcre.com

Versatile Free Standing Building  
13032 Central Ave. | Albuquerque, NM, 87123



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.





**Isaac Sanchez**

Associate

(505) 377-6590

[issac@kingcapitalcre.com](mailto:issac@kingcapitalcre.com)

4811A Hardware Dr NE Suite 1  
Albuquerque, NM 87109

505-292-9607  
[kingcapitalcre.com](http://kingcapitalcre.com)