

# Shops at West Central

4100 Central Ave SW | Albuquerque, NM 87105



**KING  
CAPITAL**  
COMMERCIAL REAL ESTATE

**For Lease**

**Alex Zannes**

Associate

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# Property Details



Lease Availability  
**Suite 1** ± 2,200 sf

**\$** Lease Rate  
See Broker



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



According to Placer.ai, this Dollar Tree has **207.3K Annual Visits**



According to Placer.ai, this Burlington is the **#1 Store in NM** has **329.6K Annual Visits**



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



# Market Overview



## Property Benefits

- Located at the signalized intersection of Central Ave (30,960 VPD) and Atrisco Drive SW (9,733 VPD)
- Anchored by Burlington, Harbor Freight Tools and Dollar Tree
- 2018 Construction
- ~240,000 Population within a 5-mile radius
- ~68,000 Daytime Population within a 3-mile radius
- Surrounded by national and regional retailers including El Super, Ross, Five Below and Family Dollar
- Less than 2.5 miles from Downtown Albuquerque and West Mesa High School
- Underserved retail trade area



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**Adjacent to the #1  
Burlington Store in NM**



**Adjacent to a busy stoplight**



**Adjacent to Dollar Tree  
& Oak St Health**



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# Market Aerial



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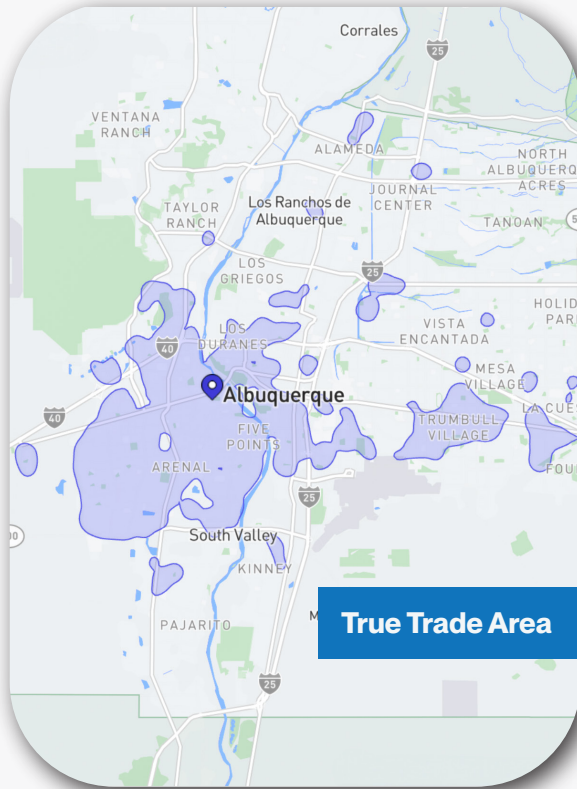
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# Market Overview



Average Household Income

**63K**

**2024  
Estimated  
Households**

5 Mile Radius  
**97,255**

3 Mile Radius  
**42,533**

1 Mile Radius  
**3,979**

**Population**



5-Miles  
**237,826**

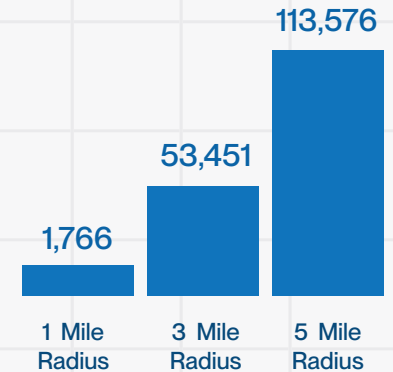


3-Miles  
**101,344**

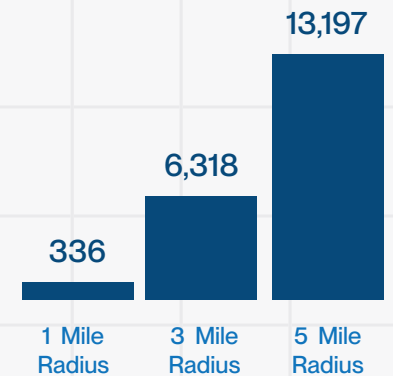


1-Mile  
**10,068**

**2024 Estimated  
Total Employees**



**2024 Estimated  
Total Businesses**



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