

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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505-292-9607

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Property Details



Lease Availability

Suite 1 ± 2,200 sf
Suite 3 ± 1,481 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**

Blake's
LOTABURGER

Oak St.
Health

DOLLAR TREE

Stanton
OPTICAL

Burlington

Atrisco Dr

8,400 VPD



Suite 3
± 1,481 sf

DUNKIN'

Suite 1
± 2,200 sf



According to Placer.ai, this Dunkin' has **167.4K Annual Visits**

CRUNCH

Central Ave

22,600 VPD



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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



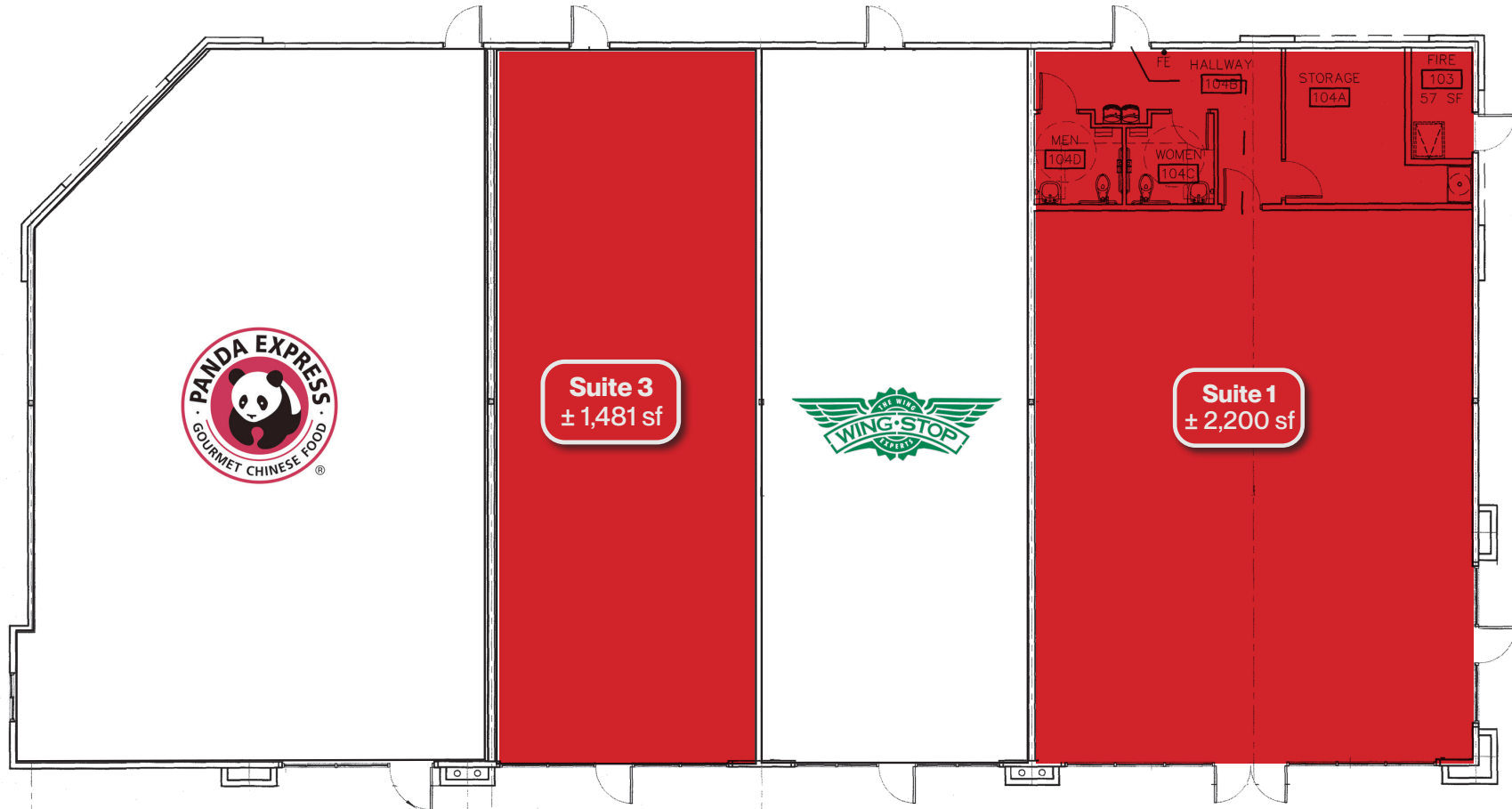
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Floor Plan



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Market Aerial



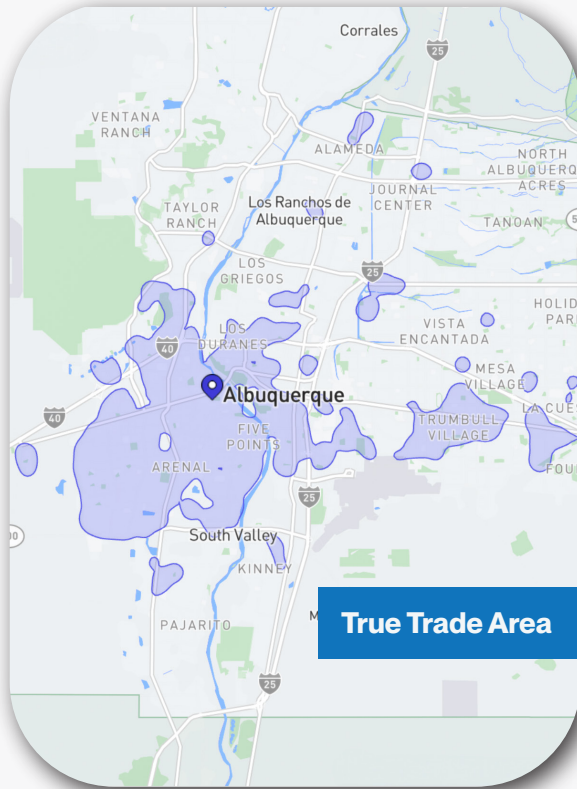
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Market Overview



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

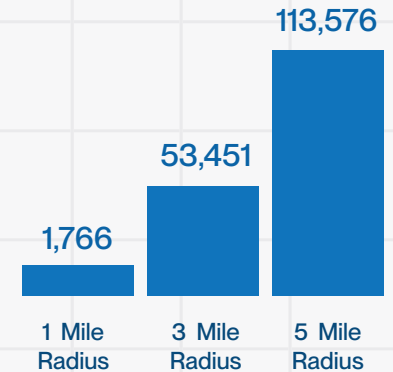


3-Miles
101,344



1-Mile
10,068

**2024 Estimated
Total Employees**



**2024 Estimated
Total Businesses**



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