

# Shops at West Central

4100 Central Ave SW | Albuquerque, NM 87105



For Lease

**Alex Zannes**

Associate

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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**



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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

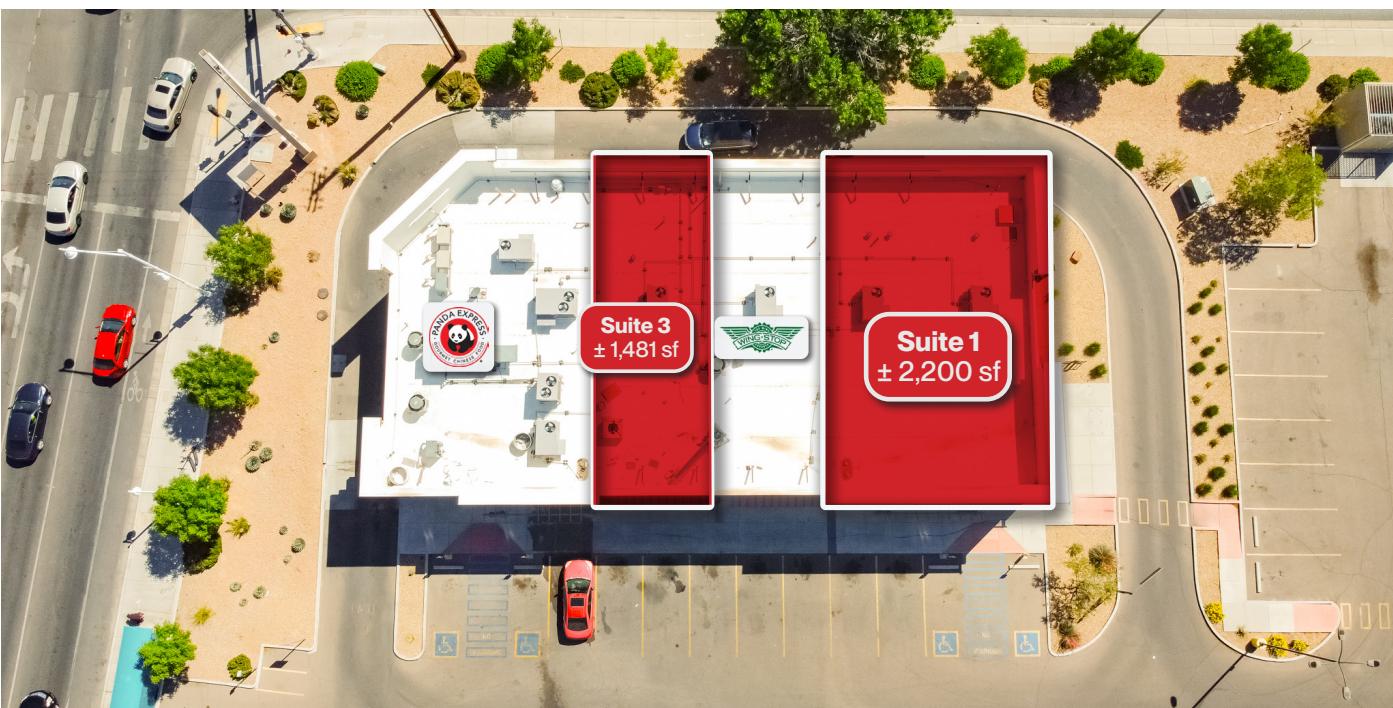


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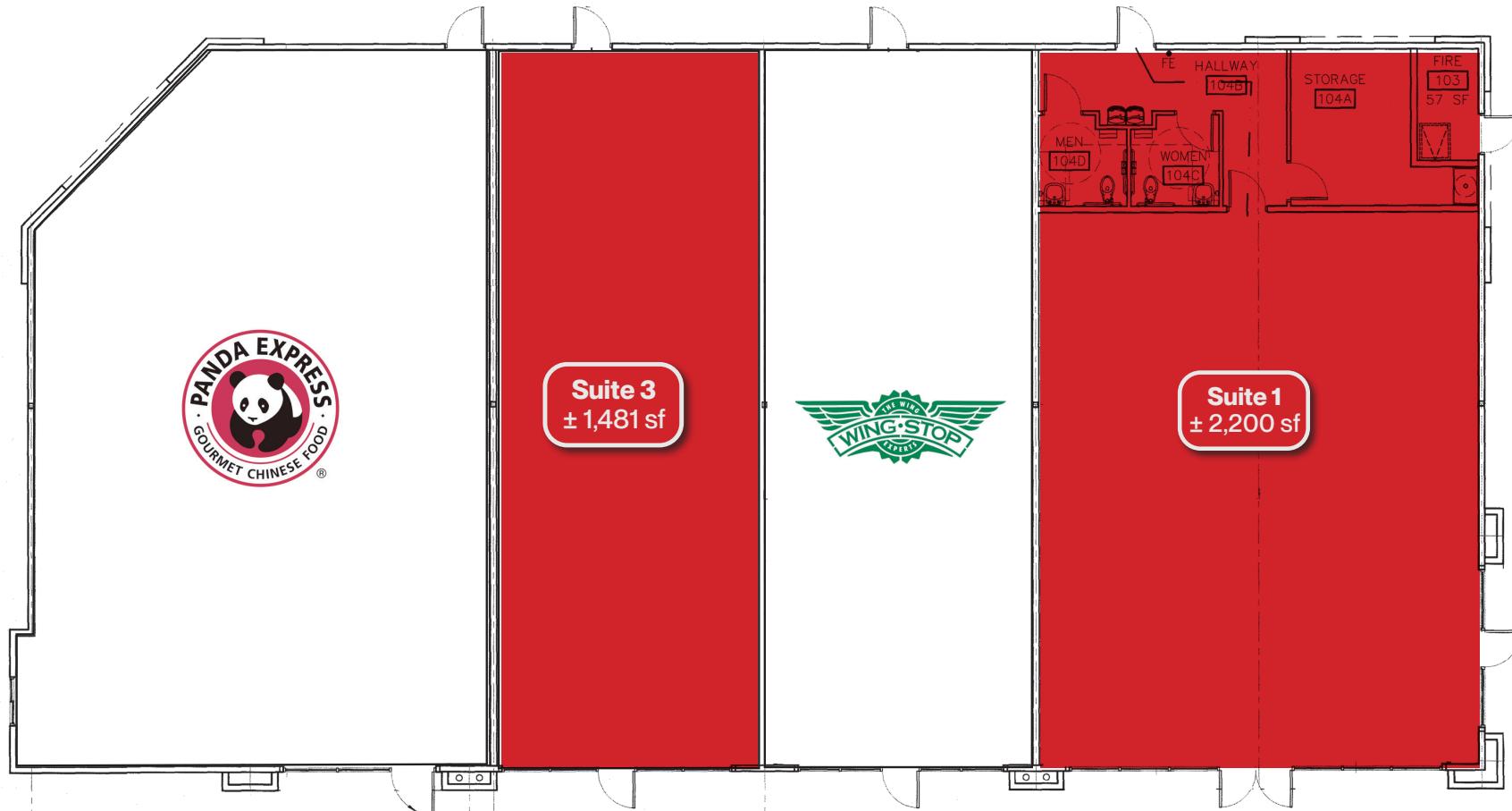
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# Floor Plan



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# Market Aerial



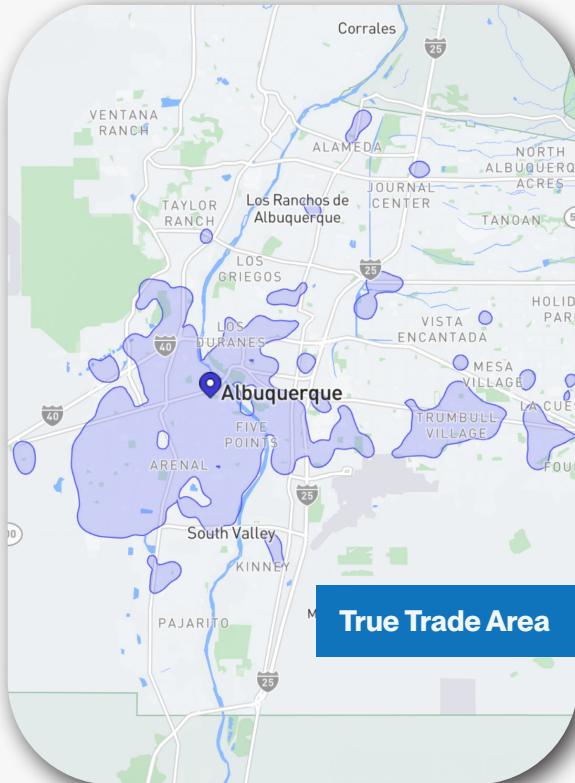
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# Market Overview



## Population



5-Miles  
**237,826**



3-Miles  
**101,344**

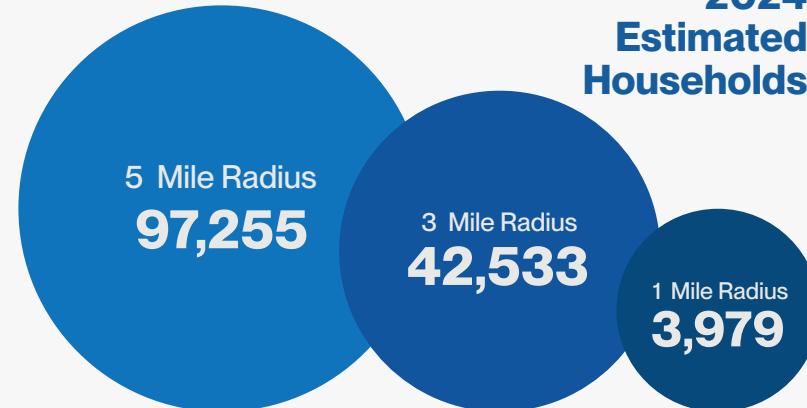


1-Mile  
**10,068**

## Average Household Income

**63K**

**2024  
Estimated  
Households**



## 2024 Estimated Total Employees



## 2024 Estimated Total Businesses



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