

ROUTE 66 TURNKEY BEAUTY SALON

FOR LEASE / 3712 Central Avenue SE, Suite J, Albuquerque, NM 87108



LEASE PRICE: \$900.00 Per Month

BUILDING SIZE +/-525 SF

LAND SIZE +/- 0.327 Acres

ZONING MX-M

FEATURES

- Excellent visibility on Historic RT 66
- Central Ave Frontage
- Easy Access
- Excellent Signage
- Parking On-Site
- Turnkey Salon



Absolute Investment Realty
1311 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

RITA CORDOVA
505-489-8538
rita@go-absolute.net

DESCRIPTION



Located directly off Central Avenue (Historic Route 66), just east of Carlisle, this property is an easily accessible location from all directions. Unit J is also a small but perfect Turnkey Salon with black and white checkered flooring. The unit has a small storage area, a wash bowl and a bathroom..

Plenty of room for 2-3 operators.

Current Tenants include but are not limited to Yarning, LLC , United Studio, LLC (Barber Lounge) and State Farm. Property was built around 1946.

The property was renovated in 2010 and is very well maintained.

Please call or e mail Rita Cordova with any questions or to set up a tour.



VIEW WEBSITE >

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PROPERTY SUMMARY

PROPERTY ADDRESS	3712 Central Avenue SE, Suite J, Albuquerque, NM 87108
BUILDING NAME	Nob Hill Court
PROPERTY SIZE	+/-0.327 Acres
TOTAL BUILDING SIZE	+/-525 SF
ZONING	MX-M Mied Use – Moderate
ACCESS	Excellent
VISIBILITY	Excellent
SIGNAGE	Excellent

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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PROPERTY PHOTOS



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RITA CORDOVA

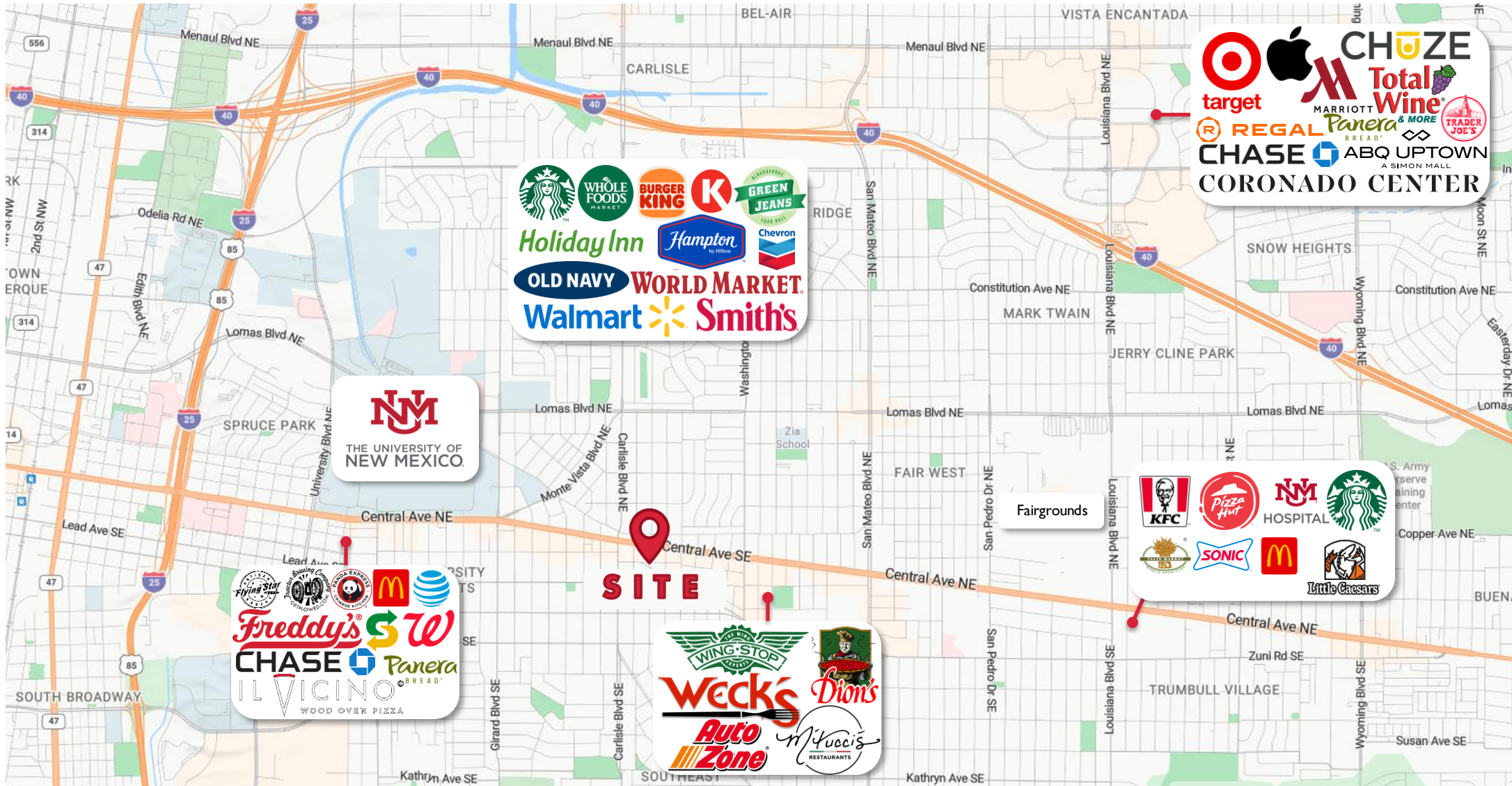
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TRADE AREA



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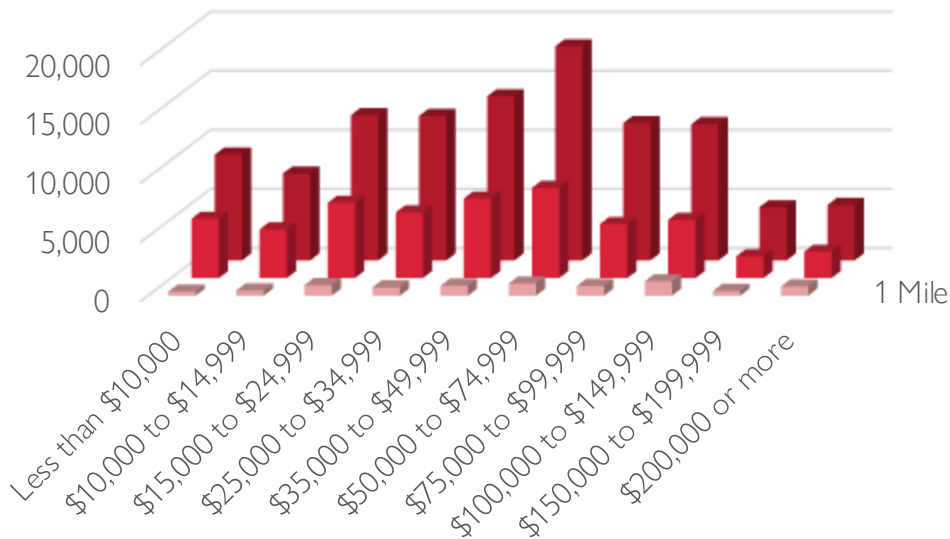


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DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



TRAFFIC COUNT

CENTRAL AVENUE NE 18,800 VPD

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RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	15,692	\$72,123	38.3
3 Mi	101,913	\$49,400	37.5
5 Mi	235,191	\$53,249	38.2



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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



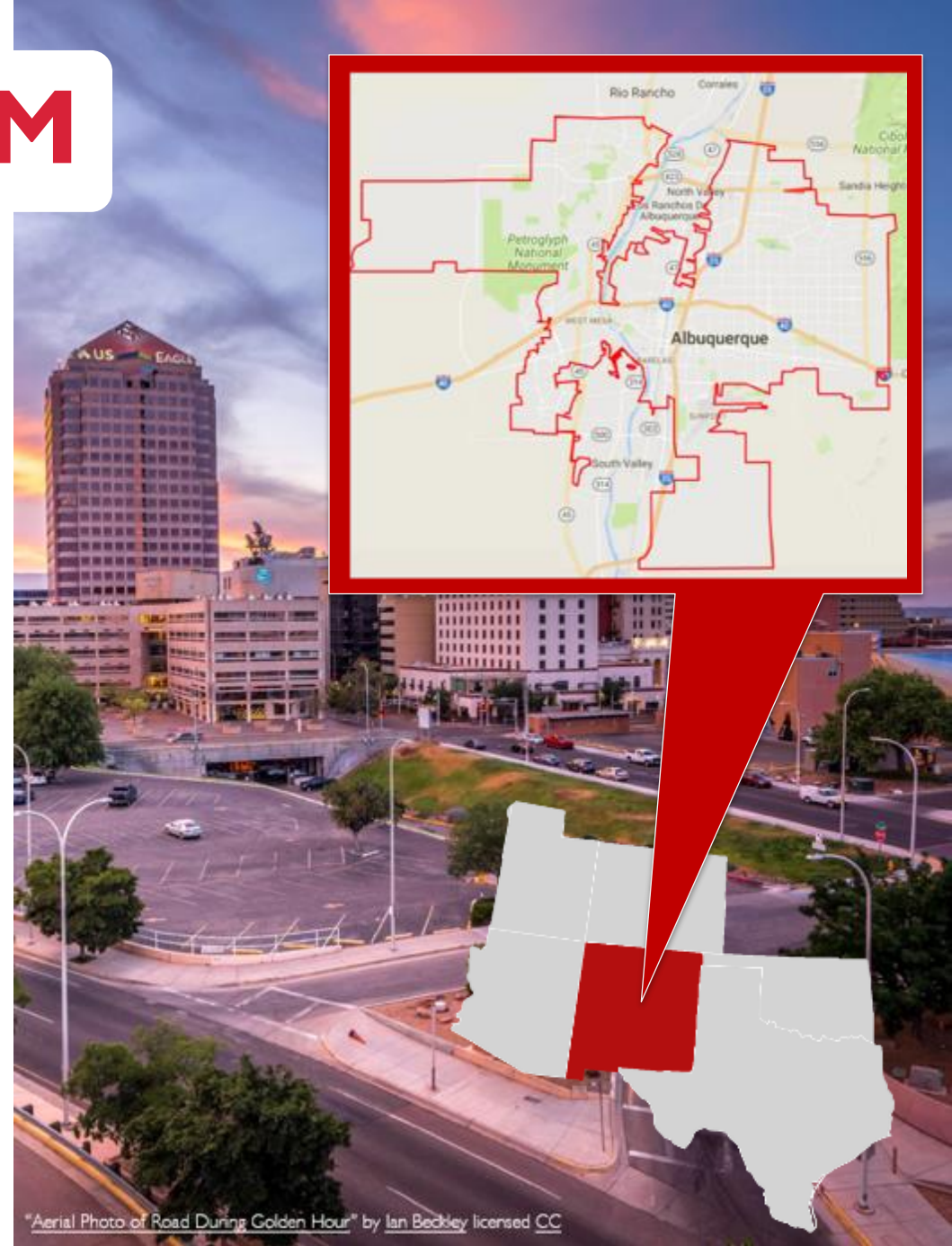
Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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BROKERS



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RITA CORDOVA

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Vice President

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.