

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

The background image shows a street scene in Albuquerque, NM. On the left, a red neon sign for "RANGE CAFE" is visible. The main building is a single-story structure with an orange facade and "RANGE CAFE" written in large white letters. To the right, a multi-story building with a "Hilton Garden Inn HOMEWOOD SUITES" sign is visible. Several cars are parked along the street, and a street lamp is in the foreground.

# For Sale

316 - 320 Central Ave SE  
Albuquerque, NM 87102

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316 - 320 Central Ave SE | For Sale

# Property Profile

## Details

Sale Price	\$2,800,000		
Available Space	316 Central Ave SE (Office)	± 3,360 SF	± 10,613 SF combined
	318 Central Ave SE (Office)	± 1,127 SF	
	320 Central Ave SE (Restaurant)	± 6,126 SF	
Lot Size	0.5536 Acres		
Submarket	East Downtown		
Zoning	MX-L		



## Property Description

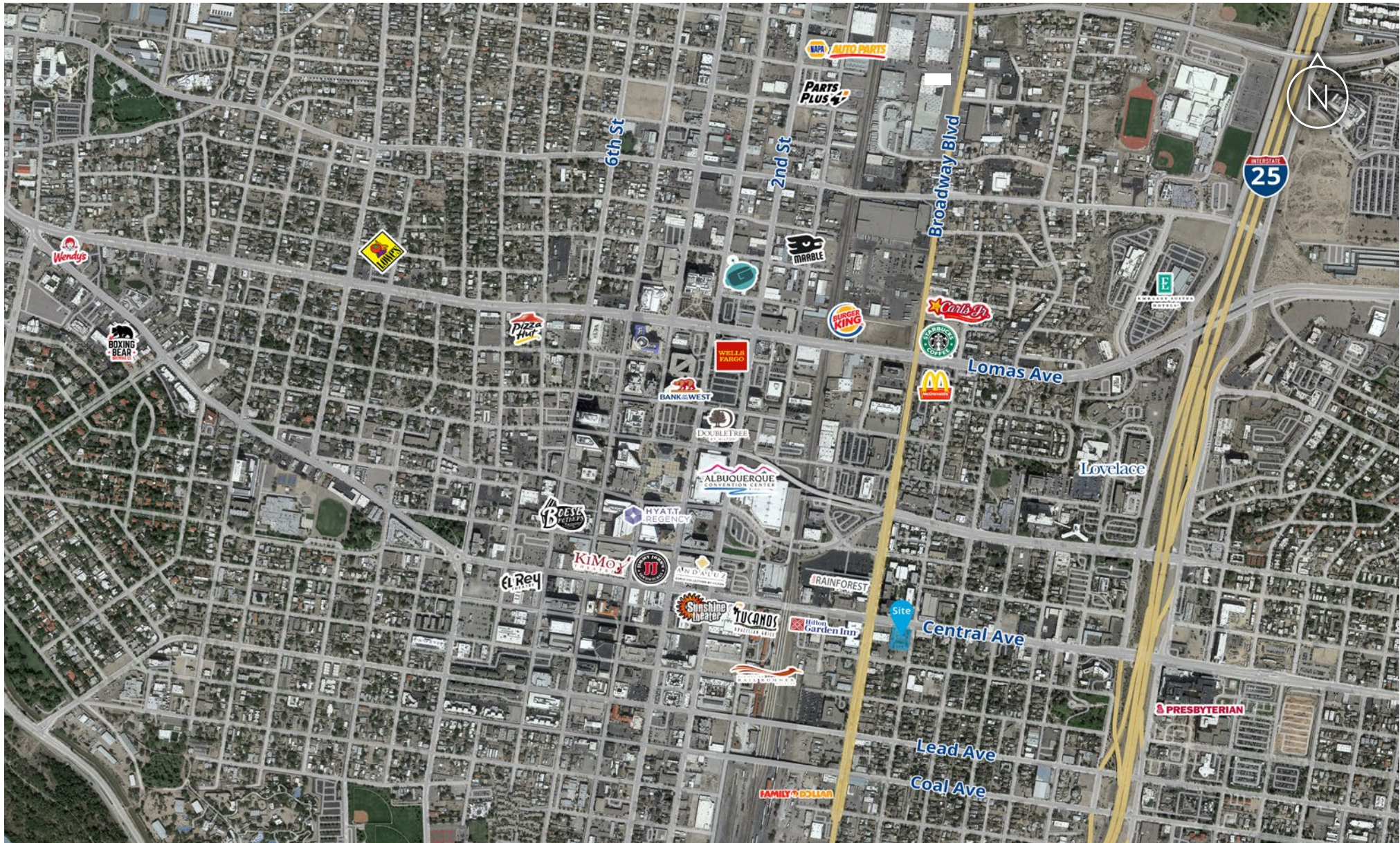
316 – 320 Central Ave SE is an urban commercial property located in the East Downtown submarket of Albuquerque, NM. It is a single-story building with additional mezzanine office and finished basement buildout. Currently occupied by The Range Café, this 6,126 SF turn-key restaurant and bar opportunity includes an 820 SF fenced patio, 32 onsite parking stalls, and adjacent street parking. The Range Café also has its corporate and back office functions in the contiguous 4,487 SF of Class A finished office space included in the offering. The entire building can be delivered vacant and all existing restaurant FF&E will convey.

## Area Tenants





# Trade Area Aerial



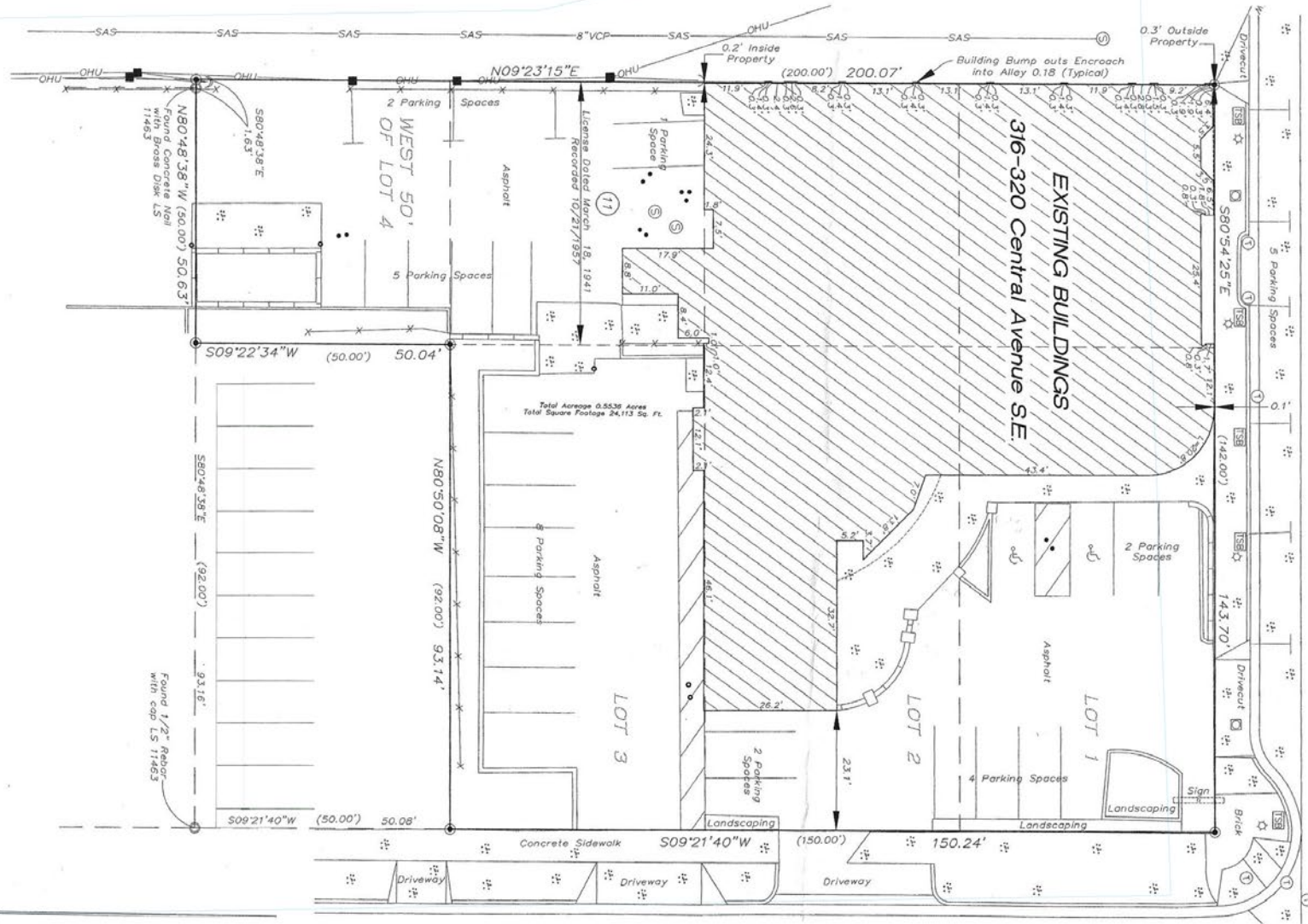


# Intersection Aerial





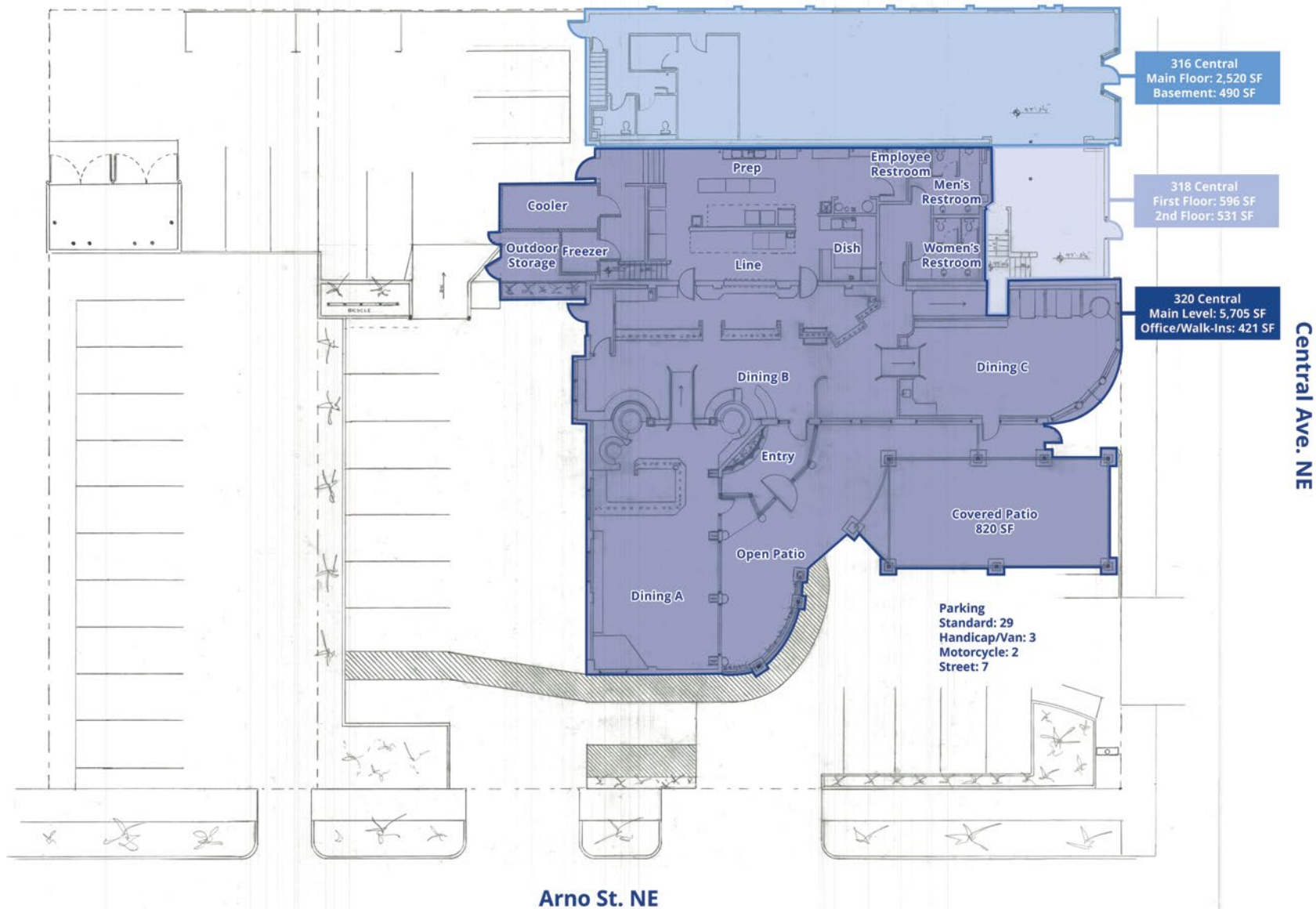
# Property Survey



Central Ave. NE

Arno St. NE

# As-Built Space Plan



# Suite Allocation

Suite	Square Footage	Total SF
316 Central Ave SE (Office)		
Main Floor	2,520 SF	3,360 SF
Basement	490 SF	
Walk-In	350 SF	
318 Central Ave SE (Office)		
Main Floor	596 SF	1,127 SF
Second Floor	531 SF	
320 Central Ave SE (Restaurant)		
Main Floor	5,705 SF	6,946 SF
Second Floor	211 SF	
Walk-In	210 SF	
Fenced Patio		
Patio	820 SF	820 SF





316 - 320 Central Ave. SE | For Sale

# Property Gallery

320 Central Ave. SE





# Site Description

This 10,613 SF free standing commercial building, sited on 0.5536 acres of MX-L zoned property is located in the East Downtown submarket of Albuquerque, NM. EDo, as it is more commonly known, is a uniquely desirable urban neighborhood located adjacent to I-25 and sandwiched between the University of New Mexico and the Downtown Albuquerque core.

The beneficiary of significant development and investment over the last 20+ years, EDo has delivered some of Albuquerque's most successful urban multifamily and residential condo developments. Between Old Albuquerque High, Belvedere, Gold Ave. Lofts, and most recently One Central – hundreds of market rate units and single family residences have been brought online. The neighborhood also has a diverse and rich culinary tradition with local favorites like The Grove Café, Farina Pizzeria, Holy Cow, The Artichoke Care, and formerly Standard Diner bringing discerning clientele from all corners of the city.

The addition of Hotel Parq Central and Hilton Garden Inn provides balanced hospitality options and extends the customer pool for 316 – 320 Central Ave SE from just the neighborhood residents and businesses of downtown, to include travelers and visitors to Albuquerque of all stripes.



Population  
88,594



Average HH Income  
\$80,066



Daytime Population  
140,186

*3 mile radius*

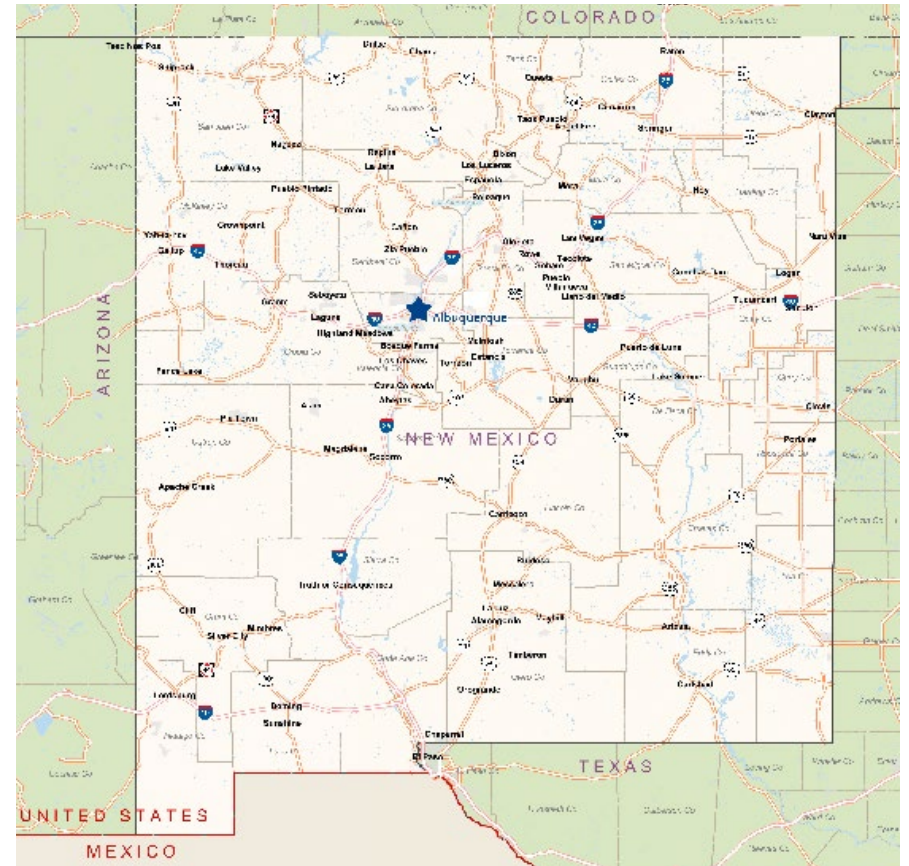




# Albuquerque | NM

Often referred to as the Duke City, Albuquerque is an economically robust city that has met the challenges of growth and provides a wealth of amenities – all while sticking to its budget and managing prudently. As a result, the City has maintained high bond ratings. It has also drawn favorable notice in rankings of Kiplinger's Personal Finance, Site Selection magazine, and Forbes. Studies generally cite affordable labor, housing, and real estate; work force quality; incentives; and ease of working with local officials. Top industries in Albuquerque, NM include aerospace and defense, energy technology including solar energy, and semiconductor and computer chip manufacturing. Major employers in the Albuquerque area include Kirtland Air Force Base, Sandia National Laboratory and Intel Corp. The flagship campus of the 25,000-student University of New Mexico is in Albuquerque, as is Central New Mexico Community College, providing hundreds of jobs to educators.

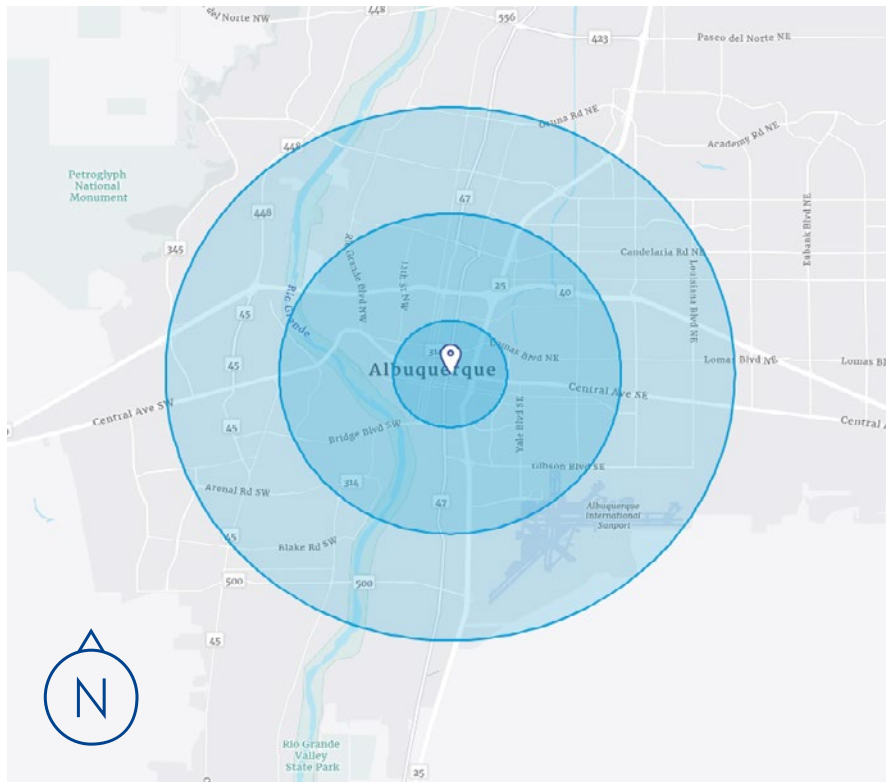
Centrally-located at the intersection of I-25 and I-40, Albuquerque is the most populous city in New Mexico with an estimated metropolitan population of 967,000 in 2024. The city serves as a southwestern commercial hub, with BNSF Railroads rail service, air cargo shipped from the Albuquerque International Sunport, as well as the commuter train, the Rail Runner, spanning from Belen to Santa Fe. Albuquerque's economic environment is experiencing growth due in part to the city being the center of the New Mexico Technology Corridor. The largest employers located in Albuquerque include Kirtland Air Force Base, the University of New Mexico and Sandia National Laboratories. Recent economic news includes the openings of the Facebook Data Center, Keter Plastic, Safelite Autoglass Contact Center, and Lowe's Home Improvement customer support center; BendixKing's Honeywell Aerospace headquartering in Albuquerque with 140 quality jobs; Netflix selecting Albuquerque for it's billion dollar U.S. production hub studio, and NBCUniversal's 100 million dollar production studio deal; and expansions of Intel, TaskUs, Carenet Healthcare Services, Kevothermal, Bunzl Distribution USA, and ANM. These business developments, Albuquerque's great quality of life, and it's healthy environment led Forbes Magazine to name Albuquerque #1 in it's survey of the Best Places in the USA for Business and Careers in 2018. For more information, visit [www.abq.org](http://www.abq.org).





# Demographics\*

\* Demographic data derived from esri® 2021



	1 Mile	3 Miles	5 Miles
Population	13,236	88,594	229,705
Households	7,291	41,002	101,553
Median Age	36.6	37.5	38.6
Average HH Income	\$61,917	\$80,066	\$75,805
Per Capita Income	\$34,044	\$37,412	\$33,597
Daytime Population	45,719	140,186	305,650
College Education	53.0%	52.3%	43.4%





# Confidentiality & Disclaimer

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- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property located at 316-320 Central Ave SE, Albuquerque, NM 87102 in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





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