

Turn Key Drive Thru at High Volume Retail Intersection

6700 Central Ave SW | Albuquerque, NM 87121



* Do Not Disturb
Current Tenant



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease

Clayton King

Principal
clayton@kingcapitalcre.com

Courtney Tinnin

Advisor
courtney@kingcapitalcre.com

Diane Kappus

Advisor
diane@kingcapitalcre.com

505-292-9607

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Premises Overview



Lease Rate
See Advisor



Building Size
± 2,712 sf



Lot Size
0.6791 acres



Zoning
MX-M

Investment Benefits

- Existing Drive Thru Opportunity Available in the SW Trade Area
- Excellent visibility from Central Ave with 18,700 VPD
- Large Monument Signage Available
- Surrounded by National, Regional and Local Co-Tenants



Massive Pylon Sign



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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



According to Placer.ai, this Smith's has **1.1M Annual Visits**



According to Placer.ai, this Wendy's has **256.5K Annual Visits**



Route 66 Crossing Sign

Smith's

Smith's

Central Ave

18,700 VPD



Walgreens

28,600 VPD



20,900 VPD

Coors Blvd

25,700 VPD



CHUZE
FITNESS

SITE
± 2,712 sf



According to Placer.ai, this Chuze Fitness has **719.7K Annual Visits**

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Adjacent to Chuze Fitness



Adjacent to KFC and Taco Bell

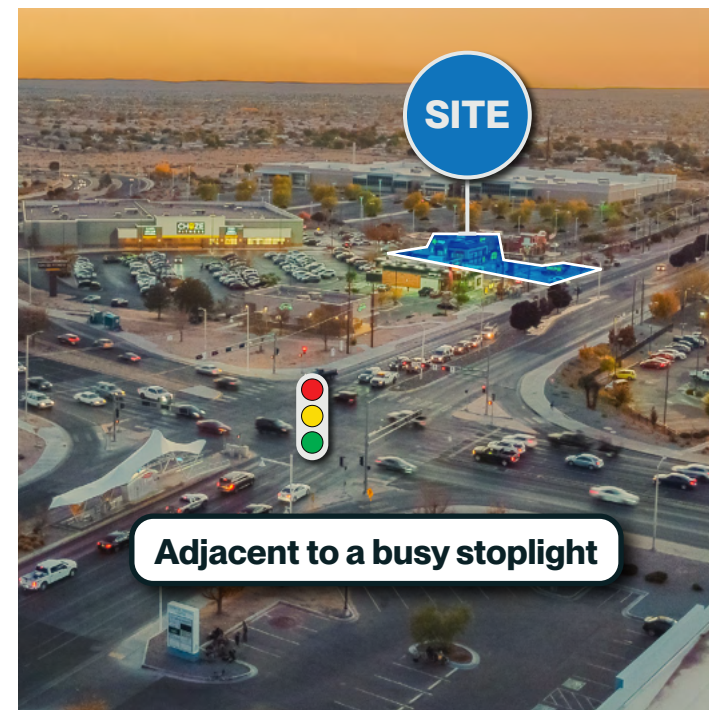


Adjacent to Wendy's



Large Lot

±0.6791 ac



Adjacent to a busy stoplight



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Premises Overview



According to Placer.ai, this Wendy's has **256.5K Annual Visits**



According to Placer.ai, this Chuze Fitness has **719.7K Annual Visits**

LEGACY
CHURCH

Attendance: 10,100

CHUZE
FITNESS

SITE
± 2,712 sf



Coors Blvd

25,700 VPD

Central Ave

18,700 VPD

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Market Aerial



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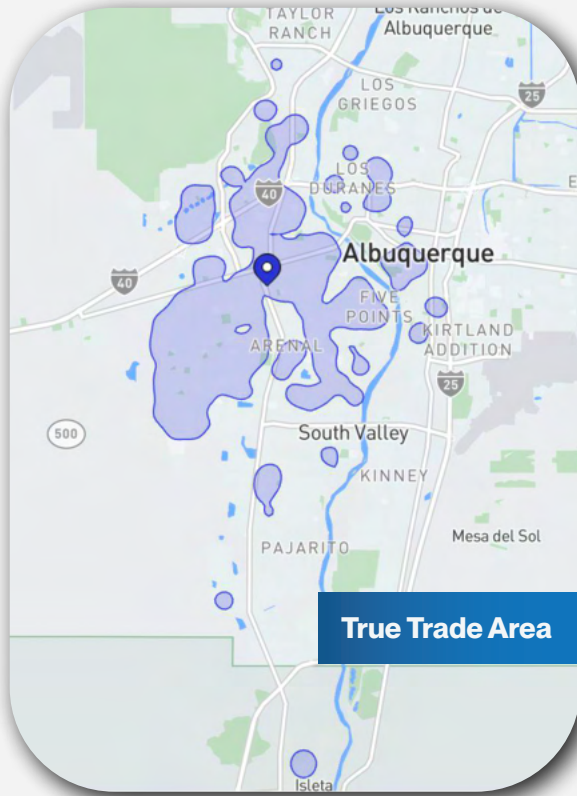
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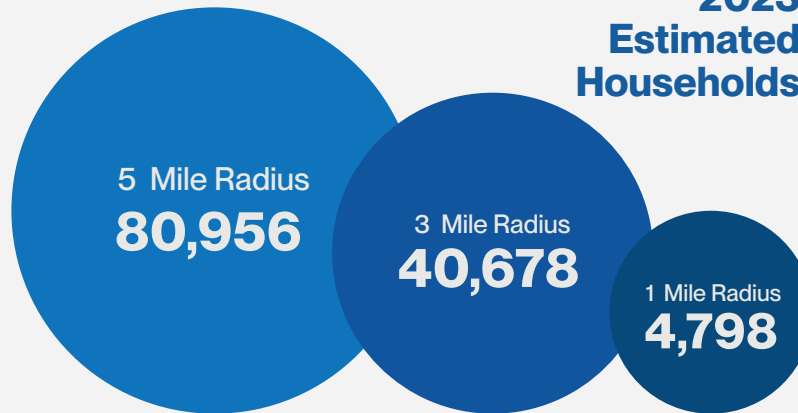
Market Overview



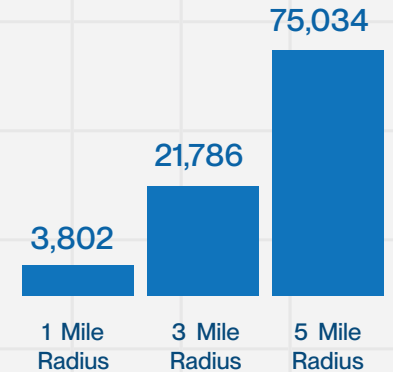
Average Household Income

66K

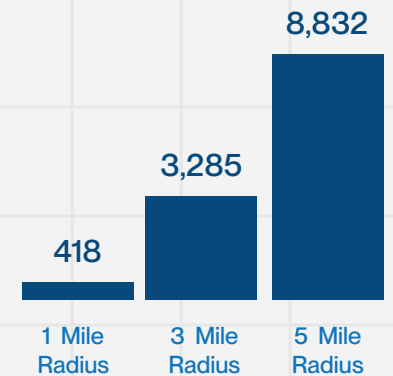
**2023
Estimated
Households**



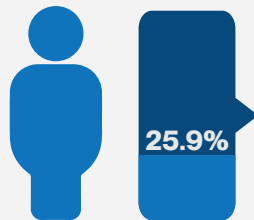
**2023 Estimated
Total Employees**



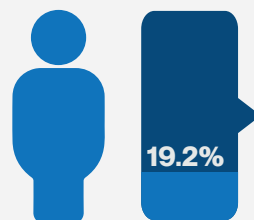
**2023 Estimated
Total Businesses**



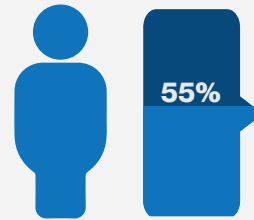
Age



18 - 37
(millennials)



38 - 51
(gen x)



52+
(baby boomers)



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