

Nob Hill Restaurant/Retail with Rooftop Balcony

3101 Central Ave NE | Albuquerque, NM 87106



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

FOR LEASE

Kyla Stoker

Senior Vice President
kyla@kingcapitalcre.com

505-292-9607

kingcapitalcre.com

Property Details



Lease Price
See Broker

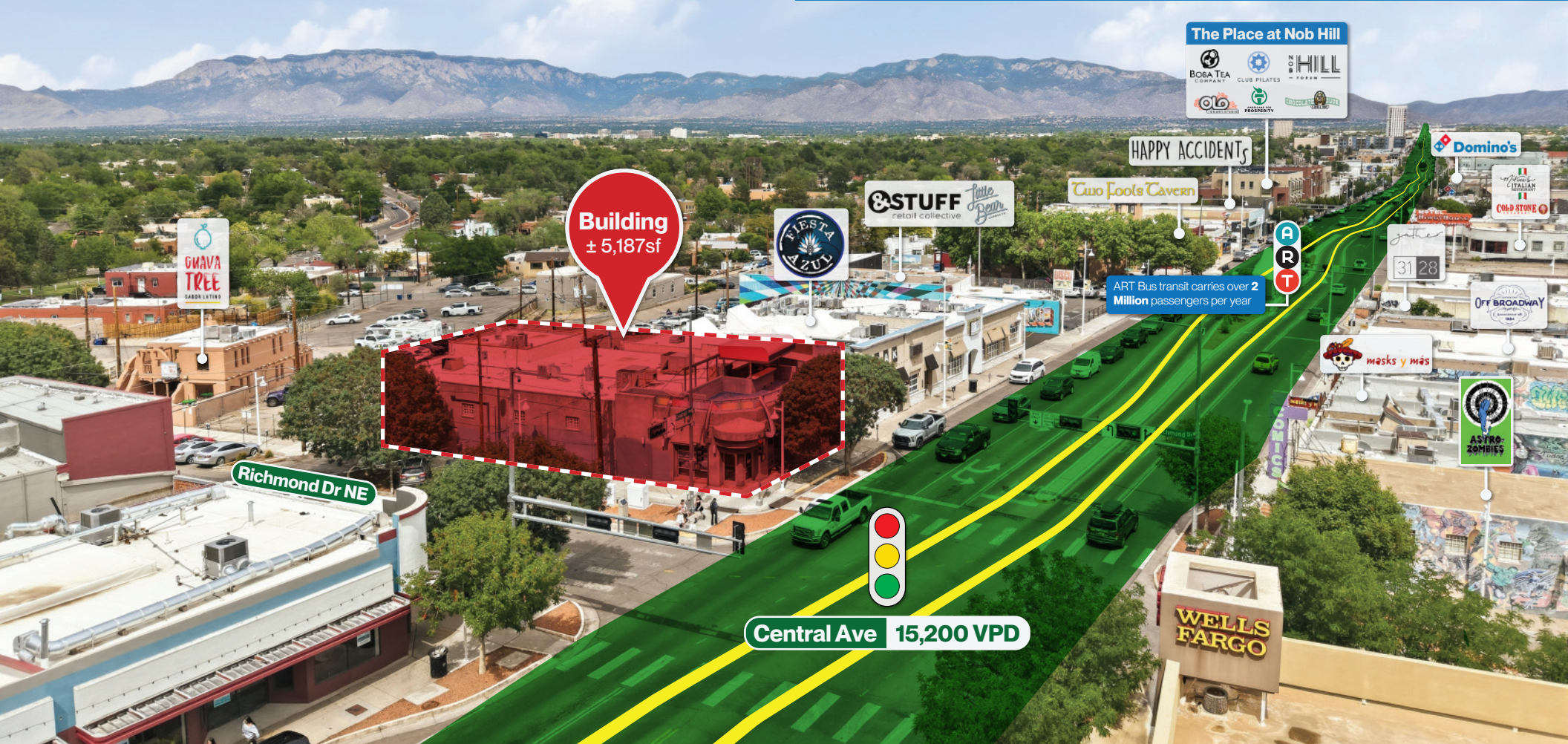


Zoning
MX-M



Space Availability

Building Size: **± 5,187 sf**
Lot Size: **± 0.11 ac**



Kyla Stoker
Senior Vice President
kyla@kingcapitalcre.com

For Lease
3101 Central Ave NE | Albuquerque, NM 87106



This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Property Details



Benefits

- **Existing restaurant infrastructure** can be utilized
- **Iconic former lounge** in a high-traffic, well-known Nob Hill location
- **Large private rooftop patio** – perfect for dining and events
- **High visibility** with foot traffic in one of Albuquerque's most vibrant neighborhoods
- **Flexible layout** – ideal for restaurant, bar, or creative use
- **Surrounded by popular local businesses, nightlife, and residential density**
- **Walking distance to the University of New Mexico**, tapping into the campus population



Kyla Stoker
Senior Vice President
kyla@kingcapitalcre.com

For Lease
3101 Central Ave NE | Albuquerque, NM 87106



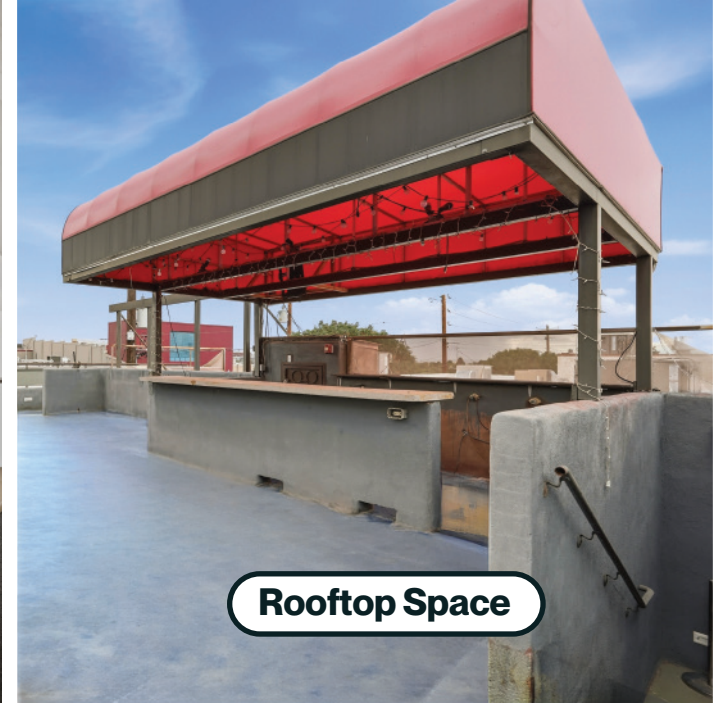
This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.



Interior



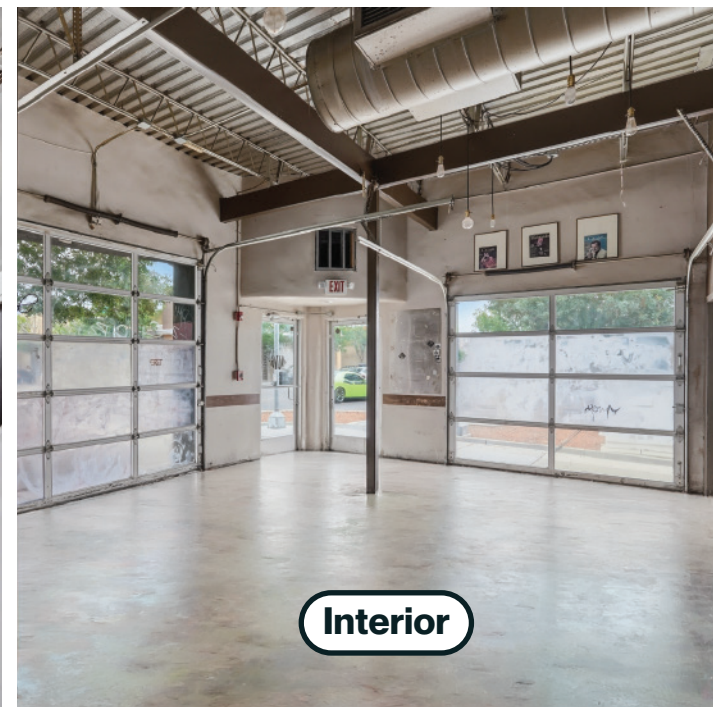
Upper Interior



Rooftop Space



Interior



Interior



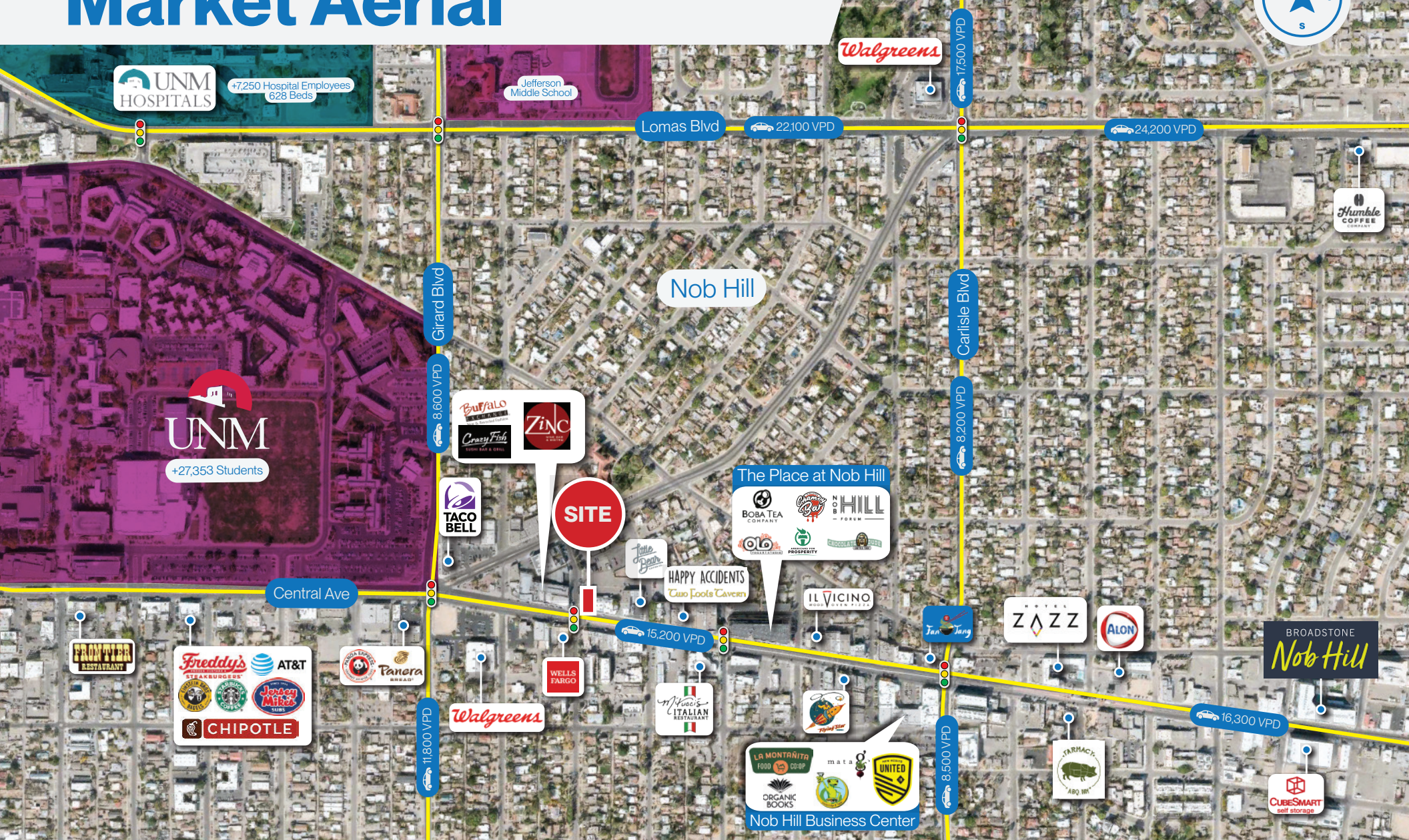
Kyla Stoker
Senior Vice President
kyla@kingcapitalcre.com

For Lease
3101 Central Ave NE | Albuquerque, NM 87106



This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Market Aerial



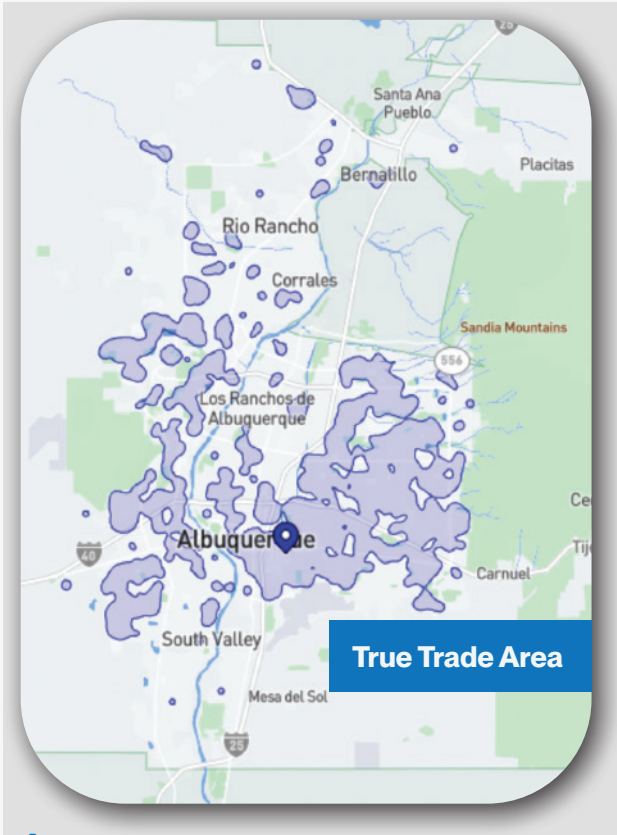
Kyla Stoker
Senior Vice President
kyla@kingcapitalcre.com

For Lease
3101 Central Ave NE | Albuquerque, NM 87106



This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

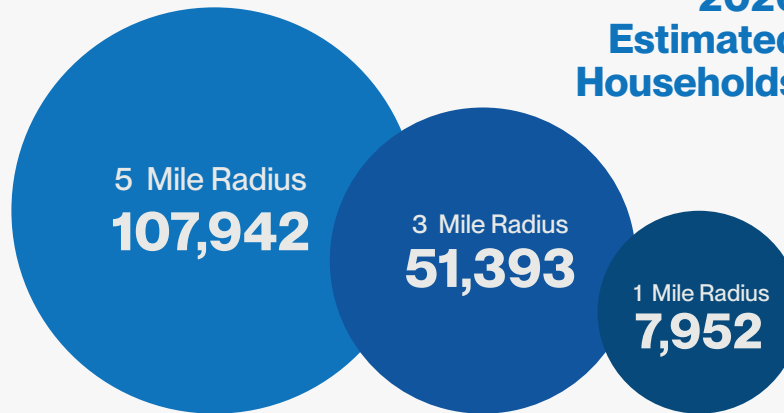
Market Overview



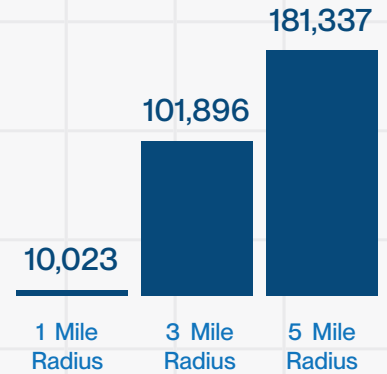
Average Household Income

85K

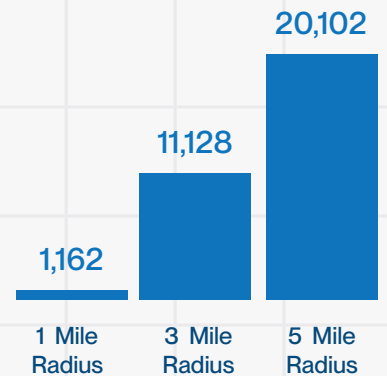
2026
Estimated
Households



2026 Estimated
Total Employees



2026 Estimated
Total Businesses



Age



42.6%

18 - 37
(millennials)



21.9%

38 - 51
(gen x)



35.5%

52+
(baby boomers)



Kyla Stoker
Senior Vice President
kyla@kingcapitalcre.com

For Lease
3105-3109 Central Ave NE | Albuquerque, NM 87106



This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.



4811A Hardware Dr NE Suite 1
Albuquerque, NM 87109

505-292-9607
kingcapitalcre.com



Kyla Stoker
Senior Vice President

505-980-5614
kyla@kingcapitalcre.com