

First Generation Space For Lease

2500 Central Ave. SW, Albuquerque, NM 87104

El Vado Place II



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PROPERTY SUMMARY



El Vado Place II

Price/SF:	\$20 NNN
Asking Price:	\$3,070/mo
Rentable SF:	1,840 SF
Zoning:	MX-M

Features:

- Building A 1,840 SF Plumbed Space for Lease
- Building B & C Fully Leased
- Two Shared ADA Restrooms
- Momo Cocktail Lounge & Ponderosa Tap Room
- Walkable Old Town Location
- Across from Botanical Gardens and Aquarium
- 32 Fully Leased Apartments Onsite
- 42 Adjacent Motel Rooms, new Hostel
- ABQ Rapid Transit Stop
- 26,100 Central Ave Vehicles Per Day
- 30,100 Rio Grande Blvd VPD
- 56,200 Total VPD



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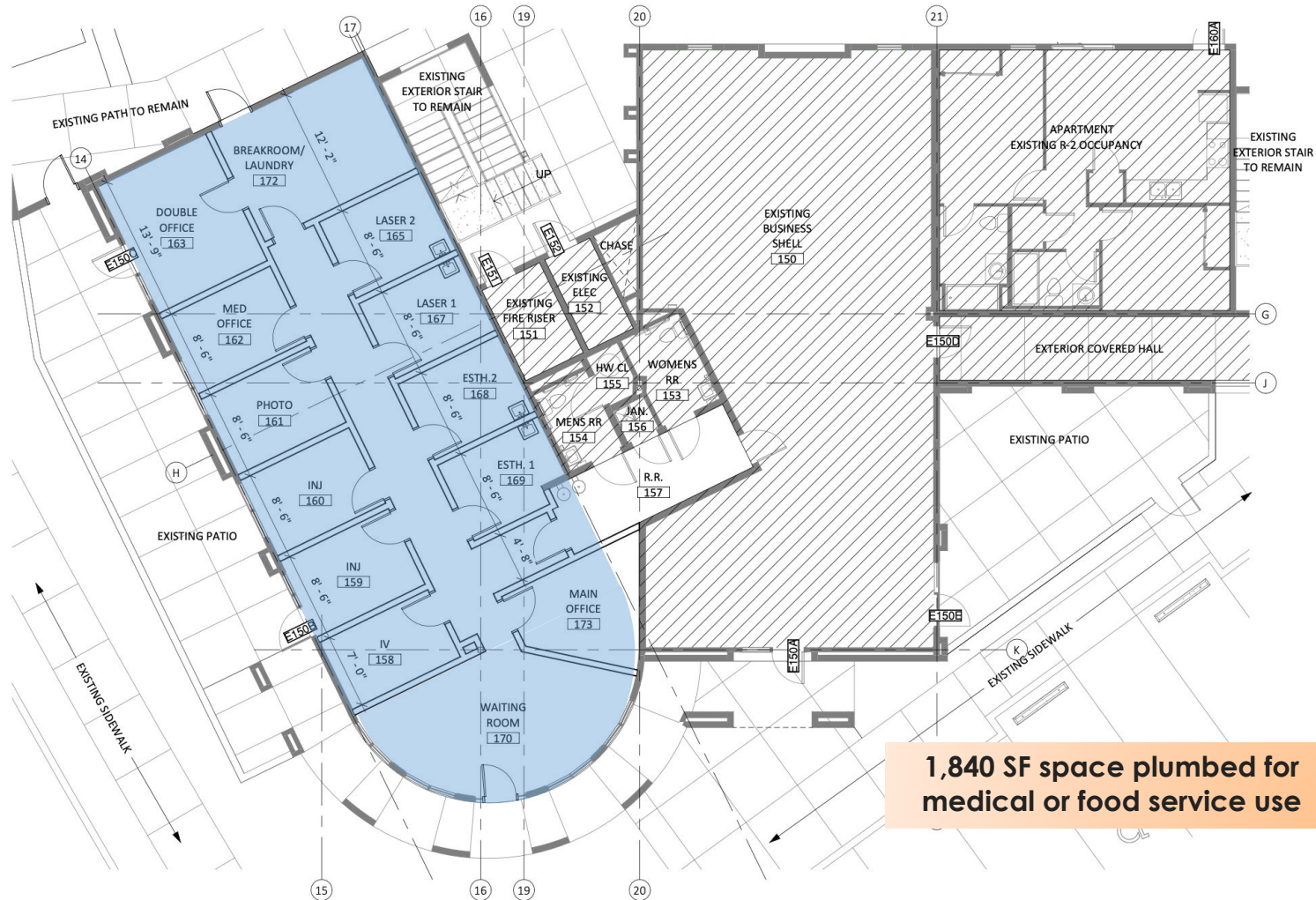
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EL VADO PLACE BUILDING A 1,840 SF SPACE



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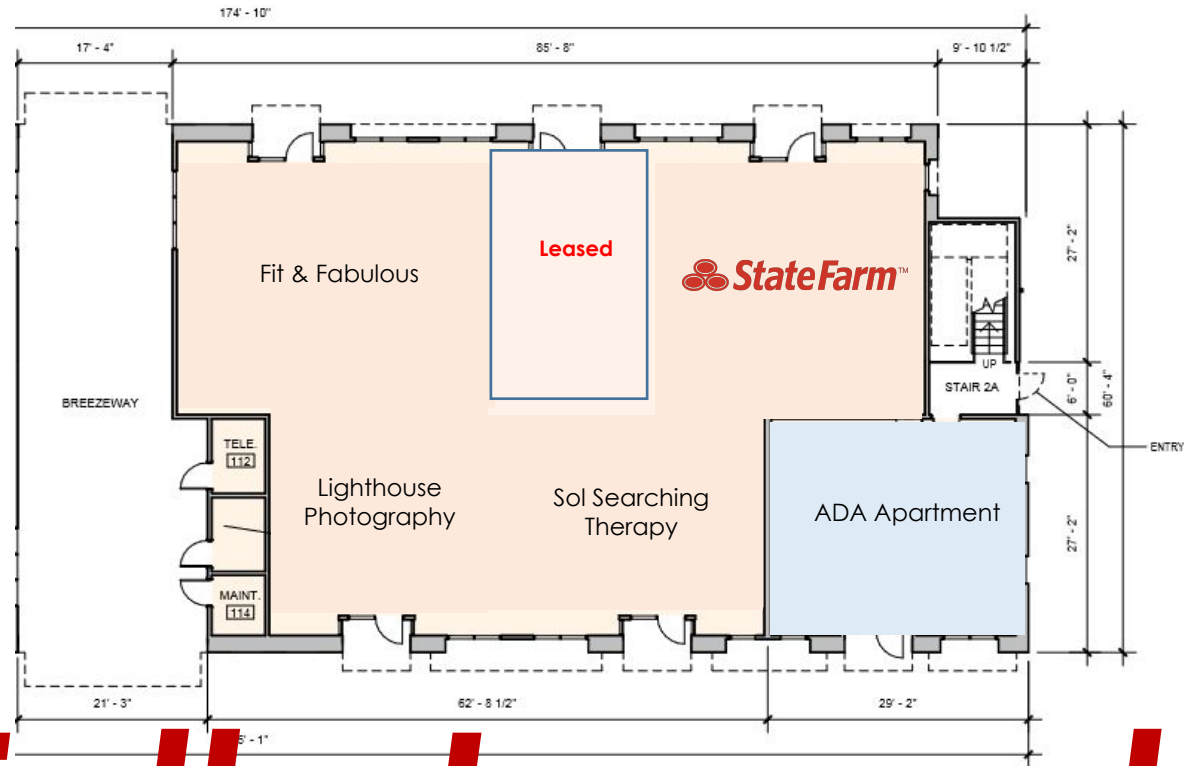
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EL VADO PLACE BUILDING B



Fully Leased



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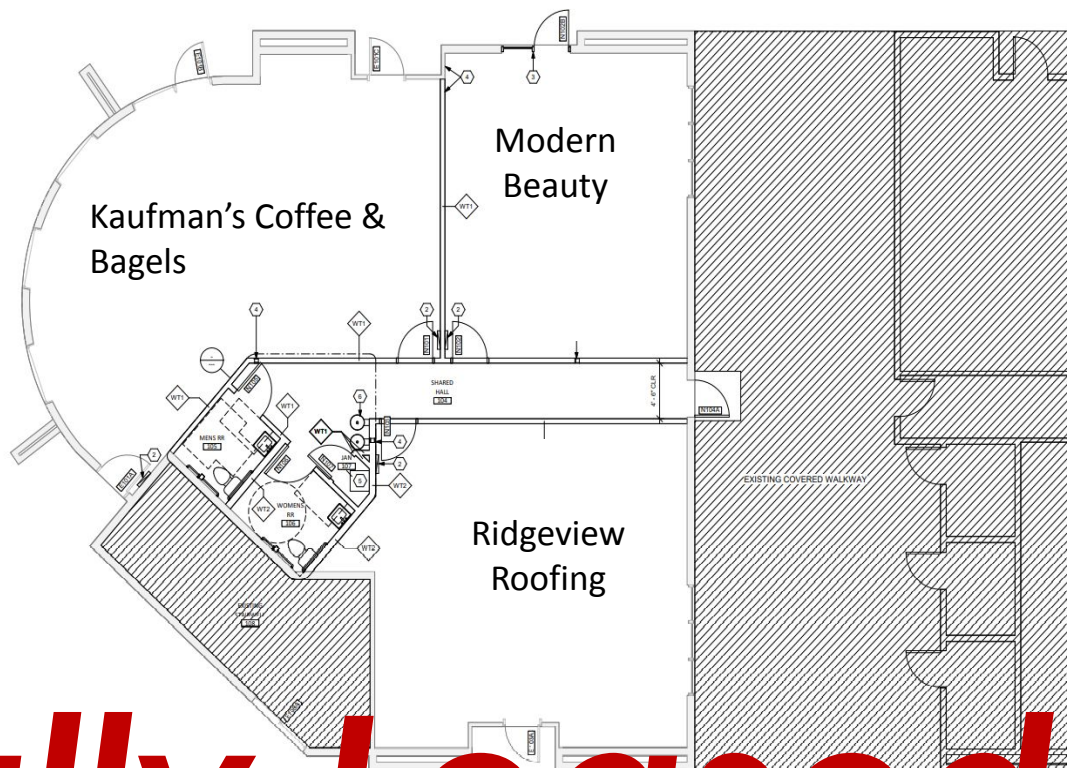
EL VADO PLACE BUILDING C



Space C - 2487 SF

Individual Units:
Suite 101 \pm 861 SF
Suite 102 \pm 526 SF
Suite 103 \pm 717 SF

Features a rounded patio facing The Historic El Vado Motel, New York Avenue and the Botanical Gardens.



Fully Leased



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SITE SUMMARY



Wonderfully fun Route 66 development at the El Vado Motel with 32 fully leased apartments, boutique shops, event center restaurants, amphitheatre, tap room, motel and much more! Surrounded by the Monterey Inn, Albuquerque Country Club Golf Course, Aquarium, Botanical Gardens, Old Town and local dining and shopping, this is a wonderful place to do business. Co-tenants include State Farm, Fit & Fabulous, Modern Beauty, Kaufman's Coffee & Bagels, Rollin' On In, Buen Provecho, Happy Chickenzz, Bosque Burger, Sandia Crust Pizza Company, Merc 66, Jessica Nicole Authentic Jewelry, Metal the Store, Southwest Cactus, Swan Song and the Momo Cocktail Lounge.



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TRADE AREA

Trade Area Highlights

- 26,100 VPD on Central Ave, 30,100 on Rio Grande Blvd
- Located in the heart of the Central Avenue commuter corridor connecting the Southwest to Old Town and Downtown Albuquerque
- 3,676 Businesses within 3 miles
- 63,669 Employees within 3 miles

ATRISCO PLAZA



ABQ BioPark - Botanic Garden

Harbor Freight Tools



Image Landsat / Copernicus

SITE



Rio Grande Blvd 30,100 VPD

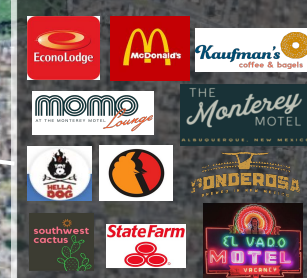
OLD TOWN

Central Ave 26,100 VPD

SAWMILL MARKET

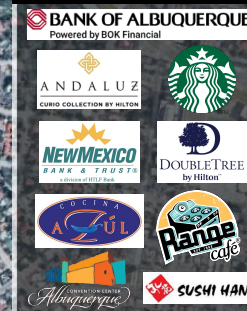
27 individual local merchants and THE YARD - an outdoor dining/play space

New Mexico Museum of N



DOWNTOWN

DOWNTOWN ABQ



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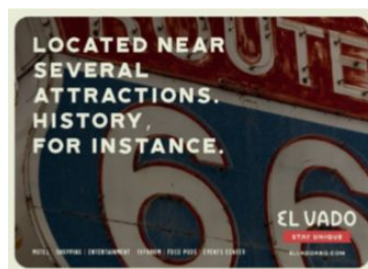
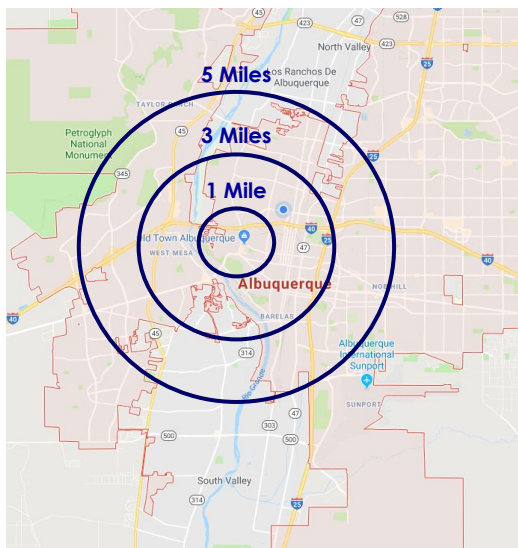
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DEMOGRAPHICS



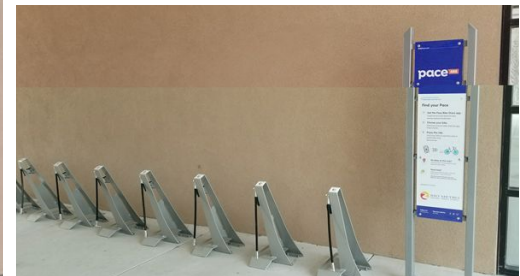
The Albuquerque metro area's population totals 908,252 residents. Historically, the area has grown at a steady pace of 1-2 percent per year. The city is one of the most culturally diverse in the nation.

COMMUTE TIMES

Despite the growth of the Albuquerque area, commute times are very reasonable, thus enhancing the work/life balance valued by many. Albuquerque was ranked the 13th best commute city in the nation. Approximately 69 percent of Albuquerque metro residents have a commute time of 29 minutes or less with the average commute time of 26 minutes.

Proximity	1 Mile	3 Miles	5 Miles
Total Population	16,726	153,065	346,895
Households	9,225	123,342	279,594
Average Household Income	\$56,045	\$48,641	\$55,224

EL VADO PHOTOS



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LOCATION SUMMARY: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)



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