

# Report for 4010 Central Ave SE, Albuquerque

Prepared June 16, 2023

## Presented By

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**Dean Johnson**  
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# Nob Hill 4864 sq ft Bldg

Premier Realty & Development

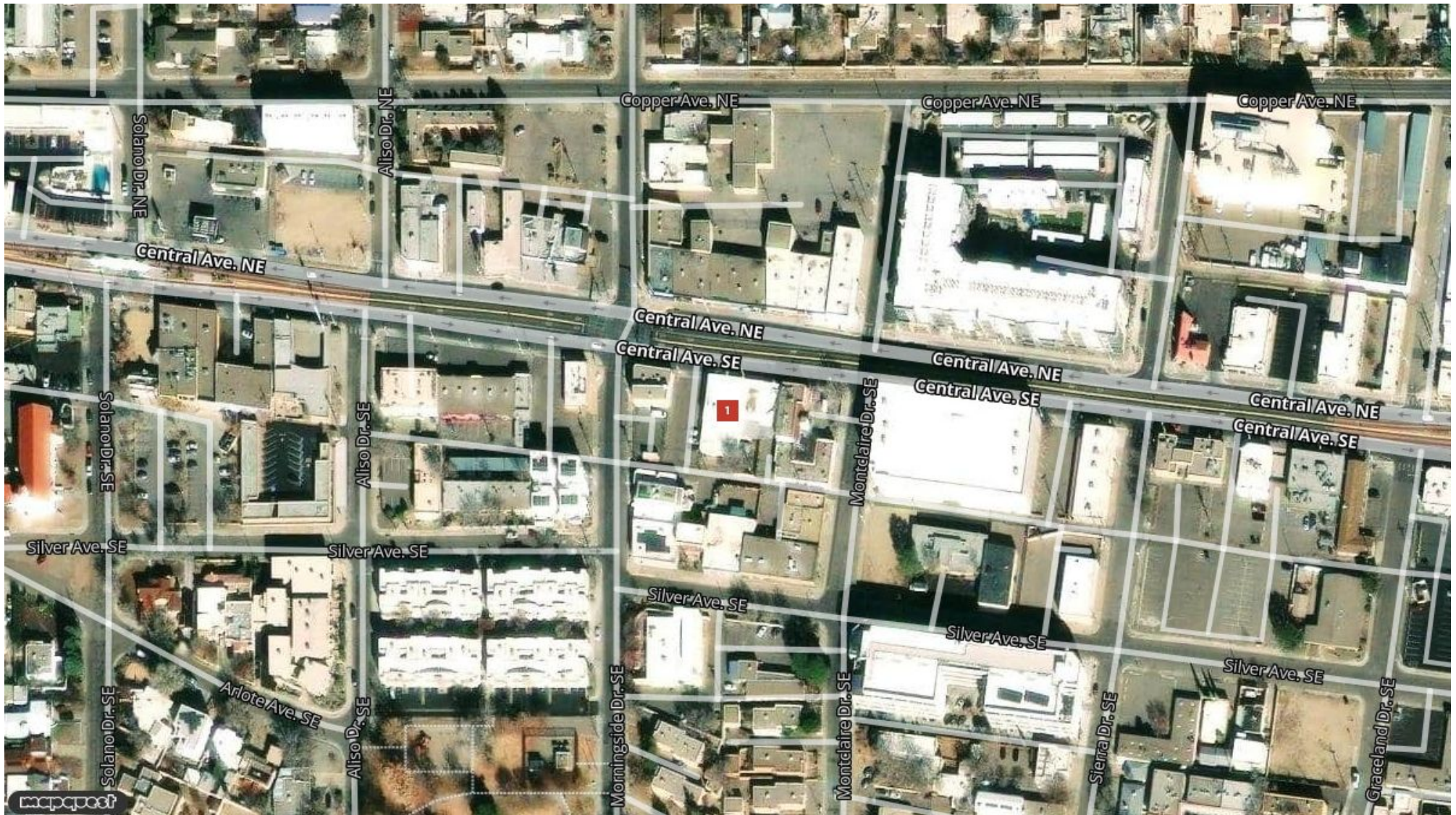
6133 Rosetree Pl NE Albuquerque, NM 87111 | 505-323-1040



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# Contact



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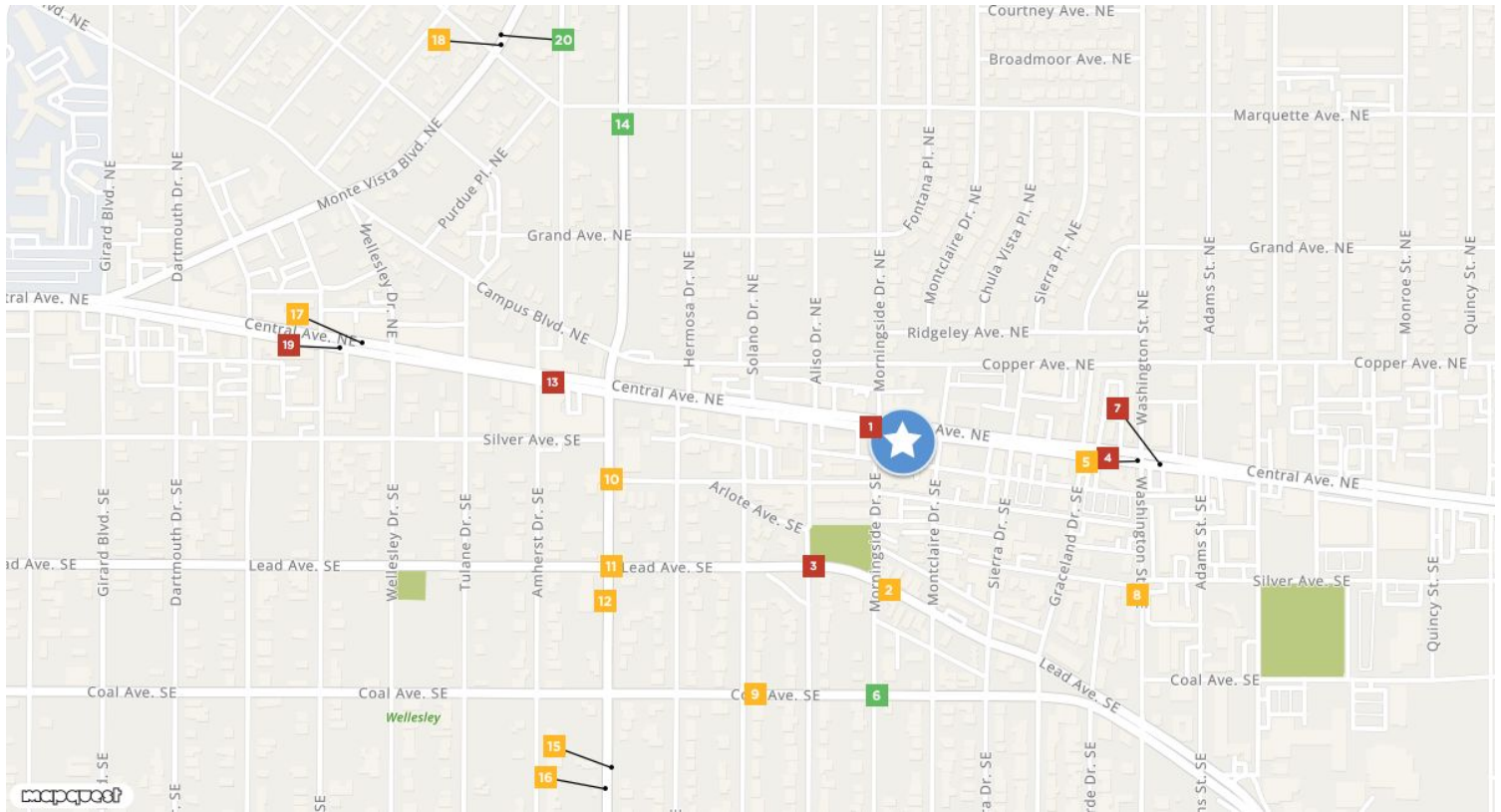
MOODY'S  
ANALYTICS

Catylist

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## Traffic Counts



### Central Avenue Southeast 1

Year: 2021 23,059 est  
Year: 2018 22,853

### Coal Avenue Southeast 6

Year: 2021 4,074 est  
Year: 2018 1,950  
Year: 2017 10,496

### Lead Avenue Southeast 11

Year: 2021 9,361 est  
Year: 2018 9,295

### Carlisle Boulevard 16

Garfield Ave SE  
Year: 2021 7,178 est  
Year: 2018 7,181

### Lead Ave SE 2

Morningside Dr SE  
Year: 2021 22,392 est  
Year: 2018 8,931  
Year: 2006 21,973

### Central Avenue Southeast 7

Year: 2021 21,670 est  
Year: 2018 21,476

### Carlisle Boulevard 12

Lead Ave SE  
Year: 2021 6,415 est  
Year: 2018 6,418

### Central Avenue Northeast 17

Wellesley Dr NE  
Year: 2021 13,949 est  
Year: 2018 5,659  
Year: 2017 24,090

### Lead Avenue Southeast 3

Year: 2021 22,123 est  
Year: 2018 21,966

### Washington Street 8

Mesa Grande Pl SE  
Year: 2021 5,943 est  
Year: 2018 5,996

### Central Avenue Southeast 13

Year: 2021 31,855 est  
Year: 2018 31,570

### Monte Vista Boulevard 18

Marquette Ave NE  
Year: 2021 5,490 est  
Year: 2018 5,459

### Central Avenue Southeast 4

Year: 2021 20,974 est  
Year: 2018 20,787

### Coal Avenue Southeast 9

Year: 2021 7,465 est  
Year: 2018 7,412

### Carlisle Boulevard 14

Marquette Ave NE  
Year: 2021 4,539 est  
Year: 2018 1,450  
Year: 2017 8,406

### Central Avenue Southeast 19

Year: 2021 20,539 est  
Year: 2018 20,355

### Washington Street 5

Year: 2021 6,028 est  
Year: 2018 5,974

### Silver Avenue Southeast 10

Year: 2021 6,714 est  
Year: 2018 6,774

### Carlisle Boulevard 15

Garfield Ave SE  
Year: 2021 6,599 est  
Year: 2018 5,644  
Year: 2017 7,670

### Monte Vista Boulevard 20

Marquette Ave NE  
Year: 2021 3,381 est  
Year: 2018 1,416  
Year: 2017 5,923



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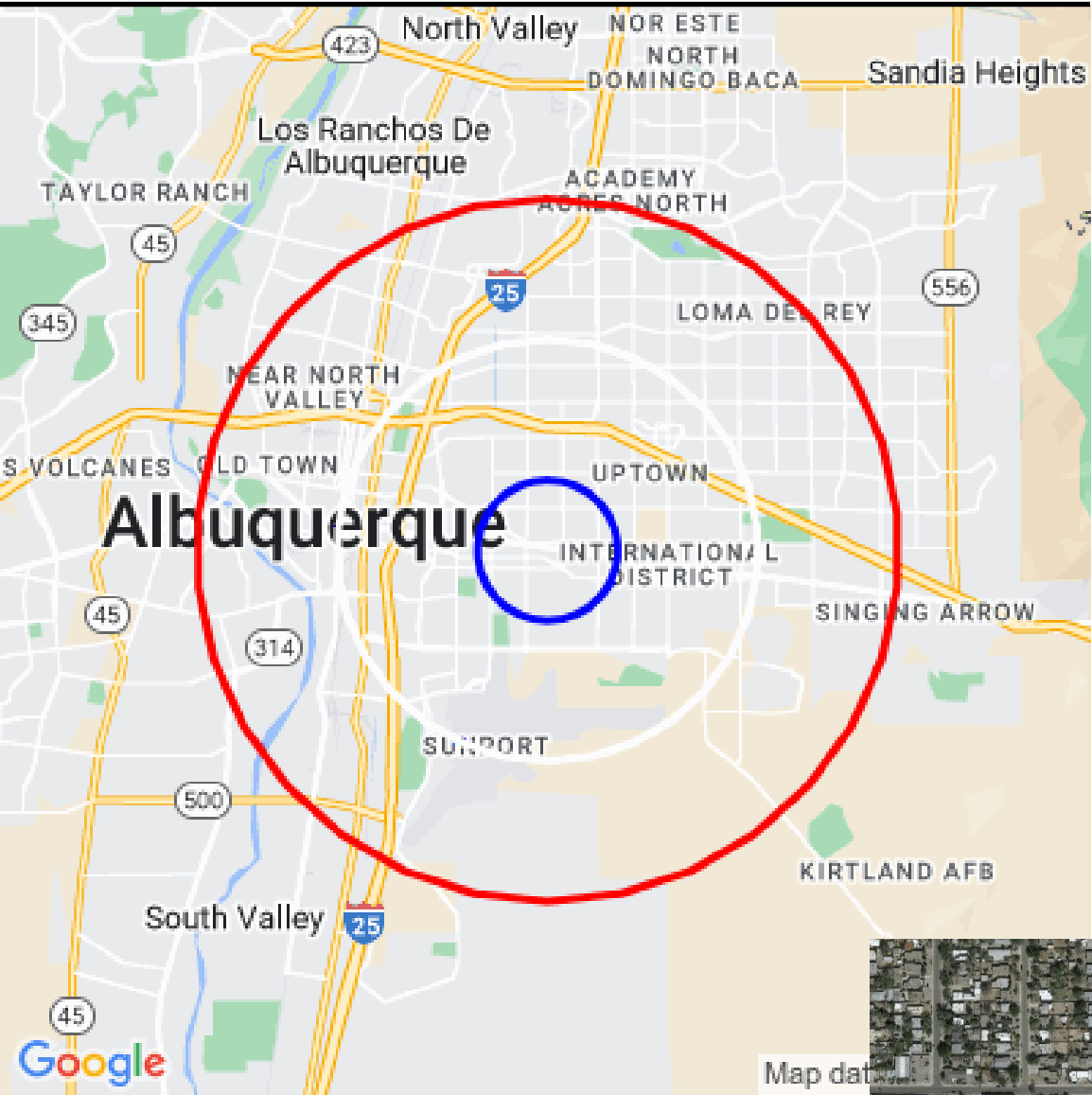
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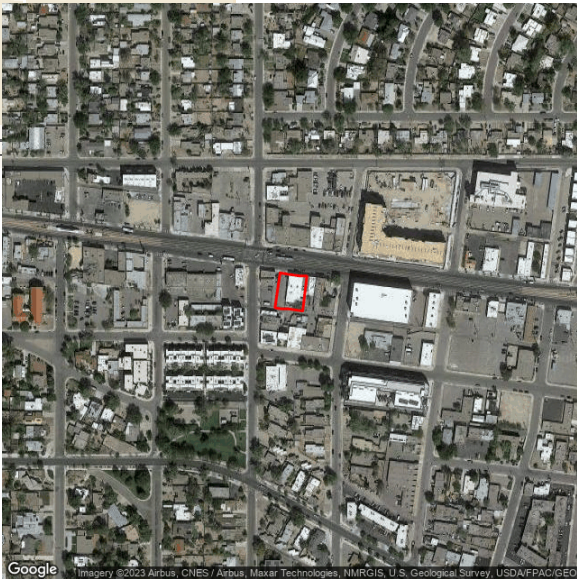
## Demographic Report



## Nob Hill 4864 sq ft Bldg

### Population

Distance	Male	Female	Total
1- Mile	4,404	4,732	9,136
3- Mile	40,951	40,426	81,376
5- Mile	86,920	87,239	174,159



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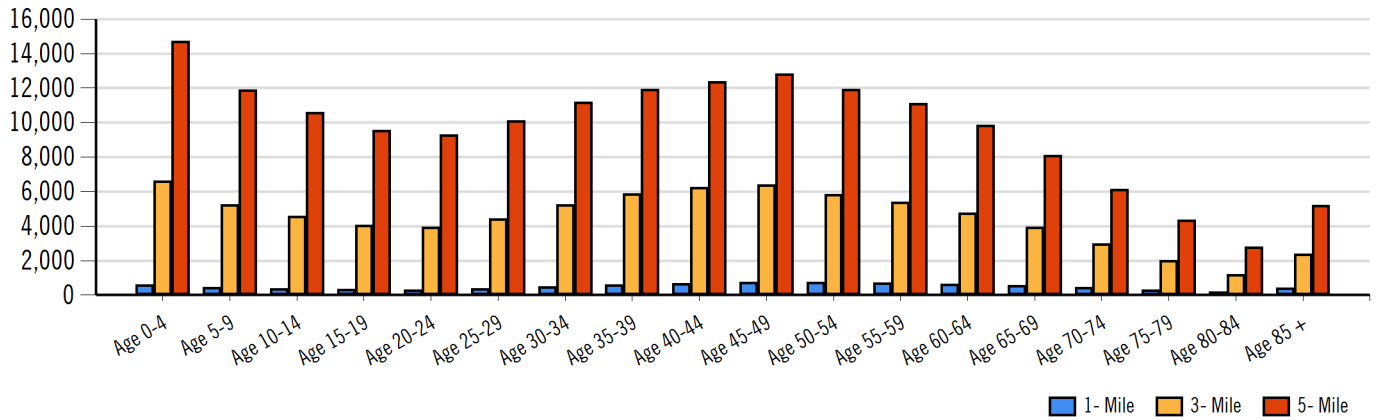
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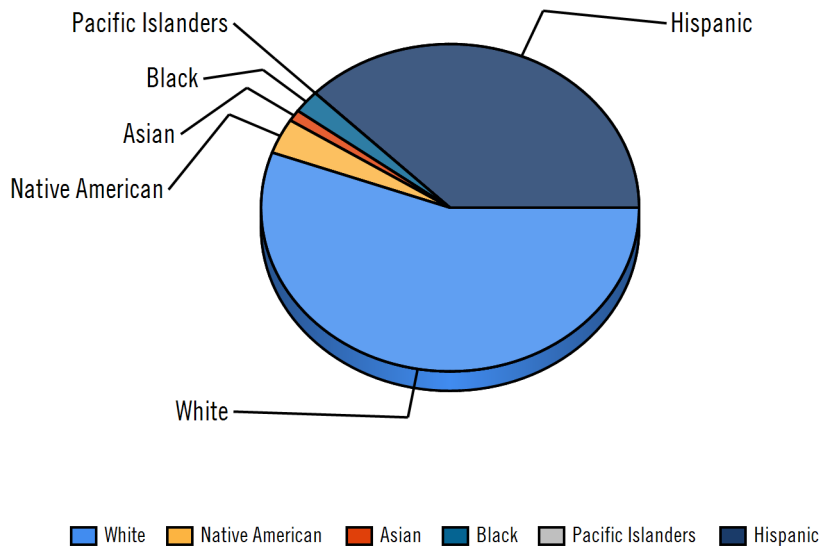
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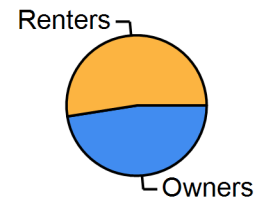
## Population by Distance and Age (2020)



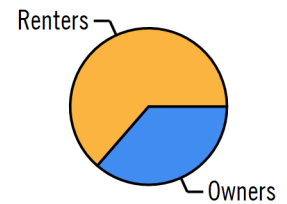
## Ethnicity within 5 miles



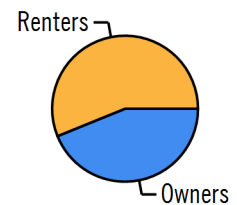
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	4,911	118	1.19 %
3-Mile	38,147	1,891	3.99 %
5-Mile	78,945	3,791	4.05 %



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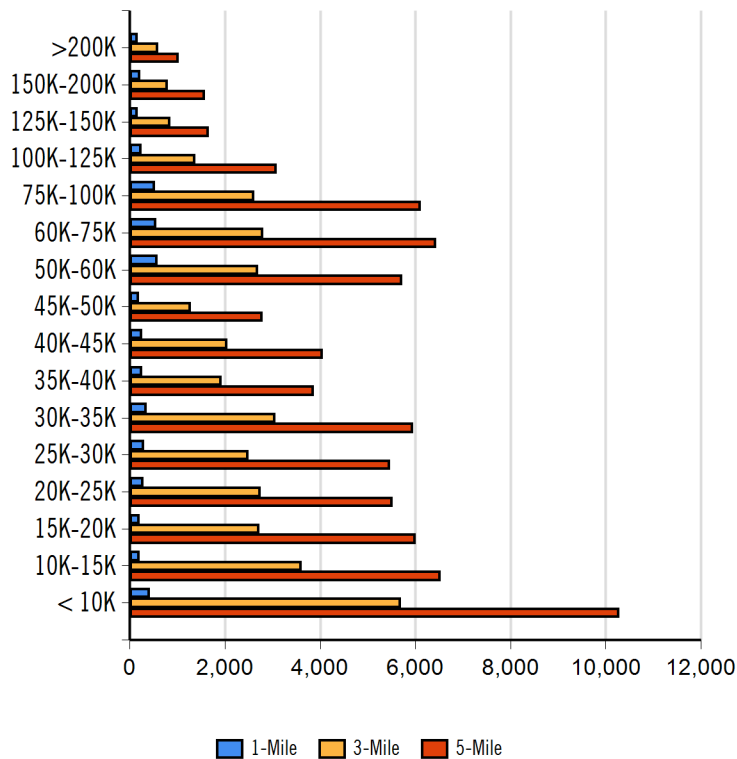
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	75	15	218	252	66	435	280	47	729	1,778	505	170	249
3-Mile	205	136	2,979	1,516	619	4,025	1,465	838	4,359	11,761	5,444	1,493	2,407
5-Mile	705	323	6,697	3,637	1,623	8,743	2,752	1,678	9,211	20,781	11,551	3,650	5,540

## Household Income



Radius	Median Household Income
1-Mile	\$50,002.84
3-Mile	\$39,163.00
5-Mile	\$40,495.75

Radius	Average Household Income
1-Mile	\$61,980.42
3-Mile	\$48,698.18
5-Mile	\$49,311.41

Radius	Aggregate Household Income
1-Mile	\$298,721,412.53
3-Mile	\$1,681,083,756.36
5-Mile	\$3,533,417,285.01

## Education

	1-Mile	3-mile	5-mile
Pop > 25	7,031	56,895	118,062
High School Grad	816	11,116	26,795
Some College	1,568	13,040	27,552
Associates	322	3,181	6,933
Bachelors	1,924	11,907	19,088
Masters	1,091	5,676	9,444
Prof. Degree	326	1,645	2,986
Doctorate	226	1,105	1,746

## Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	0 %	0 %	4 %
Households with 4+ Cars	34 %	46 %	56 %
Military Households	30 %	63 %	53 %
Mobile Homes	1 %	21 %	38 %
New Homes	4 %	17 %	21 %
New Households	59 %	135 %	124 %
Public Transportation Users	21 %	60 %	55 %
Teen's	30 %	64 %	73 %
Vacant Ready For Rent	86 %	117 %	116 %
Young Wealthy Households	39 %	51 %	40 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	221,184,566		1,488,785,398		3,070,073,985	
<b>Average annual household</b>	46,110		41,402		41,469	
<b>Food</b>	6,056	13.13 %	5,536	13.37 %	5,533	13.34 %
Food at home	3,978		3,730		3,736	
Cereals and bakery products	564		527		529	
Cereals and cereal products	200		188		189	
Bakery products	363		339		340	
Meats poultry fish and eggs	805		762		761	
Beef	189		178		178	
Pork	142		136		137	
Poultry	152		145		144	
Fish and seafood	129		122		121	
Eggs	65		62		62	
Dairy products	400		370		370	
Fruits and vegetables	799		744		747	
Fresh fruits	117		108		109	
Processed vegetables	155		147		147	
Sugar and other sweets	146		137		137	
Fats and oils	125		117		118	
Miscellaneous foods	747		703		705	
Nonalcoholic beverages	341		326		327	
Food away from home	2,077		1,806		1,796	
Alcoholic beverages	328		282		280	
<b>Housing</b>	16,786	36.40 %	15,427	37.26 %	15,463	37.29 %
Shelter	10,158		9,292		9,301	
Owned dwellings	5,870		5,119		5,169	
Mortgage interest and charges	2,910		2,499		2,520	
Property taxes	1,980		1,714		1,729	
Maintenance repairs	978		905		919	
Rented dwellings	3,457		3,500		3,472	
Other lodging	831		673		659	
Utilities fuels	3,948		3,734		3,767	
Natural gas	365		337		340	
Electricity	1,595		1,536		1,547	
Fuel oil	153		139		141	
Telephone services	1,216		1,145		1,158	
Water and other public services	617		575		580	
<b>Household operations</b>	1,124	2.44 %	997	2.41 %	998	2.41 %
Personal services	315		271		269	
Other household expenses	809		726		728	
Housekeeping supplies	573		529		527	
Laundry and cleaning supplies	155		148		147	
Other household products	331		300		299	
Postage and stationery	87		80		79	
Household furnishings	980		872		868	
Household textiles	75		68		67	
Furniture	219		180		175	
Floor coverings	25		19		19	
Major appliances	127		120		124	
Small appliances	89		80		79	
Miscellaneous	443		402		401	
<b>Apparel and services</b>	1,256	2.72 %	1,154	2.79 %	1,133	2.73 %
Men and boys	233		208		204	
Men 16 and over	189		167		165	
Boys 2 to 15	43		40		39	
Women and girls	466		426		420	



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Women 16 and over	395	355	348
Girls 2 to 15	70	70	71
Children under 2	92	89	87

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	221,184,566		1,488,785,398		3,070,073,985	
<b>Average annual household</b>	46,110		41,402		41,469	
<b>Transportation</b>	6,218	13.49 %	5,633	13.61 %	5,681	13.70 %
Vehicle purchases	1,411		1,228		1,240	
Cars and trucks new	718		594		609	
Cars and trucks used	657		604		599	
Gasoline and motor oil	2,002		1,871		1,889	
Other vehicle expenses	2,354		2,155		2,180	
Vehicle finance charges	159		140		142	
Maintenance and repairs	826		747		751	
Vehicle insurance	1,076		1,008		1,027	
Vehicle rental leases	291		258		259	
Public transportation	450		377		370	
<b>Health care</b>	3,534	7.66 %	3,223	7.78 %	3,282	7.91 %
Health insurance	2,345		2,162		2,196	
Medical services	723		637		651	
Drugs	349		319		327	
Medical supplies	116		105		105	
<b>Entertainment</b>	2,684	5.82 %	2,413	5.83 %	2,434	5.87 %
Fees and admissions	509		412		409	
Television radios	976		922		932	
Pets toys	982		884		892	
Personal care products	591		528		528	
Reading	53		48		48	
Education	1,298		1,086		1,023	
Tobacco products	398		397		400	
<b>Miscellaneous</b>	761	1.65 %	659	1.59 %	660	1.59 %
<b>Cash contributions</b>	1,245		1,107		1,123	
<b>Personal insurance</b>	4,897		3,902		3,874	
Life and other personal insurance	155		137		138	
Pensions and Social Security	4,742		3,765		3,736	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	11,085	10,511	5.73 %	4,959	4,364	5,009	6,076	2,970
3-Mile	2020	51,823	44,699	15.26 %	21,456	23,993	19,649	32,174	7,091
5-Mile	2020	103,567	88,650	15.79 %	39,886	52,855	48,014	55,553	12,204
1-Mile	2023	9,386	10,511	-10.46 %	4,187	3,700	4,183	5,203	5,396
3-Mile	2023	44,957	44,699	0.14 %	18,530	20,918	16,124	28,833	17,355
5-Mile	2023	89,910	88,650	0.62 %	34,475	46,058	41,246	48,664	32,594



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PROPERTY DATA - Retail

Building Size	4,864 SF	# Floors	1	Construction Type	Framed
Specific Use	Restaurant	Elevators		Sprinklered	
Building Status	Existing	Condo	No	Parking	0 /
Occupancy Type	Multi-Tenant	Lot Size	0.30 Ac / 13,024 SF	Owner	STEINBERG ROBERT
Year Built / Renovated	1946 /	Zoning	CCR-2	Market Area	University
# of Units	0	APN	101705714521833809	# of Buildings	1

Usage Has exceeded Agreement

Contact Name	Title	State	Email	Work Phone	Mobile Phone	Other Phone