

# For Lease

4910 Central Ave SE  
Albuquerque, NM 87110

Colliers

Gordon  
Brothers



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# Property Profile

## Details

Lease Rate	See Broker
Available Space	± 8,211 SF
Zoning	MX-M
Submarket	University

## Features

- Large freestanding building located along Central Ave, one of Albuquerque's major arterials
- Excellent visibility with multiple access points and pylon signage
- Strong traffic counts of 14,000 VPD along Central Ave
- Located near a major intersection with traffic counts in excess of 43,500 VPD
- Dense and mature trade area with robust national food and retailer presence

## Area Tenants

 **PRESBYTERIAN**

 **AutoZone**

 **Mister**

 **Pep Boys**



 **O'Reilly**  
AUTO PARTS

 **DOLLAR TREE**

 **Dion's**

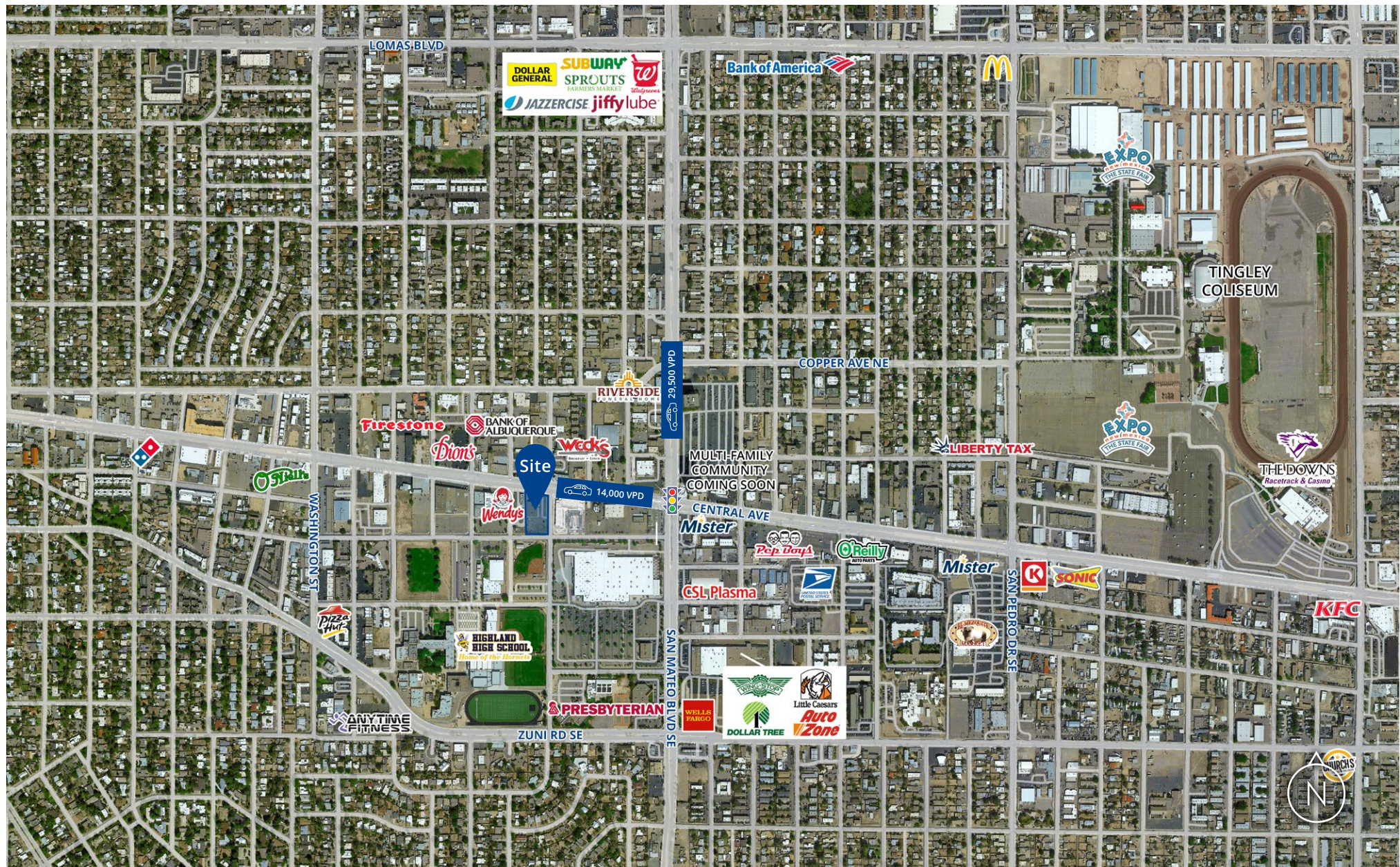
...and many more!





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# Trade Area Aerial





# Intersection Aerial





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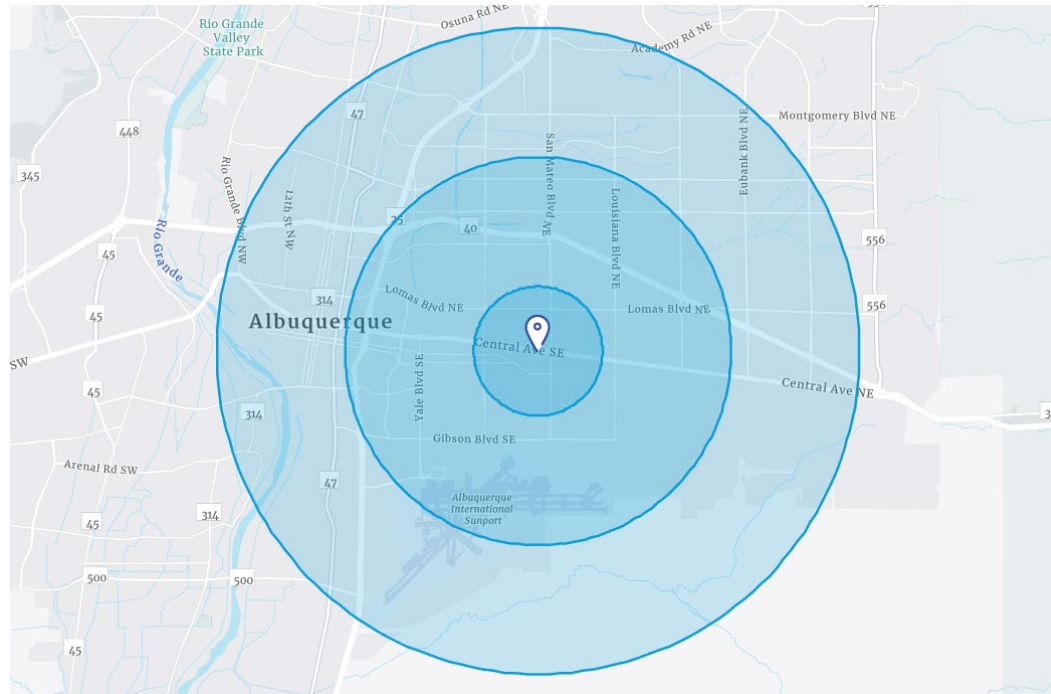
# Site Aerial





# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	15,003	105,499	243,383
Households	8,012	48,783	111,531
Median HH Income	\$62,843	\$53,855	\$57,891
Average HH Income	\$86,883	\$75,410	\$77,942