

Imperial Building - Downtown ABQ



Property Description:

The Imperial Building is a five-story mixed-use development consisting of a total 120,904 SF located along Silver Avenue between 2nd and 3rd Streets in the heart of downtown Albuquerque.

Project Features:

- 23,285 SF of ground floor retail
- 74 Residential Units (Studio, 1 & 2 bedroom flats)
- 97 onsite parking spaces (27 on ramp, 71 in garage)

Current Tenants:

Silver Street Market (11,534 SF grocery store) and Don Sushi, Black Widow Studio, Wolf & Raven Tattoo

Availabilities:

Suite B - 668 SF
Suite C - 1,421 SF
Suite D - 1,962 SF

Demographics 2016 *

	1 Miles	3 Miles	5 Miles
Population	15,051	96,588	249,387
Households	7,331	41,880	104,590
Avg. HHI	\$46,326	\$55,420	\$55,449
Est. Daytime Pop	35,202	105,867	197,976

* Information gathered is from Sites USA and was produced using private and government sources. The information is provided without representation or warranty.



For more information,
please contact:

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Imperial Building - Downtown ABQ

205 Silver Avenue SW
Albuquerque, NM 87102



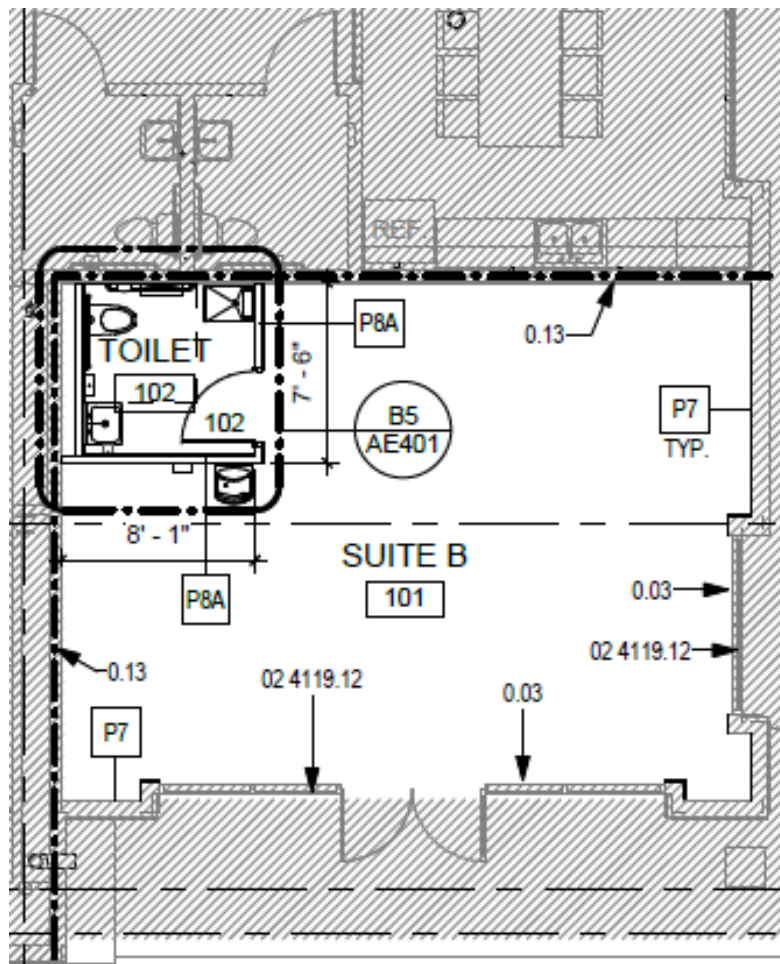
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SUITE B

668 SF



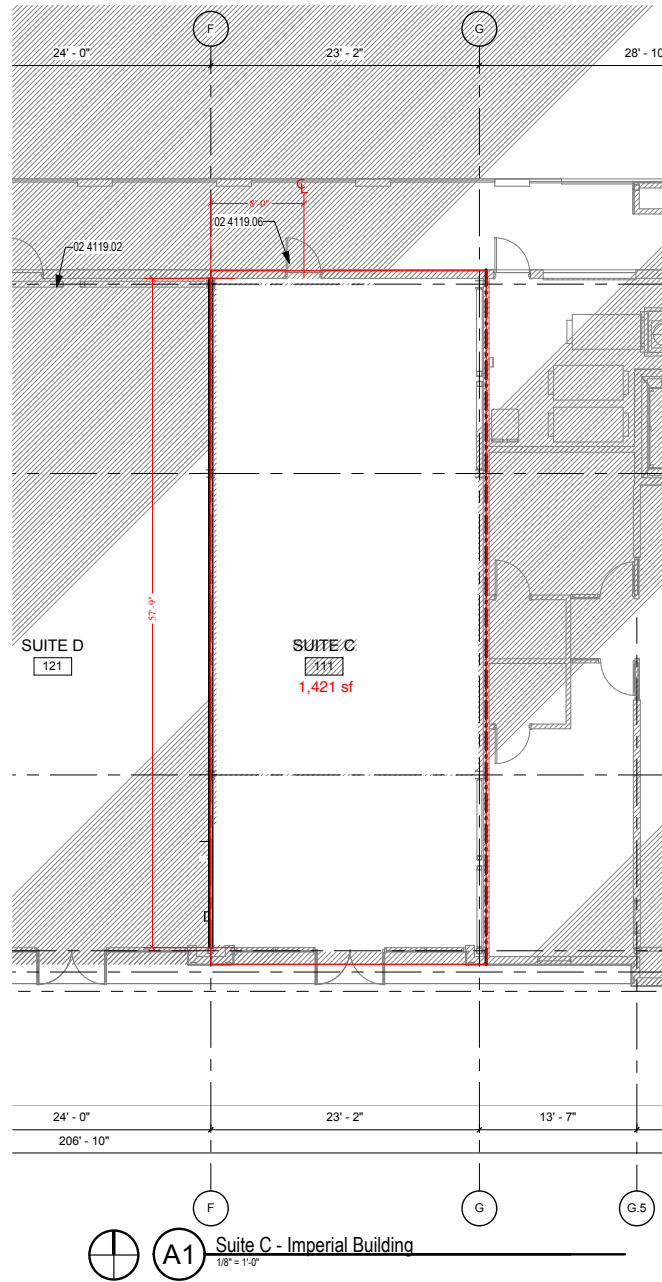
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SUITE C

1,421 SF



Imperial Building				
205 Silver Avenue SW, Albuquerque, NM 87102				
DEKKER PERICH SABATINI		ARCHITECTURE / DESIGN / INSPIRATION		Suite C
7601	JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109	505.741.9700 PDS@CDSIGN.ORG	DRAWN BY:	LRA
			REVIEWED BY:	CG
			DATE ISSUED:	9/9/2016
			PROJECT NO:	15-0106
			ISSUED FOR:	SKA-1
			REF:	

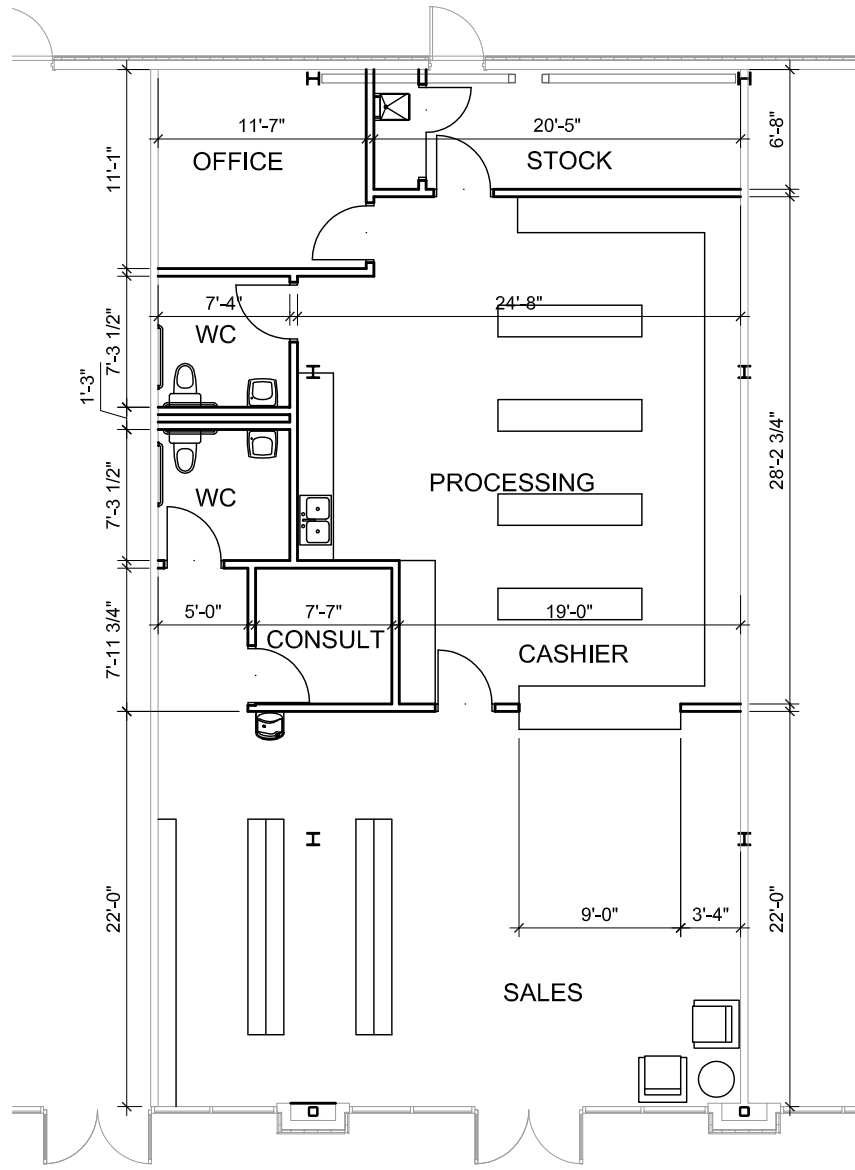


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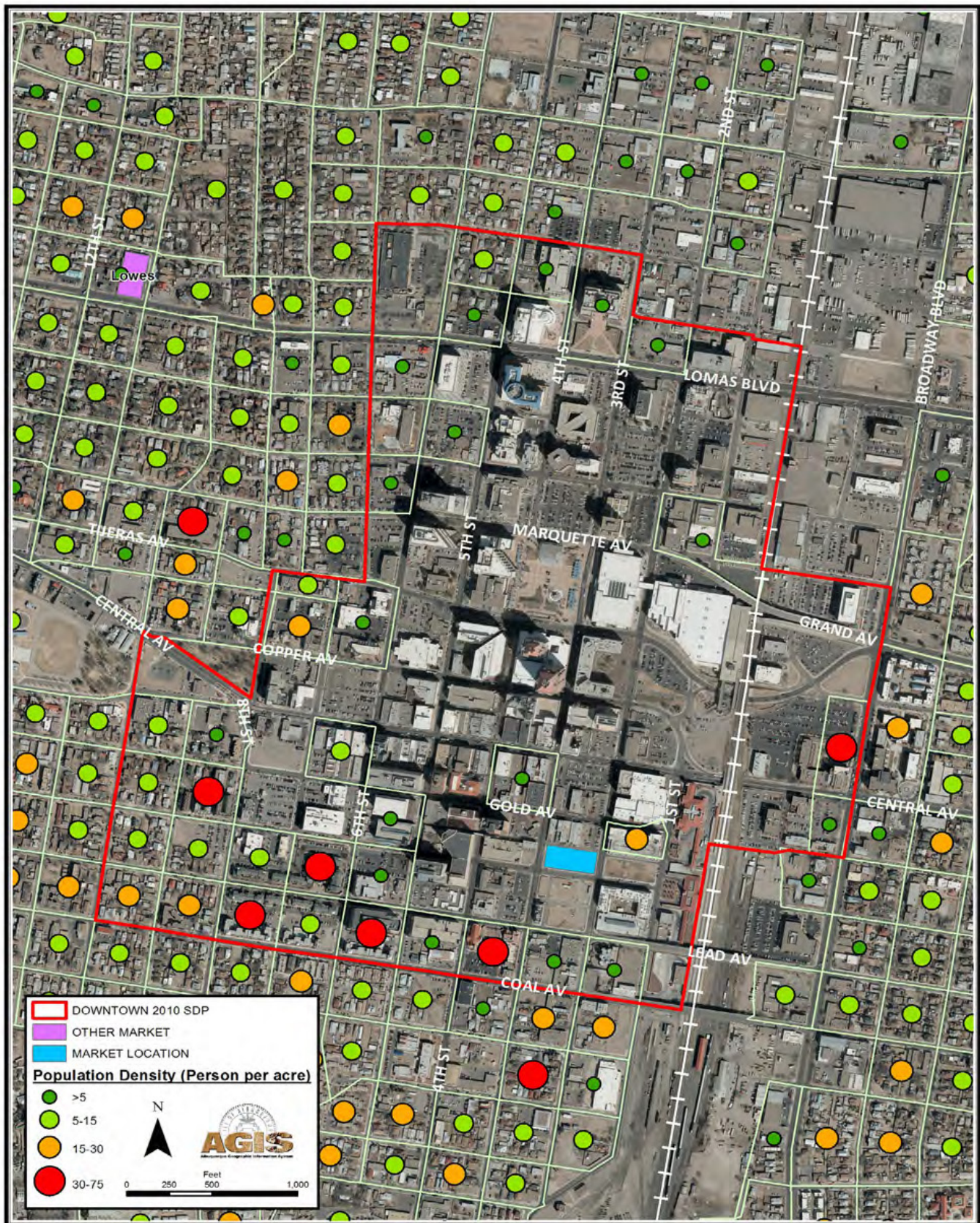
SUITE D
1,962 SF



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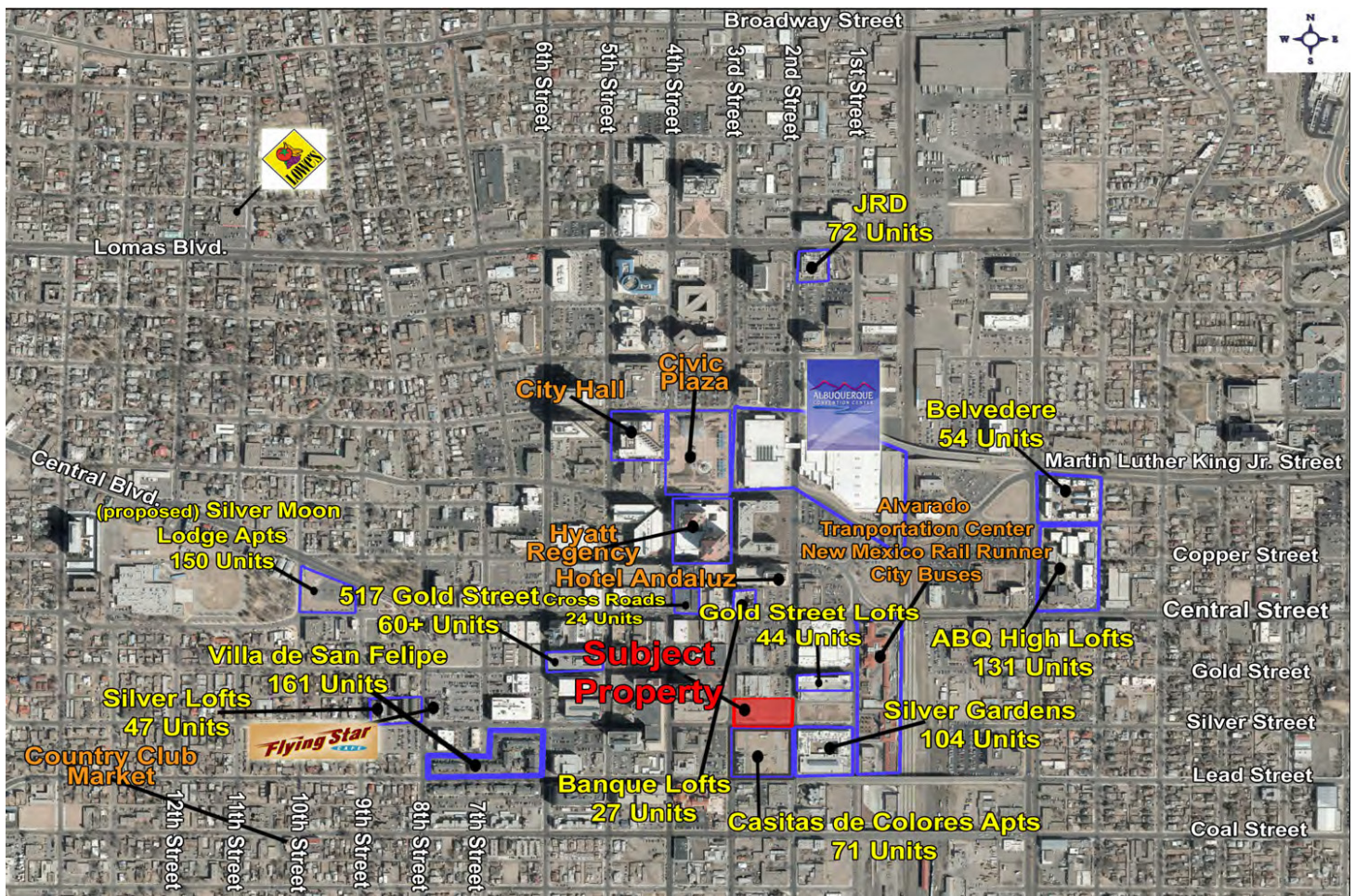
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Downtown Albuquerque Statistics:

- Over 1,300 apartment units have been constructed in Downtown Albuquerque since 2001
- Silver Gardens Apartments (across 2nd Street), consists of 151 units
- Casitas de Colores (across Silver Avenue from Imperial Building)- consists of 71 units
- Silver Moon Apartments - located at 10th and Central Ave (7 blocks from Imperial Building) consists of 151 units
- 1st and Central Apartments is now under construction (estimated completion 2Q 2018) and will consist of 71 units and a new bowling alley
- Innovate ABQ Building 1 is now under construction (estimated completion Q3 2017) and will consist of 122 units plus additional office space
- Alvarado Transportation Center ("ATC") which is the primary bus and rail terminal in Albuquerque is 1 block from the Imperial Building.
- ATC has over 1.2MM boardings and alightings per year which includes the New Mexico Rail Runner which uses ATC as the Downtown Albuquerque stop.



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