

For Lease



Bite-Sized Retail Suite

NEAR OLD TOWN AND COUNTRY CLUB NEIGHBORHOOD



THE GEORGE | FIRST-GENERATION SPACE

1623 Central Ave. NW | Albuquerque, NM 87104

±775 SF Available

NAI SunVista | Got Space™

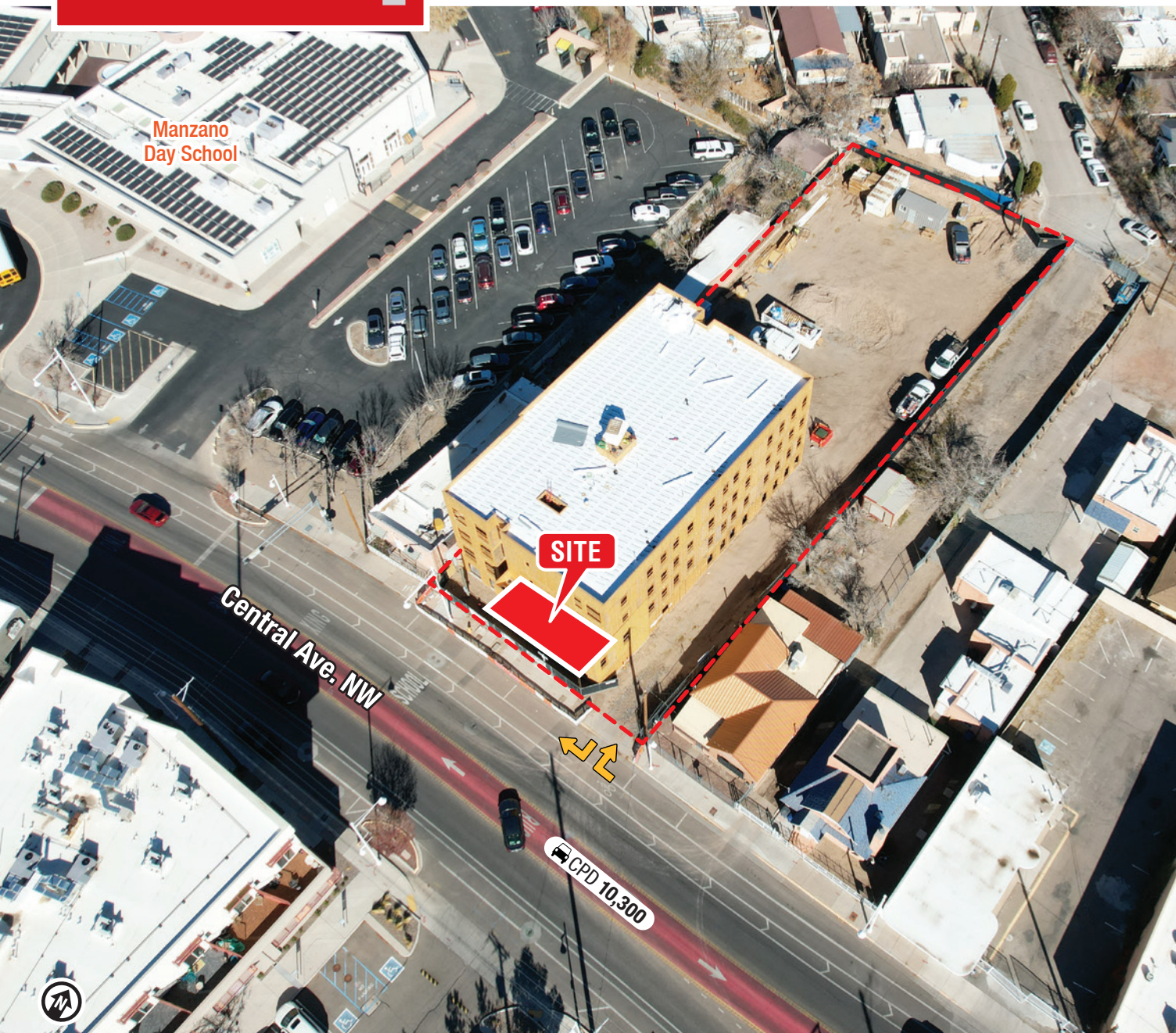
Opening the Door to Commercial Real Estate Excellence

John Algermissen CCIM

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1623 Central Ave. NW | Albuquerque, NM 87104



PROPERTY

AVAILABLE

Street Level: ± 775 SF

LEASE RATE

\$2,500/Mo. Modified Gross

HIGHLIGHTS

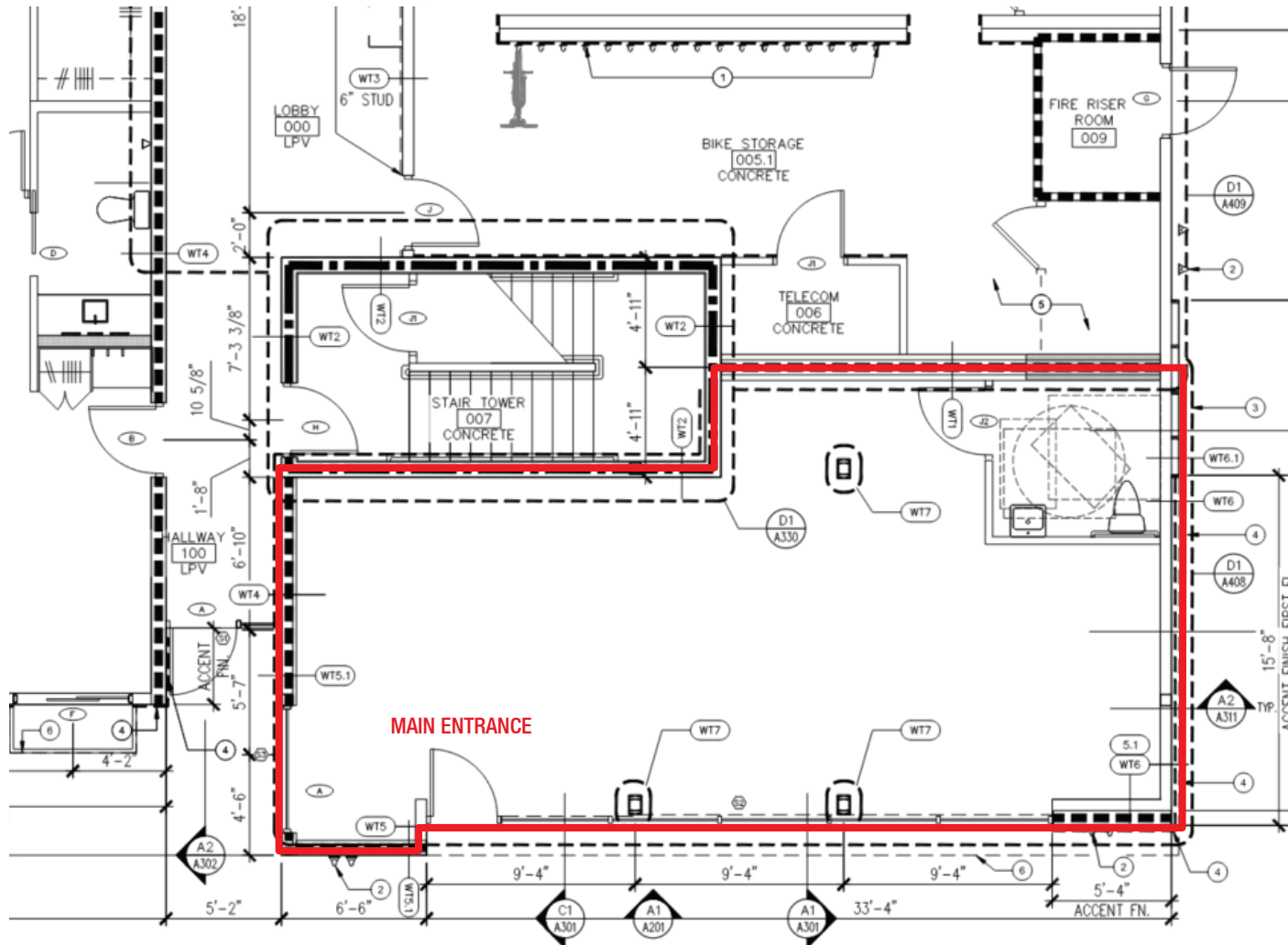
- First-generation retail space at The George, a new, luxury apartment building
- The only retail space in the building
- Construction to be complete by Summer 2026
- Great visibility on Central Ave. with 10,300 vehicles per day
- Adjacent to schools, apartments and offices for a strong mix of 24/7 customer generators
- Surrounded by successful local restaurants like Vinaigrette, Duran's Central Pharmacy, Smothered, and the Dog House
- One of the few walkable neighborhood districts in the city
- High-traffic trade area adjacent to Old Town and Sawmill, the largest tourist district in the city
- 5 minutes from downtown, one of the highest daytime population trade areas

ZONING MX-M

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FLOOR PLAN



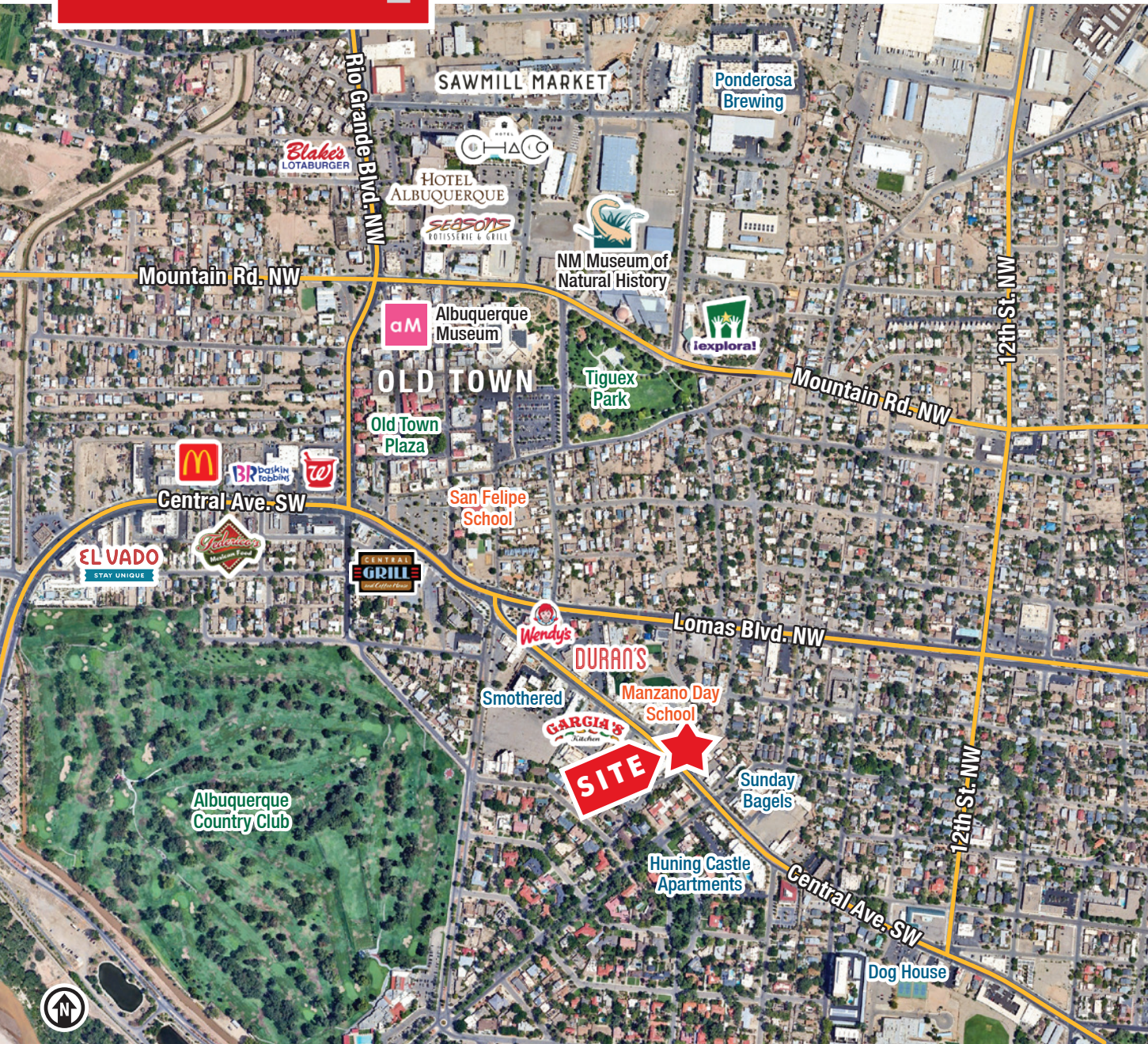
AVAILABLE

Street Level: ± 775 SF

Central Ave. SW

For Lease

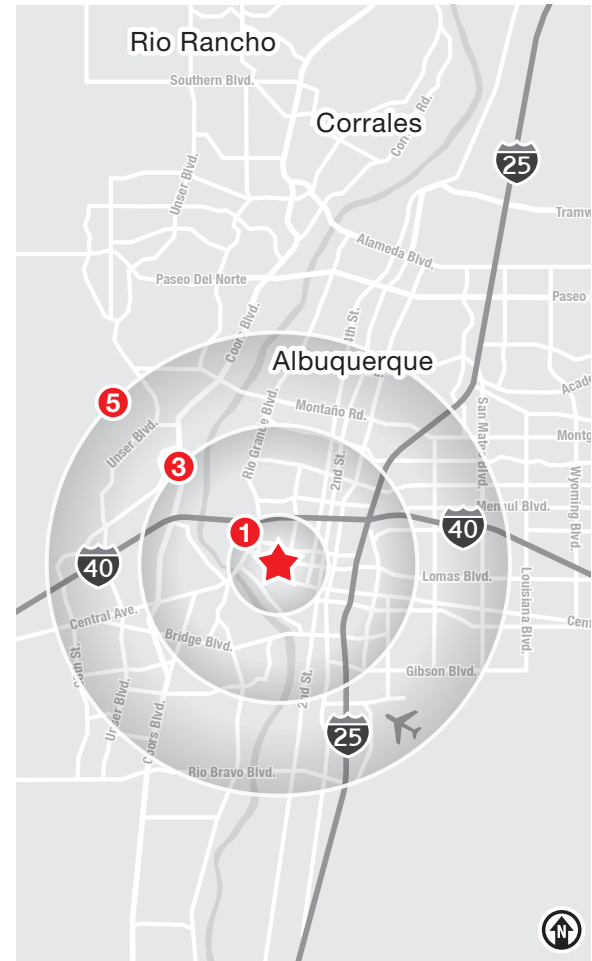
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,053	93,887	250,386
Average HH Income	\$83,250	\$75,089	\$83,068
Daytime Employment	26,338	84,259	152,172

2025 Forecasted by Esri



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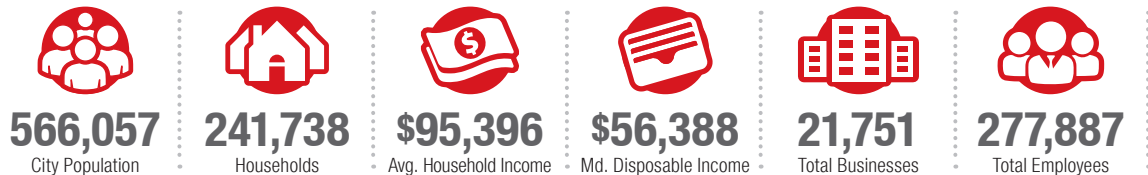
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.