

For Sale  
or Lease

# New Retail Building/Space

IN THE SOUTHEAST HEIGHTS NEAR SANDIA LABS/KIRTLAND AFB

10221 Central Ave. NE | Albuquerque, NM 87103

NWQ Central Ave. & Eubank Blvd. NE



## FOR SALE

Building: ±5,400 SF  
Land: ±0.77 Ac.  
See Advisors For Price



## FOR LEASE

±1,800 SF  
See Advisors For Rate

- Near busiest Sandia Labs/Kirtland AFB entrance
- Great visibility to ±27,300 cars per day
- Monument and suite signage along Central Ave.
- Multiple full-access points from Central Ave.
- Surrounded by strong local/national fast food and big box retailers
- 1 mile from I-40
- IDO Zoning: MX-H

**NA**SunVista

got space™

**Randall Parish**  
randall@sunvista.com  
505 338 4110

**John Algermissen**  
johna@sunvista.com  
505 998 5734

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10221 Central Ave. NE | Albuquerque, NM 87103



505 878 0001 | [sunvista.com](http://sunvista.com)    

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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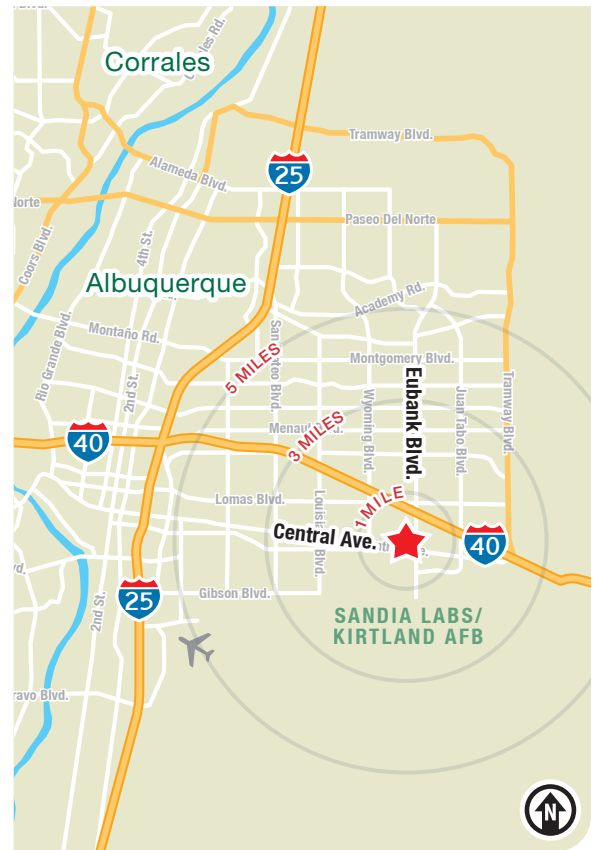


### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,553	120,032	223,318
Average HH Income	\$76,012	\$75,612	\$86,679
Daytime Employment	12,607	50,604	99,035

2023 Forecasted by Esri

**HUB Zone** [MORE INFO](#)



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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 2023 Demographics)



**566,387**  
City Population



**241,133**  
Households



**\$92,972**  
Avg. Household Income



**\$52,179**  
Md. Disposable Income



**21,085**  
Total Businesses



**291,840**  
Total Employees



**923,076**  
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.