

For Sublease

Iconic University-Area Retail Building

ON CENTRAL AVE. NEXT TO PRESBYTERIAN MEDICAL CENTER

1418 Central Ave. SE | Albuquerque, NM 87106

SWQ Central Ave. & University Blvd. SE



AVAILABLE

Building: ±3,696 SF
Land: ±0.3 Acres



LEASE RATE

\$10.00/SF + Utilities

- Great frontage and visibility on Central Ave. with ±23,700 cars passing the site daily
- The site has its own dedicated parking with easy access off Central Ave.
- Walking distance to the University of New Mexico

NAISunVista

got space™

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HIGHLIGHTS

AVAILABLE

Building: $\pm 3,696$ SF
Land: ± 0.3 Acres

LEASE RATE

\$10.00/SF + Utilities

IDO ZONING

- MX-M

HIGHLIGHTS

- Great frontage and visibility on Central Ave. with $\pm 23,700$ cars passing the site each day
- The site has its own dedicated parking with easy access off Central Ave.
- One-half mile from I-25
- 7'-13' ceilings throughout
- Rare, highly-visible pylon signage
- 4 mini-split air conditioning units throughout
- Walking distance to the University of New Mexico
- Strong day-time population



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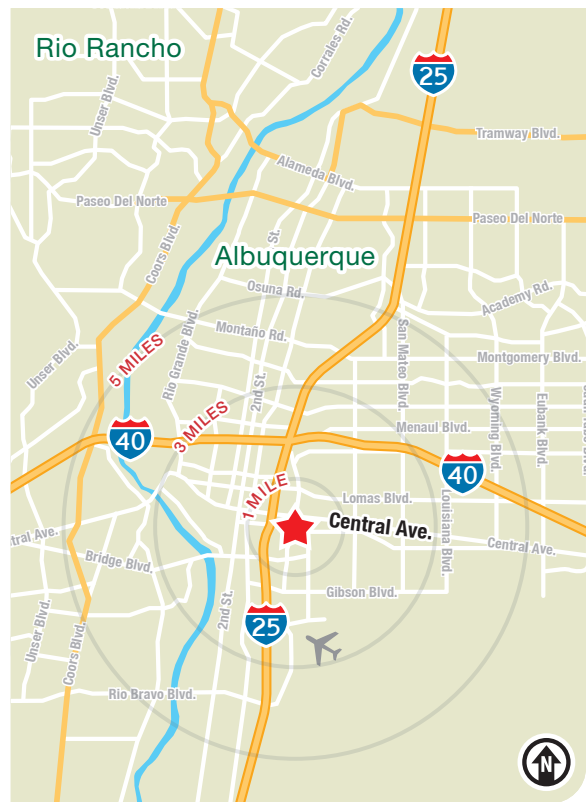
LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,245	89,976	227,550
Average HH Income	\$53,334	\$75,613	\$72,907
Daytime Employment	36,305	119,170	201,859

2023 Forecasted by Esri

HUB Zone [MORE INFO](#)

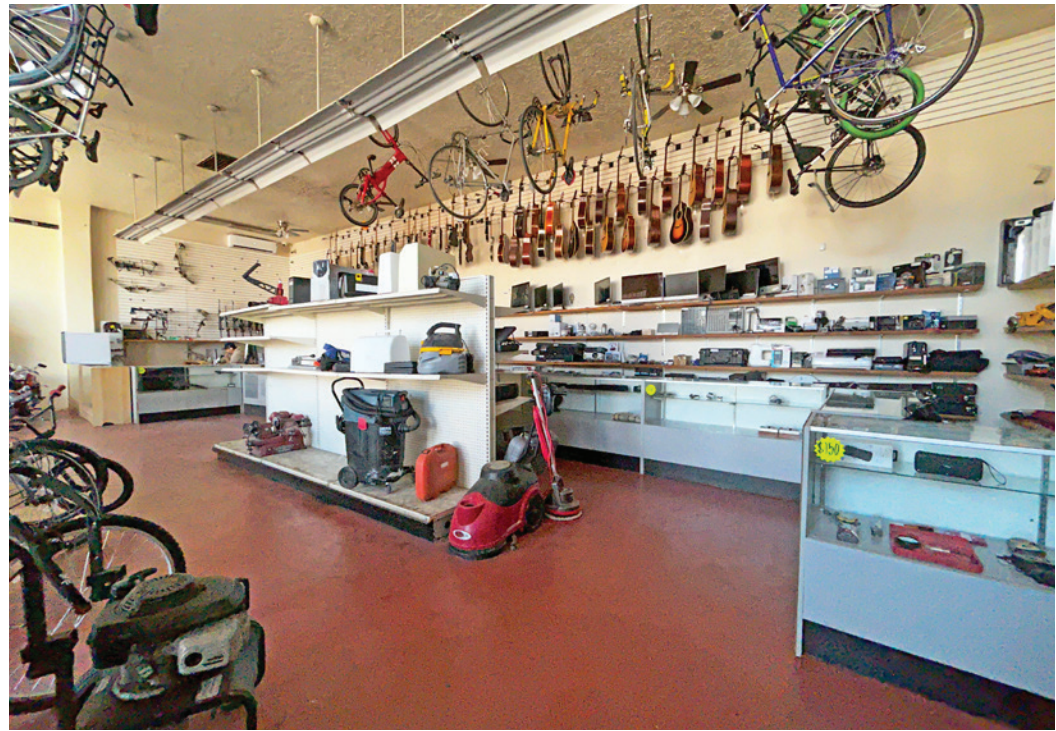
Opportunity Zone [MORE INFO](#)



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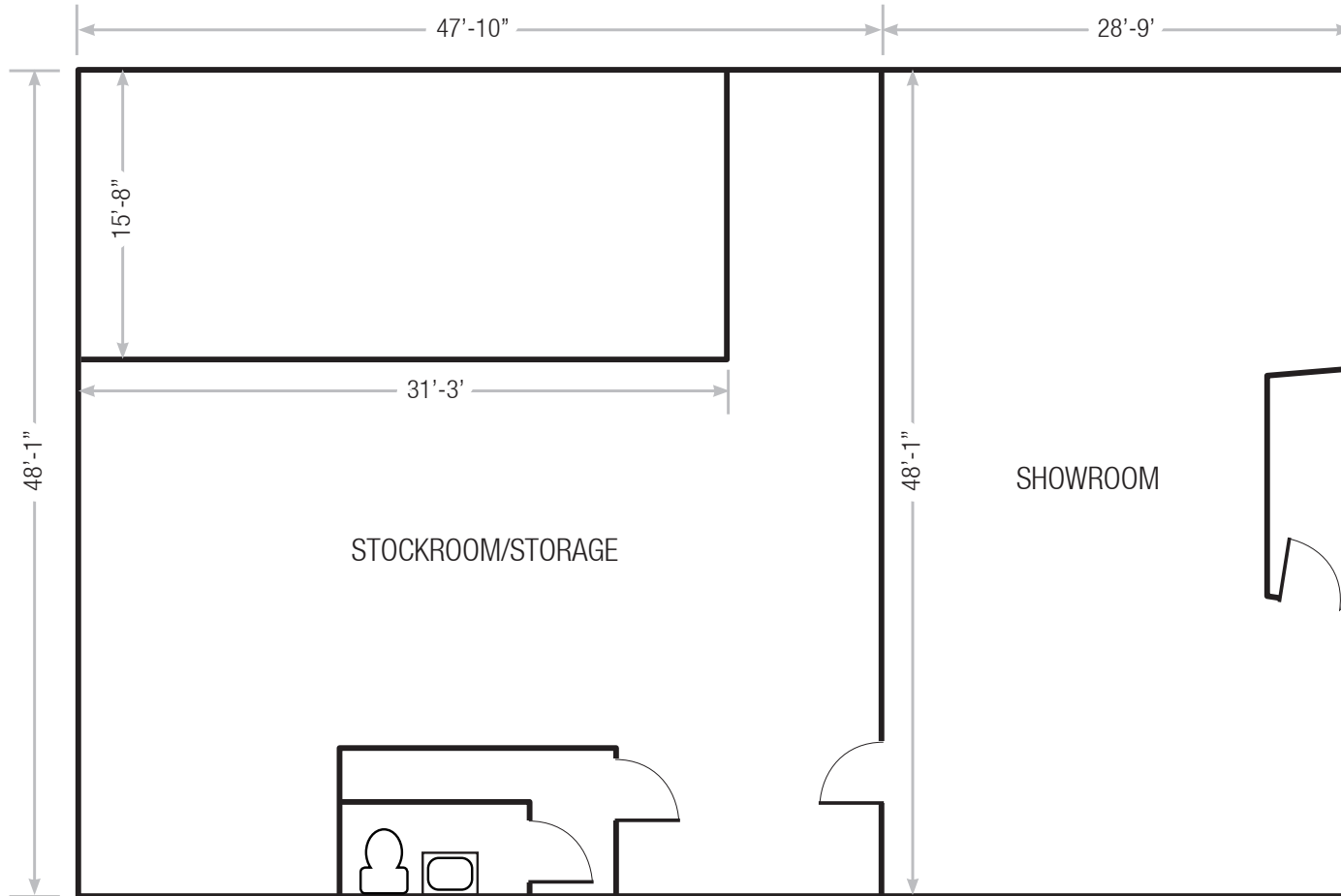
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FLOOR PLAN

±3,696 SF

Floor Plan Not to Scale

Central Ave.

