

For Lease

Turn-Key Restaurant Near UNM

PERFECT FOR LOCAL BUSINESS

2106 Central Ave. SE | Albuquerque, NM 87106

SWQ Central Ave. & Yale Blvd. SE



AVAILABLE

±1,800 SF



LEASE RATE

\$15.00/SF +
\$3.80/SF NNN
(\$2,790/Month)

HIGHLIGHTS

- Directly across the street from the University of New Mexico
- Excellent visibility with over 17,000 CPD
- Restaurant infrastructure in place including 12' hood, 3-compartment sink and prep tables
- ±1,400 SF shared patio on south side of suite
- ±644 SF kitchen, large dining area, admin office, and in-suite restrooms
- Locally owned and managed

IDO ZONING MX-M

NAI SunVista

got space™

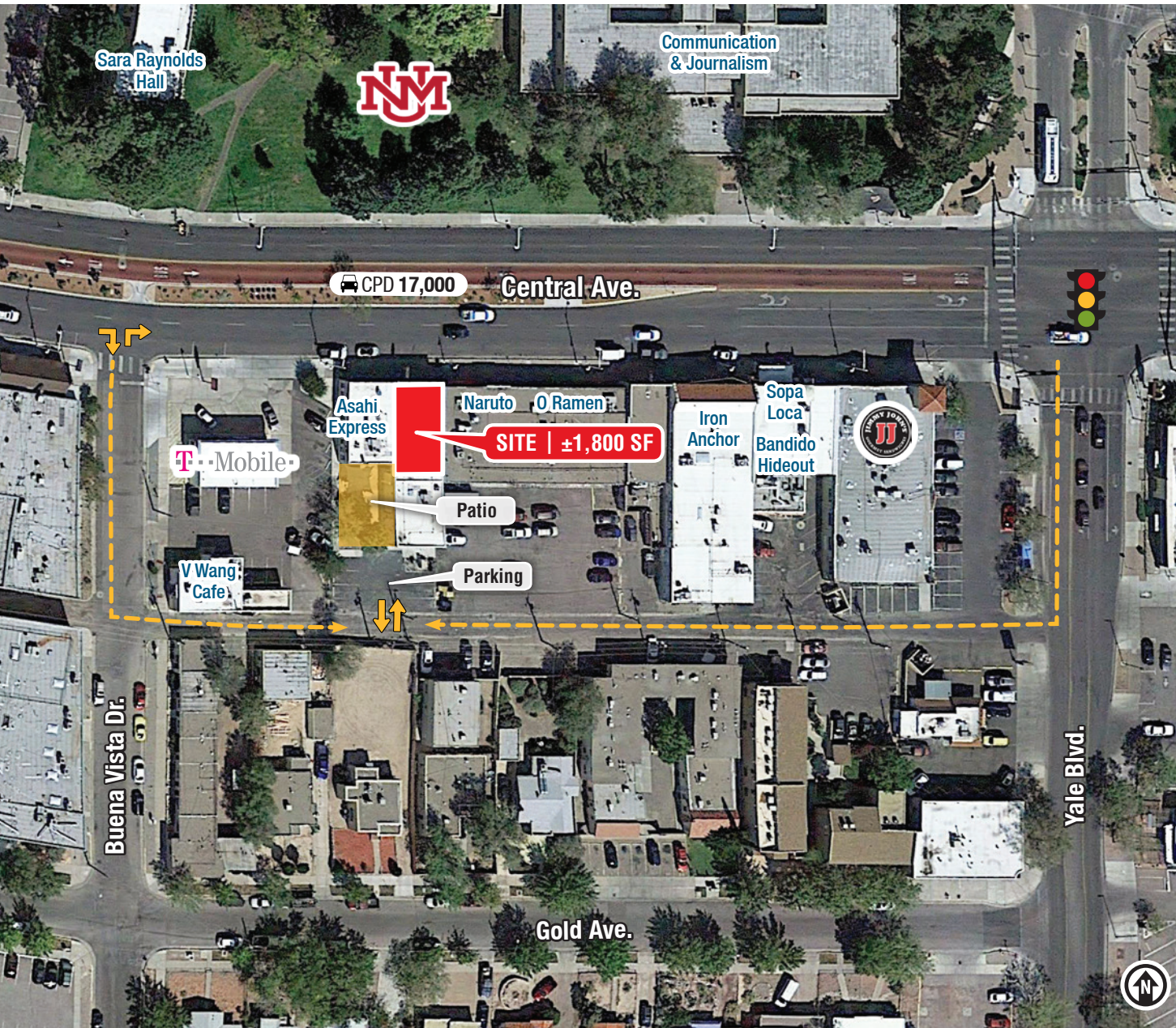
Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges
rob@sunvista.com
505 977 5094

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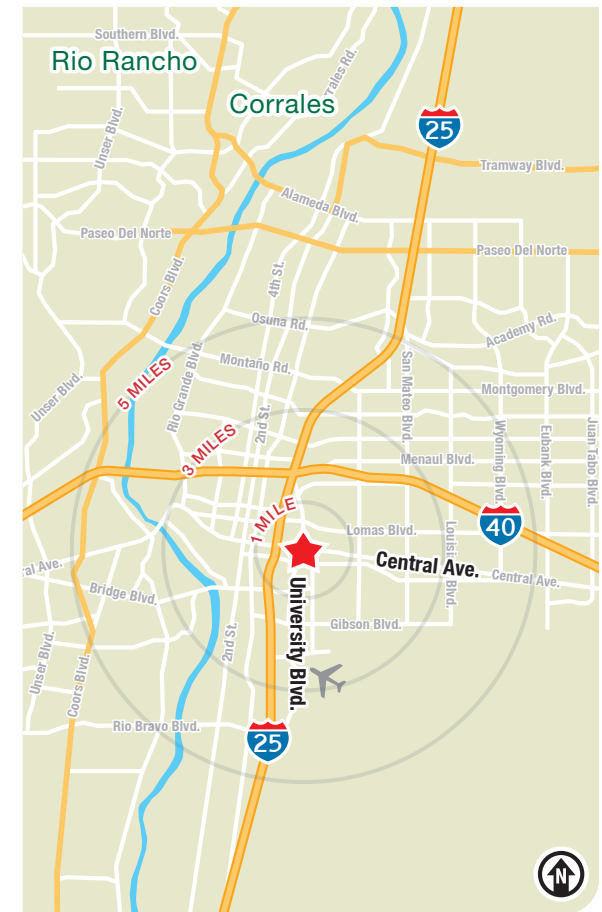
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,866	91,140	229,869
Average HH Income	\$62,835	\$73,494	\$72,573
Daytime Employment	31,202	125,229	202,637

2023 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com |
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FLOOR PLAN

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