

# For Lease

## University-Area Retail/Office

LOCATED ADJACENT TO FRONTIER RESTAURANT

111 Cornell Dr. SE | Albuquerque, NM 87106

SWQ Central Ave. & Cornell Dr. SE



**AVAILABLE**

±1,900 SF



**LEASE RATE**

See Advisors

### HIGHLIGHTS

- Well positioned near the main pedestrian entrance to UNM
- Adjacent to landmark restaurants that draw customers city wide
- Great visibility with multiple signage options
- Ample parking with direct access
- Abundant weekday and weekend pedestrian traffic
- In one of the highest daytime population areas within the metro
- IDO Zoning: MX-L

**Cannabis-Friendly Property**

Cannabis business use is welcome here.



**NA**SunVista

got space™

John Algermissen, CCIM  
johna@sunvista.com  
505 998 5734

Genieve Posen  
genieve@sunvista.com  
505 998 1568

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## UNIVERSITY-AREA RETAIL/OFFICE

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**NAI** SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)      
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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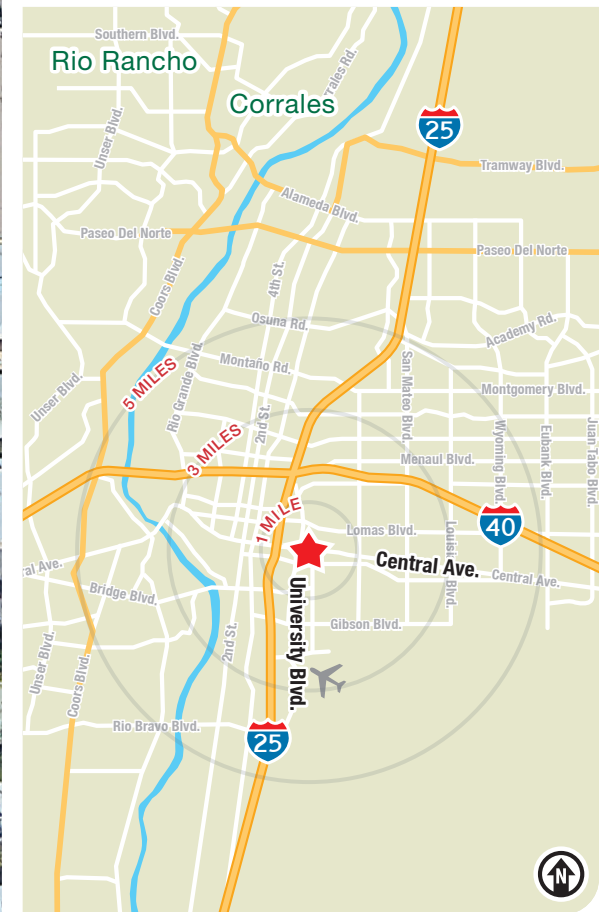
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,403	93,102	230,086
Average HH Income	\$70,473	\$72,442	\$72,796
Daytime Employment	29,652	125,637	202,483

2023 Forecasted by Esri



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