



For Lease

Nob Hill Tap Room/Retail

3417 Central Ave. NE | Albuquerque, NM 87106

NASunVista

got space™

Alexis Lovato

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PROPERTY

Tap Room/Retail in The Heart of Nob Hill

AVAILABLE

Suite C: ±2,574 SF

LEASE RATE

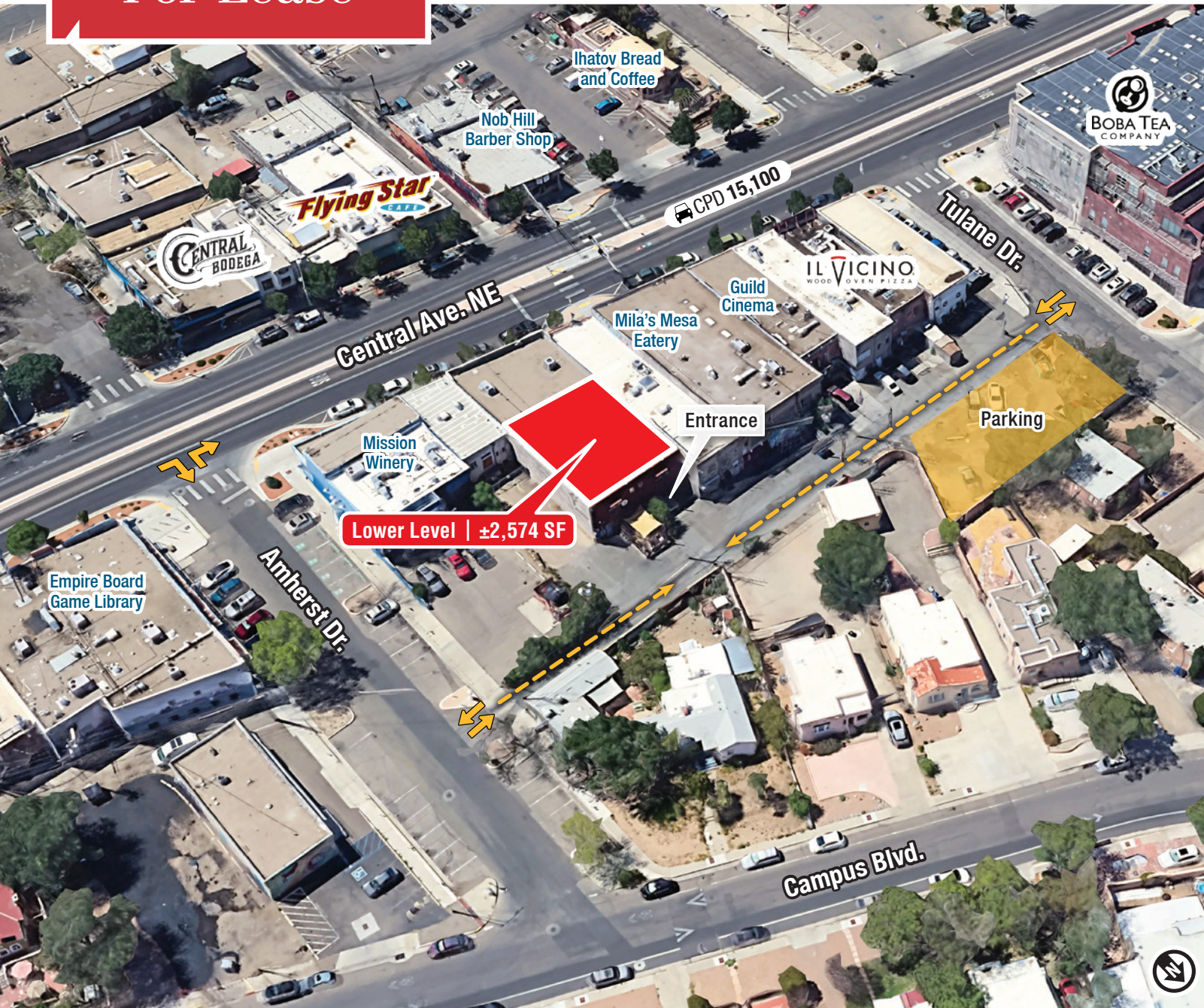
See Advisor (NNN Lease)

HIGHLIGHTS

- Situated in one of the busiest pedestrian trade areas
- Surrounded by dense residential
- Close proximity to the University of New Mexico
- Rear entrance with a spacious patio for al fresco dining or events
- Windowed, roll-up doors seamlessly connecting the indoor and outdoor patio space
- Existing tap wall – perfect turn-key opportunity for a taproom or bar concept

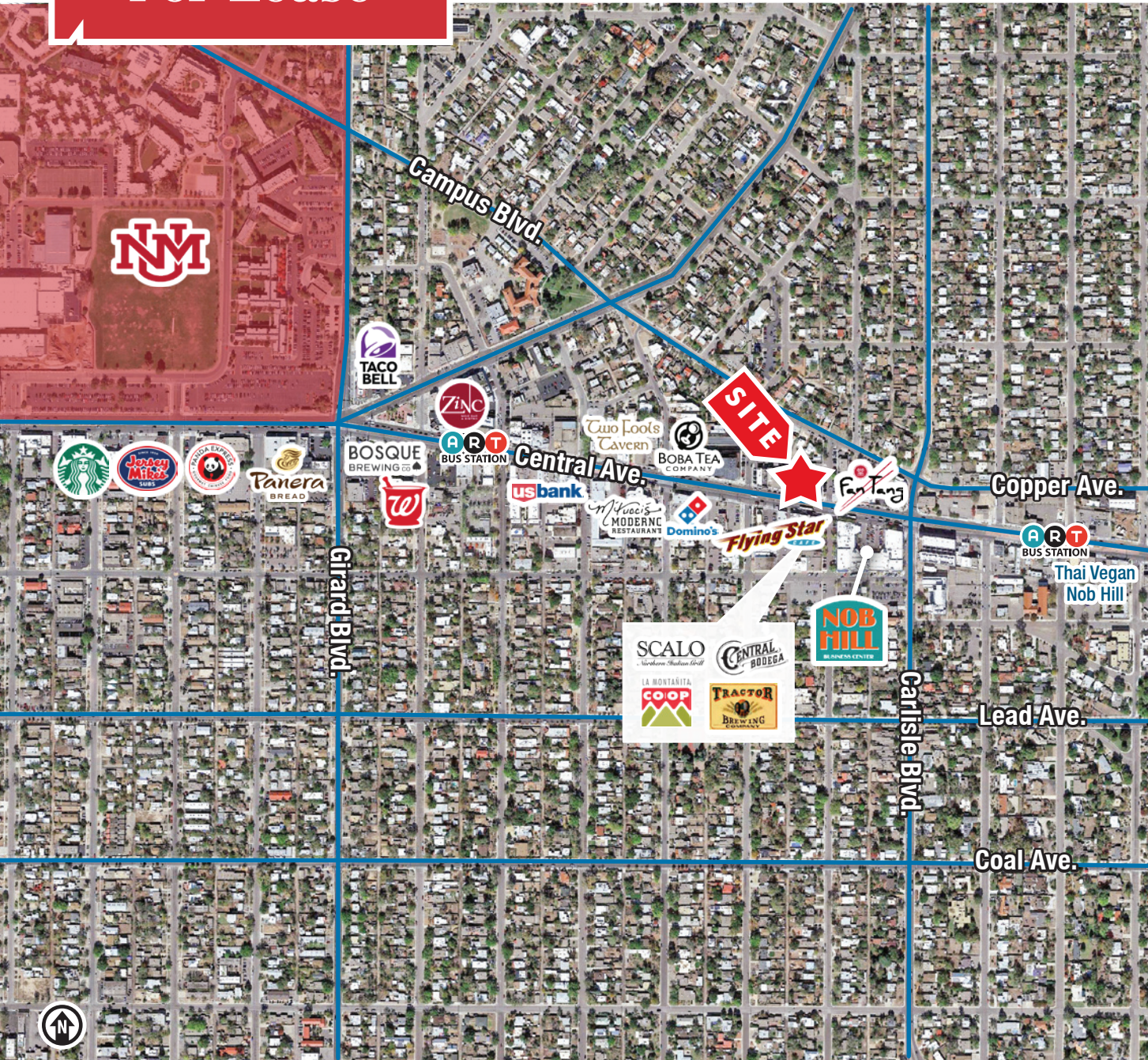
IDO ZONING

- [MX-M](#) 



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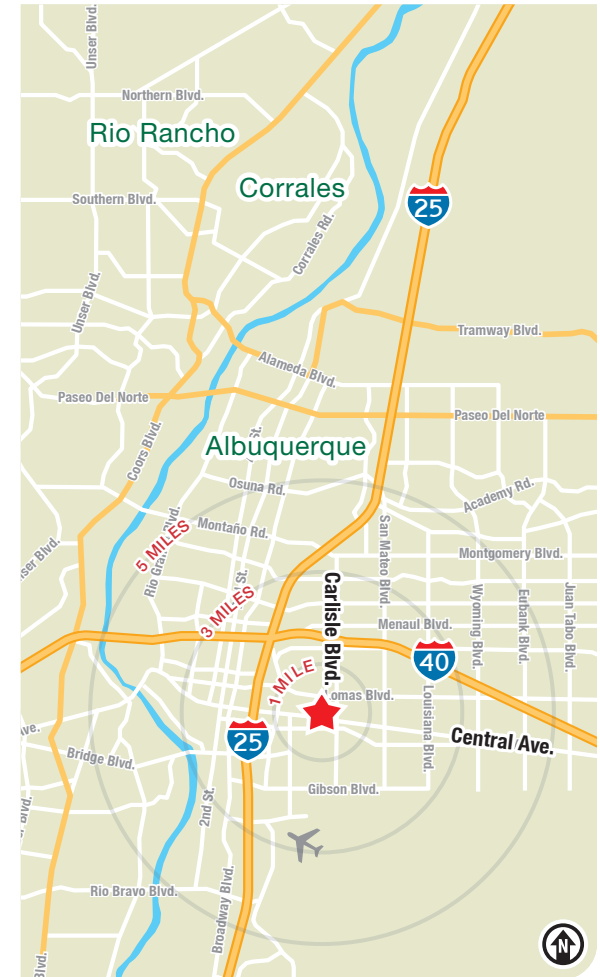
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LOCATION

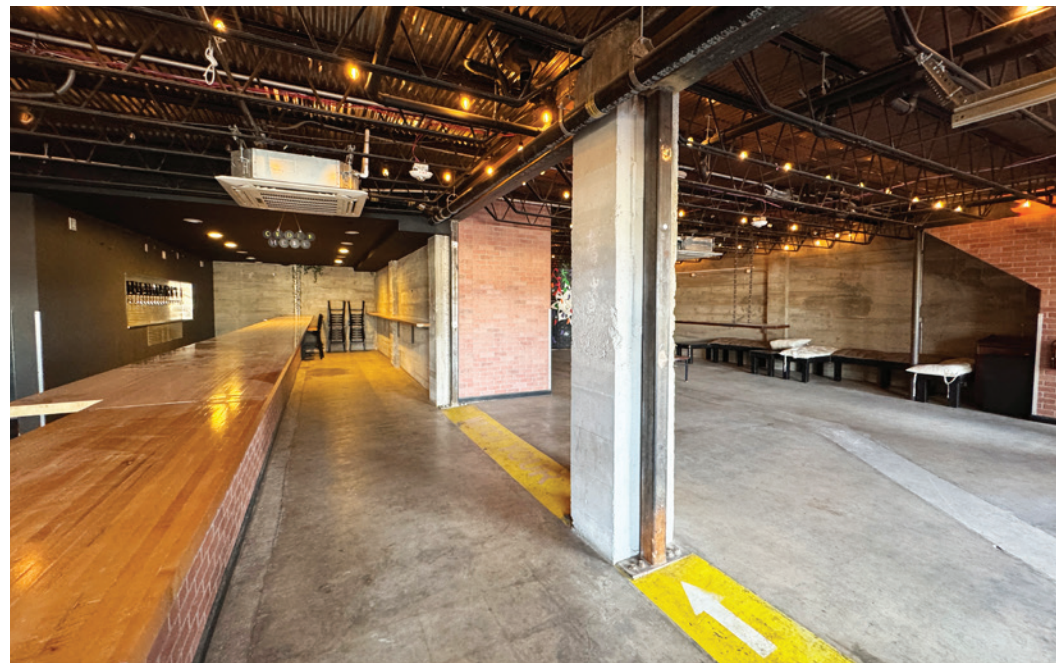
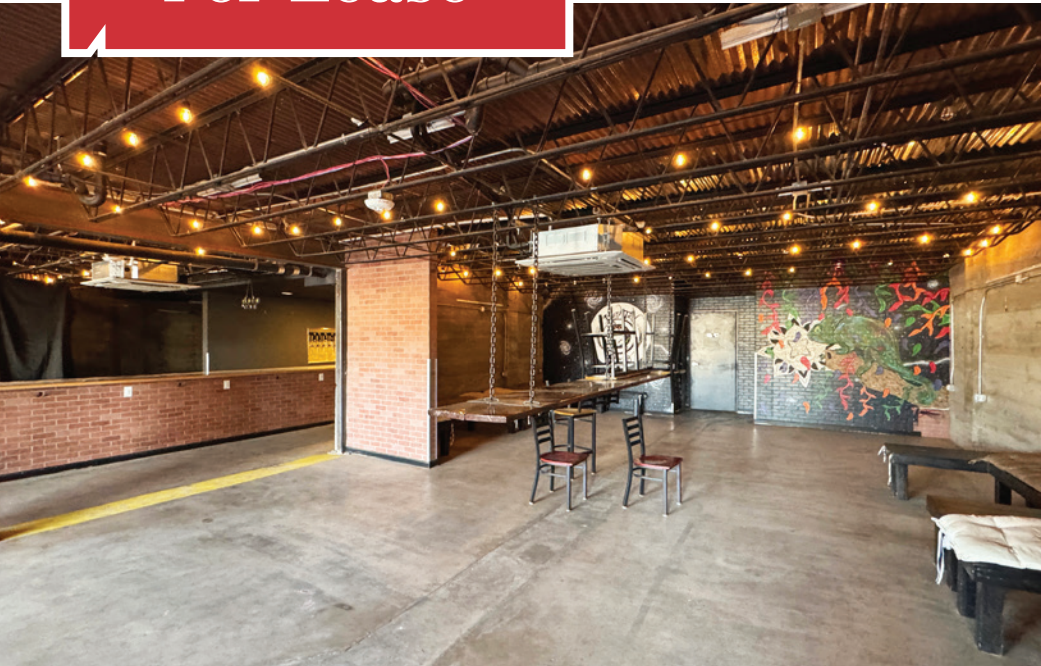
Demographics	1 mile	3 mile	5 mile
Total Population	15,822	104,173	232,537
Average HH Income	\$101,980	\$71,871	\$75,963
Daytime Employment	10,408	111,753	194,784

2024 Forecasted by Esri



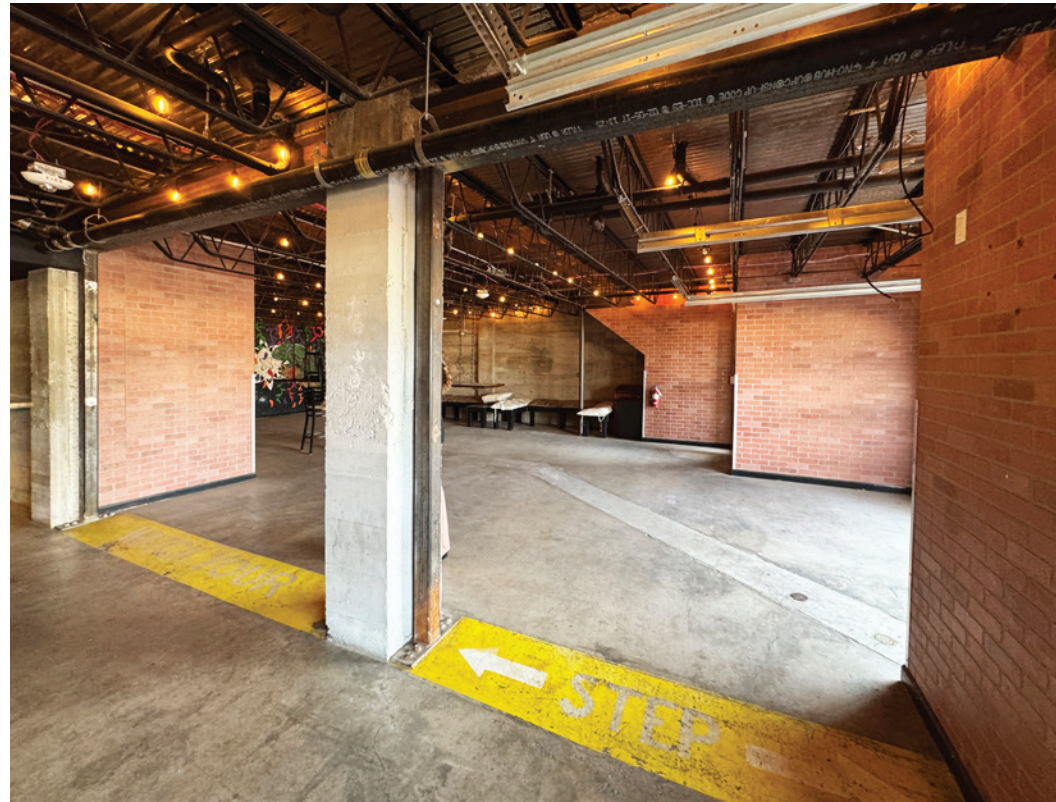
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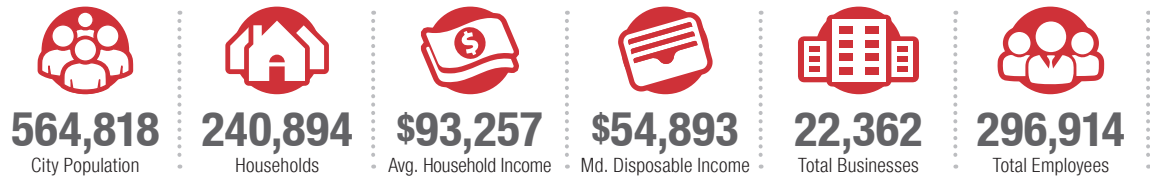
Albuquerque

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 2024 Demographics)



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*



926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State



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.