

For Sale

Highly-Visible Stand-Alone Building

RETAIL/WAREHOUSE WITH SHOWROOM OPPORTUNITY



1700 Central Ave. SE | Albuquerque, NM 87106

SWQ Central Ave. & University Blvd. SE



AVAILABLE

Building: ±15,266 SF
Land: ±0.48 Acres



SALE PRICE

\$899,000
(\$58.89/SF)

- High visibility off Central Ave. and located near UNM
- Prominent pylon signage
- Great potential for multi-purpose use

NA SunVista

got space™

Danaë Fernández
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For Sale

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SITE

AVAILABLE

Building: ±15,266 SF
Land: ±0.48 Acres

HIGHLIGHTS

- High visibility off Central Ave.
- Located near UNM
- Prominent pylon signage
- Spacious layout
- Warehouse offers potential for 7 roll-up doors:
 - 4 - 8' x 8' grade-level doors
 - 3 - 10' x 10' grade-level doors
- Great potential for multi-purpose use such as retail or office

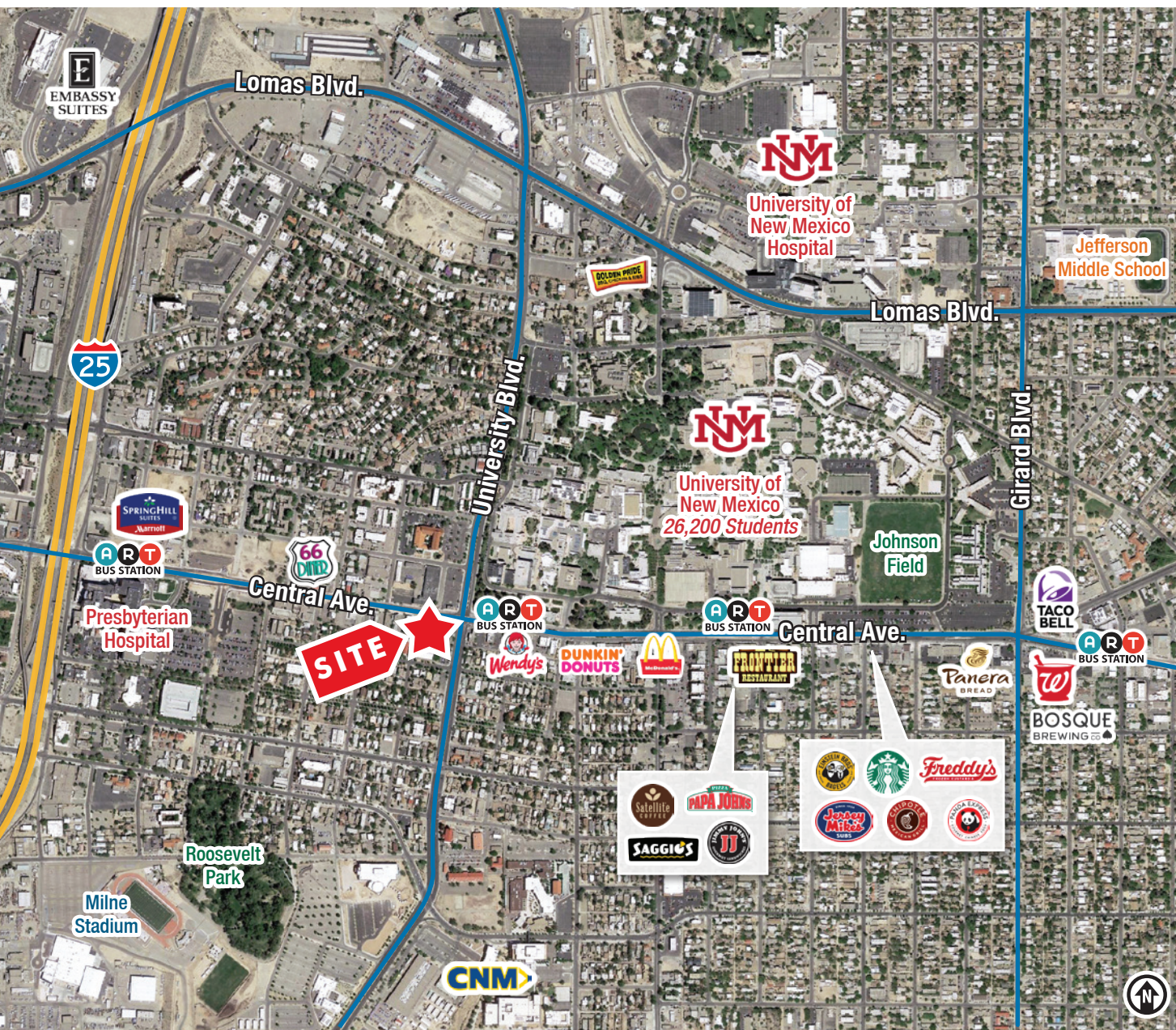
IDO ZONING

- [MX-M](#)

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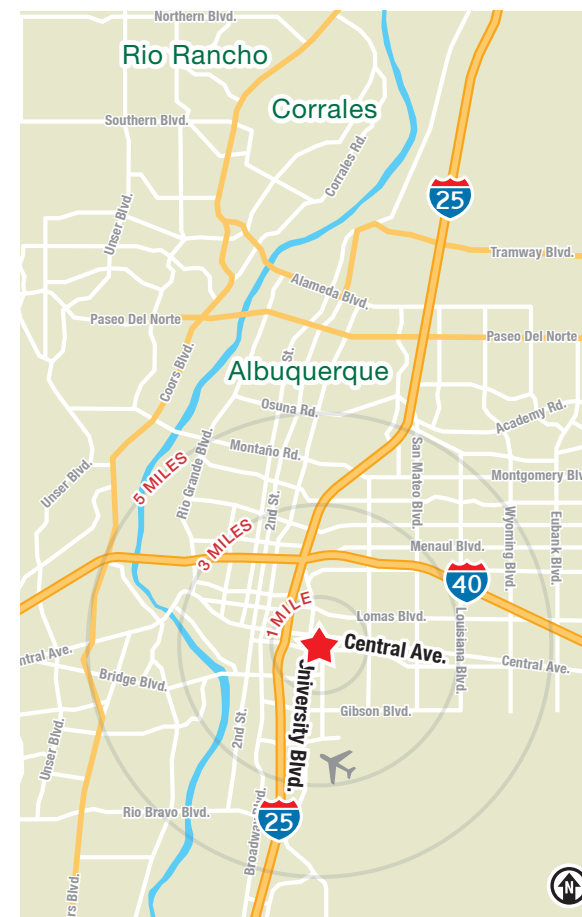
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LOCATION

| Demographics | 1 mile | 3 mile | 5 mile |
|--------------------|----------|----------|----------|
| Total Population | 12,159 | 89,427 | 227,705 |
| Average HH Income | \$62,864 | \$77,353 | \$74,381 |
| Daytime Employment | 19,370 | 101,914 | 183,945 |

2024 Forecasted by Esri



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WAREHOUSE



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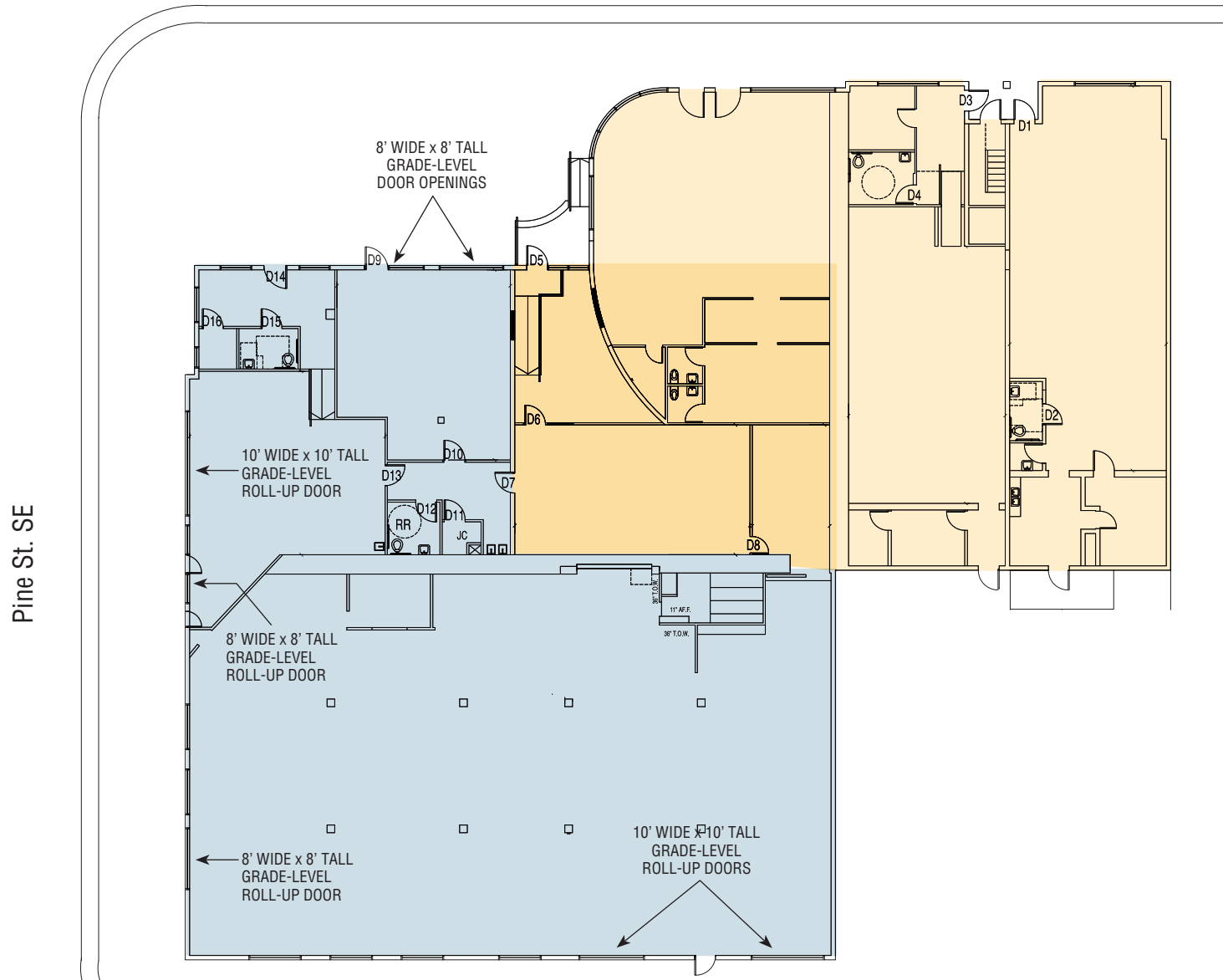
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Central Ave. SE

FLOOR PLAN

±15,266 SF

-  Retail/Office
-  Warehouse



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SITE SURVEY

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