

Turn-Key Office Space

ON CENTRAL AVE. ACROSS FROM UNM

For Lease



1606 Central Ave. SE | Albuquerque, NM 87106

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±644 - 2,940 SF
Available**

Ethan Melvin

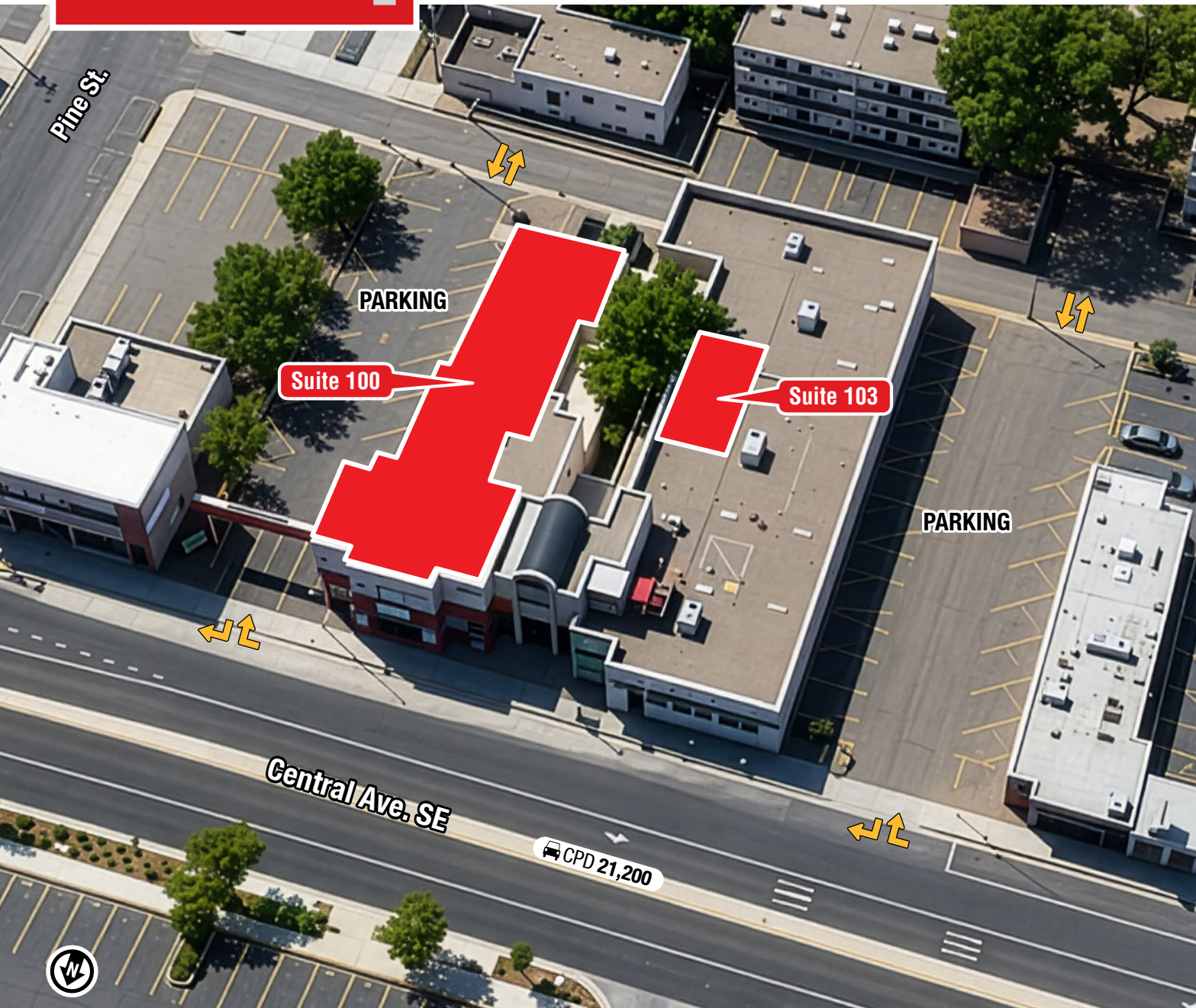
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PROPERTY

AVAILABLE RESTAURANT

Suite 100: ±2,940 SF
\$3,430/Month
(Tenant pays gas & electric)

Suite 103: ±644 SF
\$1,000/Month
(Tenant pays gas & electric)

HIGHLIGHTS

- Great visibility on Central Ave. with ±21,200 vehicles per day
- ±37 reserved building parking spaces
- Multiple access points from Central Ave.
- Existing office buildout
- Shared restrooms
- One minute from Presbyterian Hospital, UNM and CNM
- Close to hundreds of newly-constructed apartments
- One-half mile from I-25
- On historic Route 66, along the Albuquerque Rapid Transit (ART) route

ZONING MX-M

LOCATION

SWQ Central Ave. &
University Blvd. SE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,659	89,044	227,560
Average HH Income	\$65,973	\$78,958	\$76,819
Daytime Employment	20,715	102,682	188,221

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



NAISunVista

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TRADE AREA



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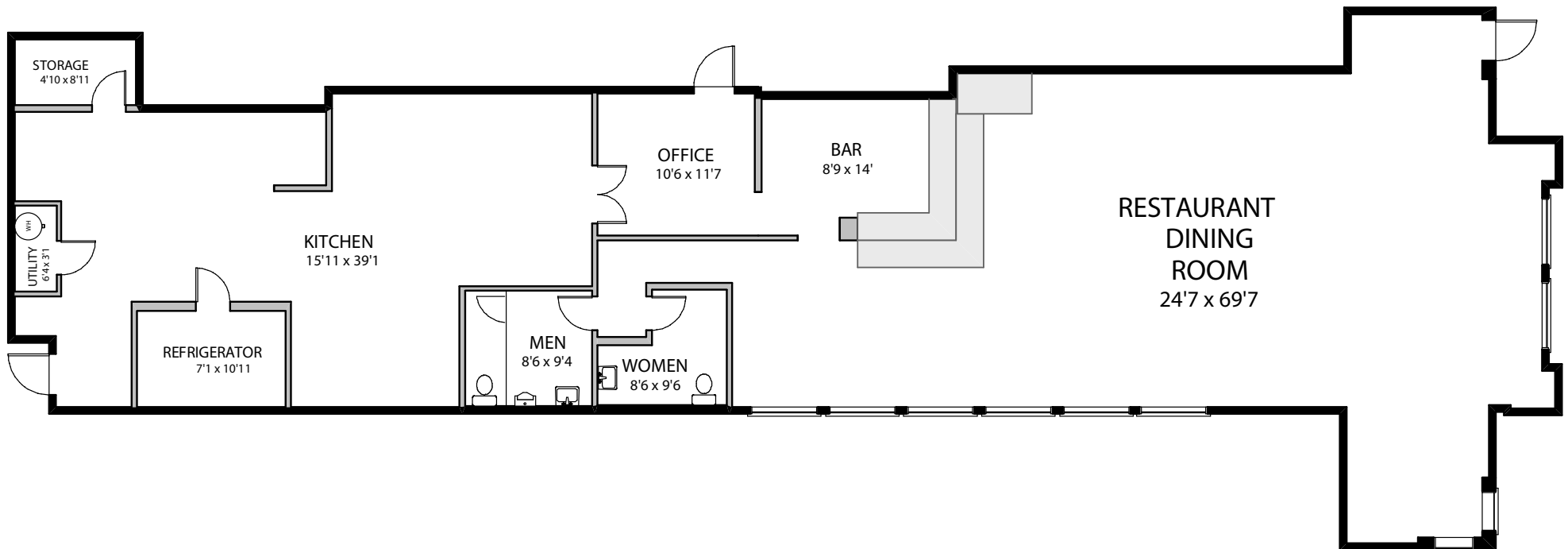
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FLOOR PLAN

SUITE 100

±2,940 SF



RESTAURANT BUILDOUT



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FLOOR PLAN

SUITE 103

±644 SF

