

Turn-Key Office Space

ON CENTRAL AVE. ACROSS FROM UNM

For Lease



1606 Central Ave. SE | Albuquerque, NM 87106

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±644 SF Available

Ethan Melvin

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PROPERTY

AVAILABLE

Suite 103: ±644 SF
\$750/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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**University of New Mexico
North Campus**
Law Students: 347
Medical Students: 1,574

University of New Mexico Hospital
Daytime Employment: 16,793

**Jefferson
Middle School**

**University of
New Mexico
26,200 Students**

**Johnson
Field**

**Presbyterian
Hospital**



**Roosevelt
Park**

Milne Stadium



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FLOOR PLAN

SUITE 103

±644 SF

