

For Lease

University Retail/Office Space

CENTRAL AVE. FRONTAGE ACROSS FROM UNM



RESTAURANT SPACE

±1,013-2,940 SF Available

1606 Central Ave. SE | Albuquerque, NM 87106

NAISunVista] **Got Space™**

Ethan Melvin

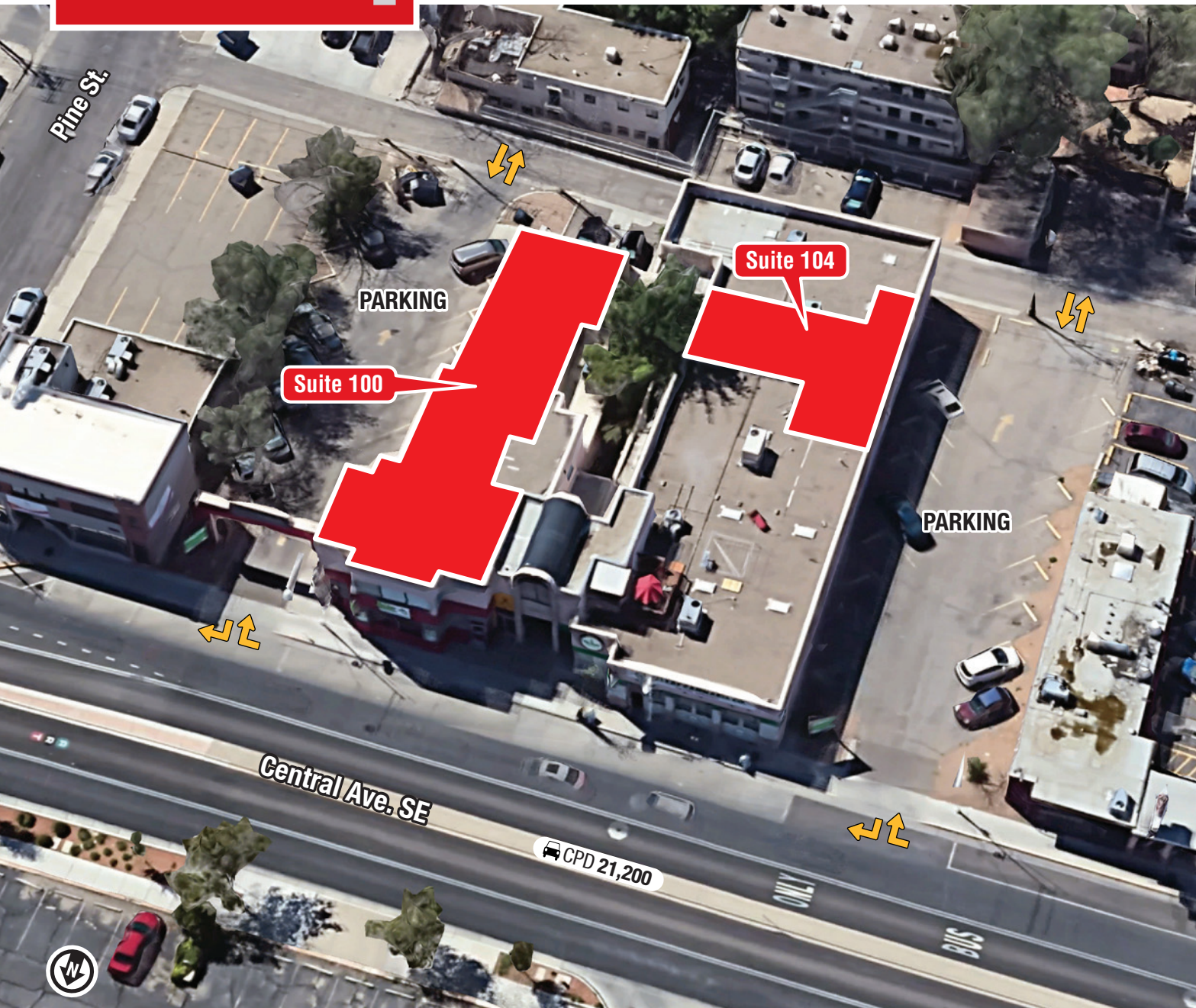
ethan@sunvista.com | 505 235 9347

John Algermissen CCIM

johna@sunvista.com | 505 998 5734

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PROPERTY

AVAILABLE **RESTAURANT**

Suite 100: $\pm 2,940$ SF
\$3,430/Mo. Modified Gross

Suite 104: $\pm 1,013$ SF
\$1,400/Mo. Modified Gross

HIGHLIGHTS

- Great visibility on Central Ave. with $\pm 21,200$ vehicles per day
- ± 37 reserved building parking spaces
- Multiple access points from Central Ave.
- 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

IDO ZONING **MX-M** 

LOCATION

- SWQ Central Ave. & University Blvd. SE

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505 878 0001 | sunvista.com
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SUITE 104



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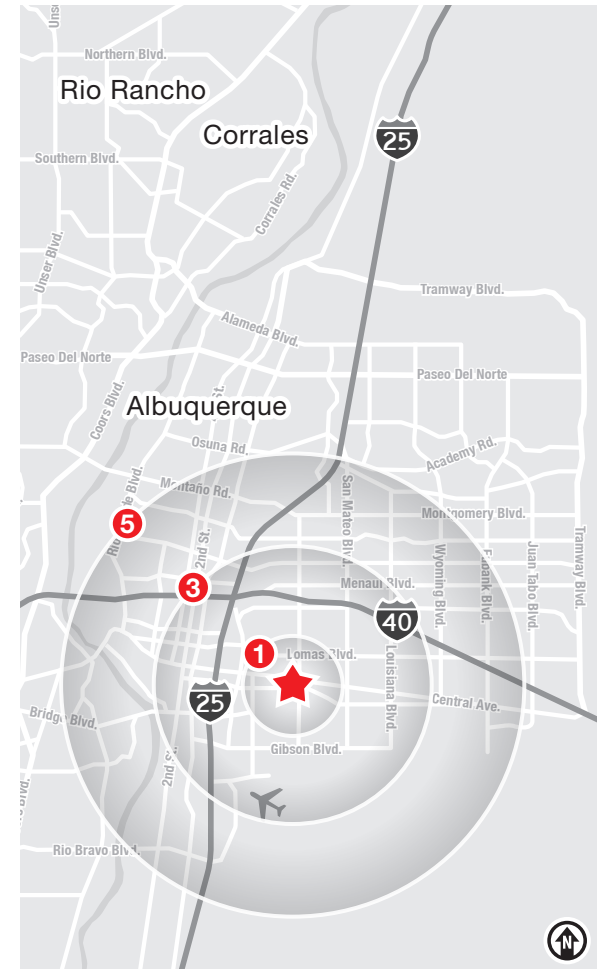
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,643	88,895	227,568
Average HH Income	\$61,464	\$77,945	\$74,680
Daytime Employment	21,015	103,850	188,507

2024 Forecasted by Esri



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TRADE AREA



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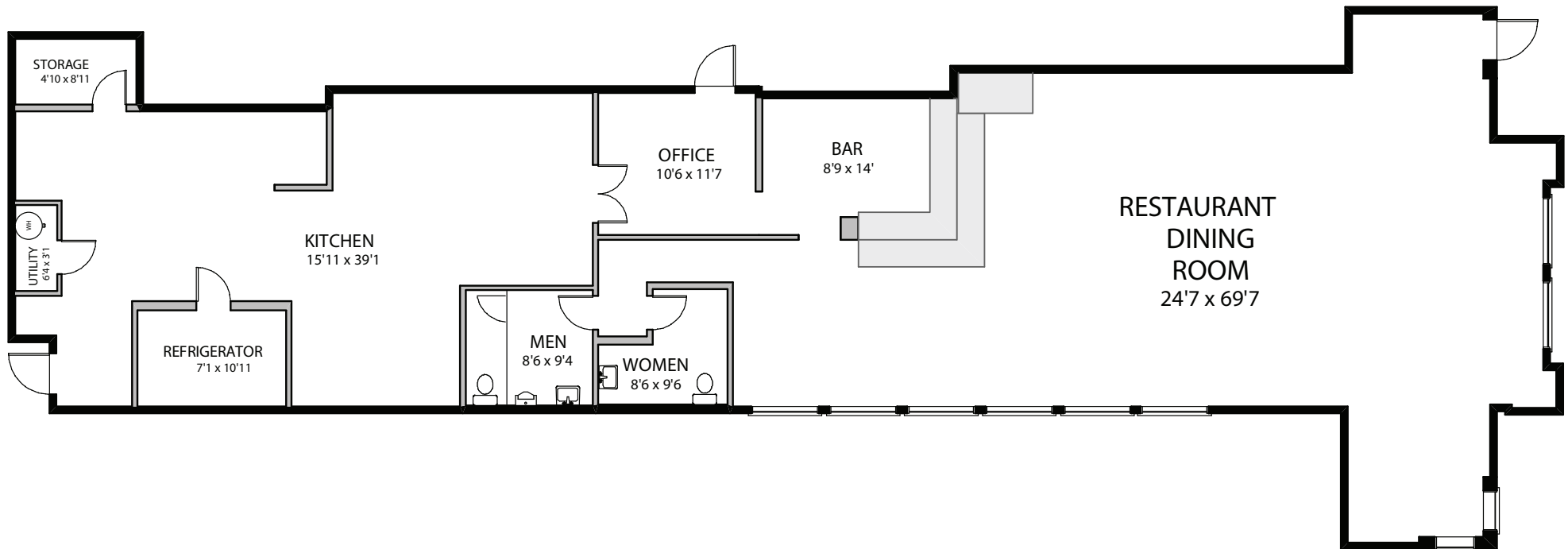
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FLOOR PLAN

SUITE 100

±2,940 SF



RESTAURANT BUILDOUT

For Lease

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FLOOR PLAN

SUITE 104

±1,013 SF

