Turn-Key Office Space

ON CENTRAL AVE. ACROSS FROM UNM

For Lease



1606 Central Ave. SE | Albuquerque, NM 87106

±644 SF Available

Ethan Melvin
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NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite 103: ±644 SF
$750/Month
- Includes all utilities

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

NAI SunVista
505 878 0001 | sunvista.com
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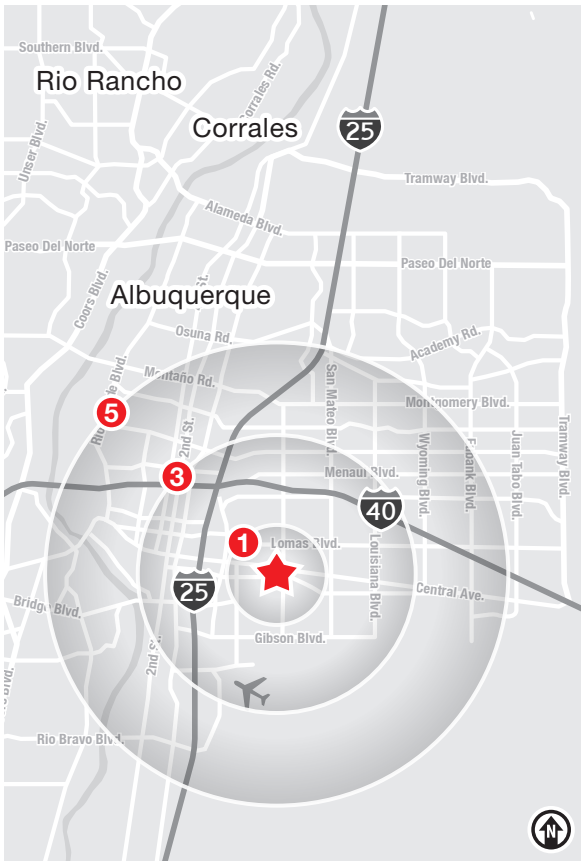
LOCATION

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



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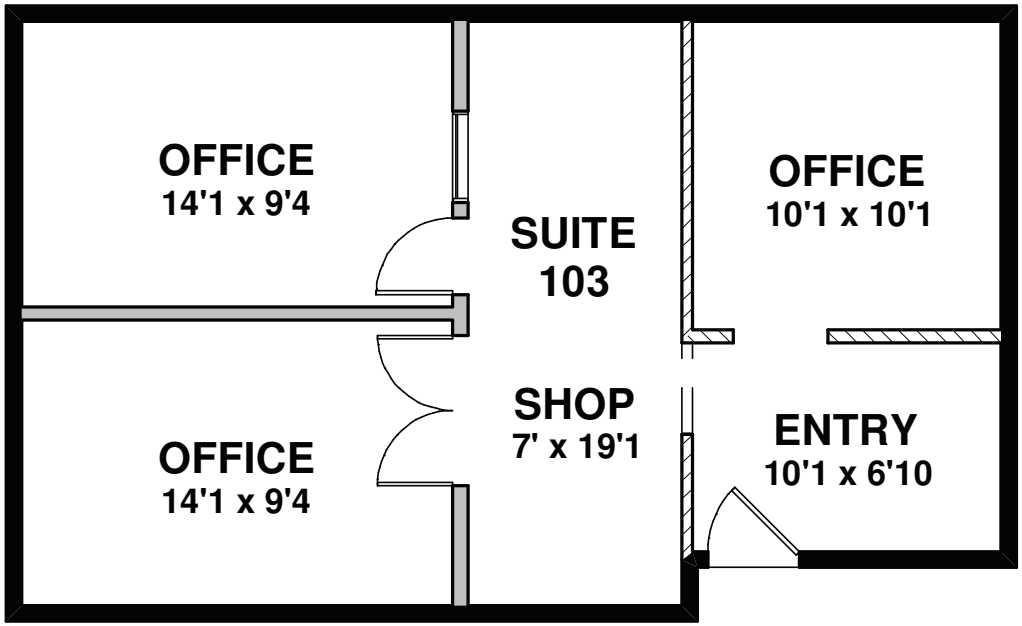
FLOOR PLAN

SUITE 103

±644 SF



NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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