

**For
Lease**



Turn-Key Retail/Office Space

CENTRAL AVE. FRONTAGE ACROSS FROM UNM



1606 Central Ave. SE | Albuquerque, NM 87106

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±2,912 SF Available

Ethan Melvin

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John Algermissen CCIM

johna@sunvista.com | 505 998 5734

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PROPERTY

AVAILABLE

Suite 101: $\pm 2,912$ SF
\$15.50/SF Modified Gross
(Tenant pays gas & electric)

HIGHLIGHTS

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

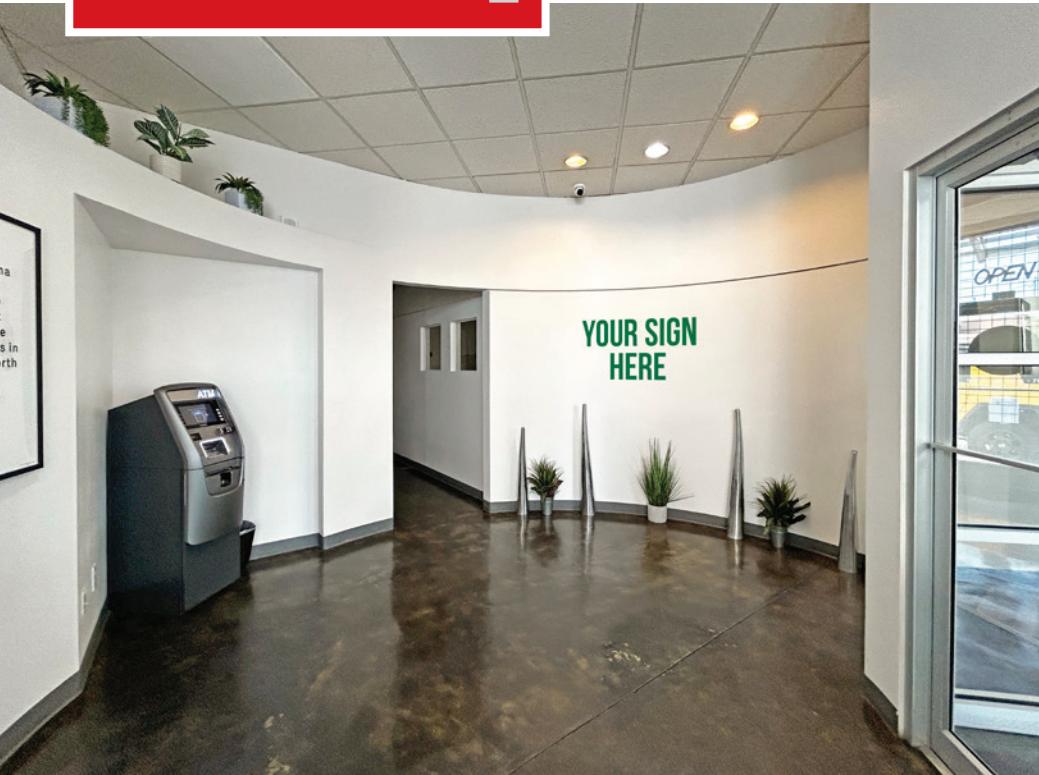
ZONING MX-M

LOCATION

SWQ Central Ave. &
University Blvd. SE

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SUITE 101



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
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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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**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

