

# 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**

ethan@sunvista.com | 505 235 9347

**John Algermissen CCIM**

johna@sunvista.com | 505 998 5734



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## PROPERTY

### AVAILABLE

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

### HIGHLIGHTS

- Great visibility on Central Ave. with  $\pm 21,200$  vehicles per day
- $\pm 37$  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](#)



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

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## TRADE AREA



**University of New Mexico  
North Campus**  
Law Students: 347  
Medical Students: 1,574

**University of New Mexico Hospital**  
Daytime Employment: 16,793

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

**SITE**

**Presbyterian  
Hospital**

**Roosevelt  
Park**

**Milne  
Stadium**

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## FLOOR PLAN

### SUITE 103

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