

**For Sale
or Lease**

Versatile Freestanding Box

WITH HUGE, FENCED YARD ON CENTRAL AVE.



6610 Central Ave. SE | Albuquerque, NM 87108

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±3,129 SF on ±0.65 Ac.
Available**

Alexis Lovato

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Randall Parish

randall@sunvista.com | 505 338 4110

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PROPERTY

AVAILABLE

Building: $\pm 3,129$ SF
Land: ± 0.65 Acres

SALE PRICE

\$585,000

LEASE RATE

See Advisors

HIGHLIGHTS

- Terrific visibility to almost 19,000 cars per day on Central Ave.
- Perimeter fencing/gated yard
- Perfect location for auto sales/service business
- Ideal property for an industrial user in need of a fenced yard
- Large pylon sign
- One 10' x 8' roll-up door
- Recently renovated

ZONING

- [MX-M](#) 

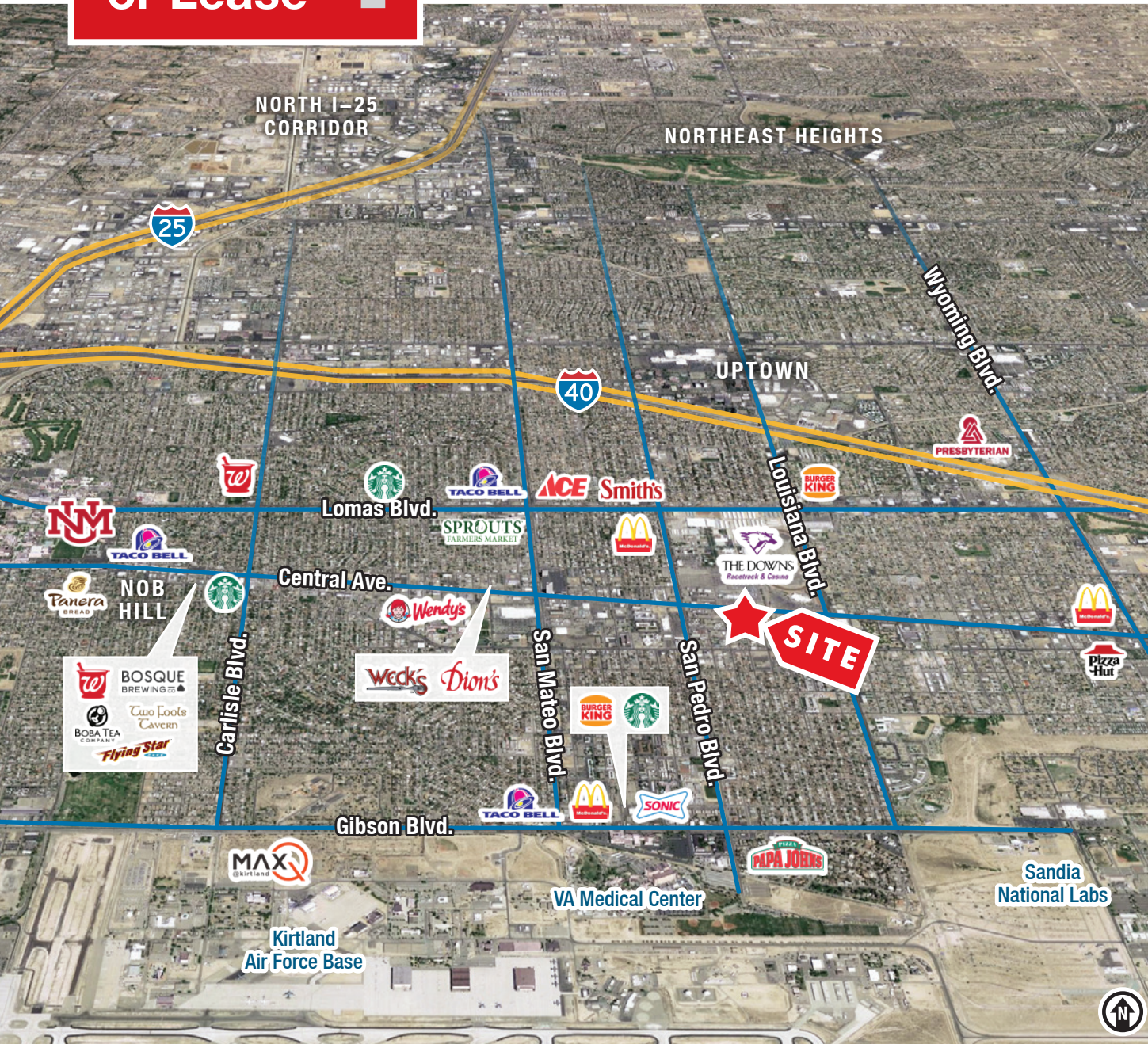
LOCATION

SEQ Central Ave. &
San Pedro Dr. SE



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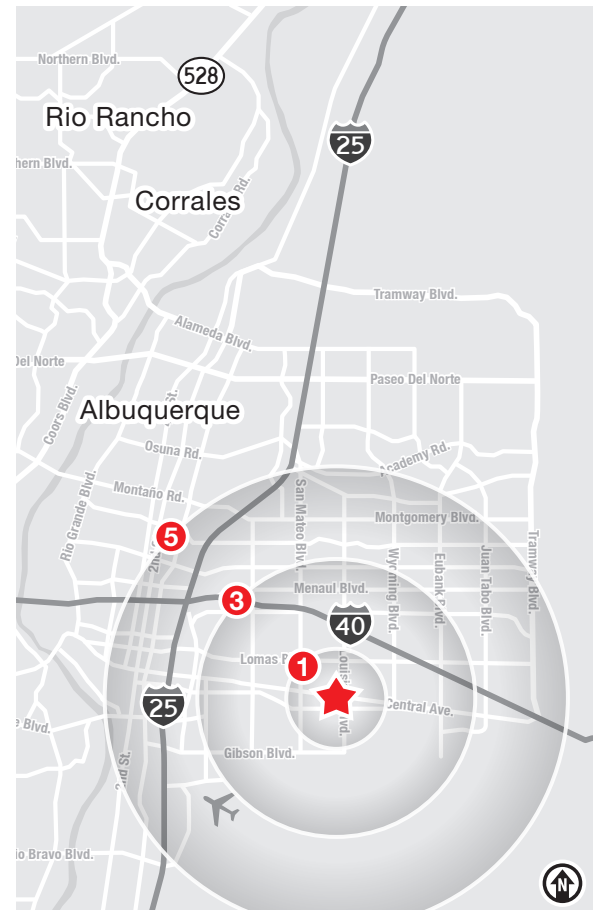


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	20,385	109,061	254,286
Average HH Income	\$53,784	\$76,909	\$80,979
Daytime Employment	6,921	80,824	192,648

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)



NAI SunVista

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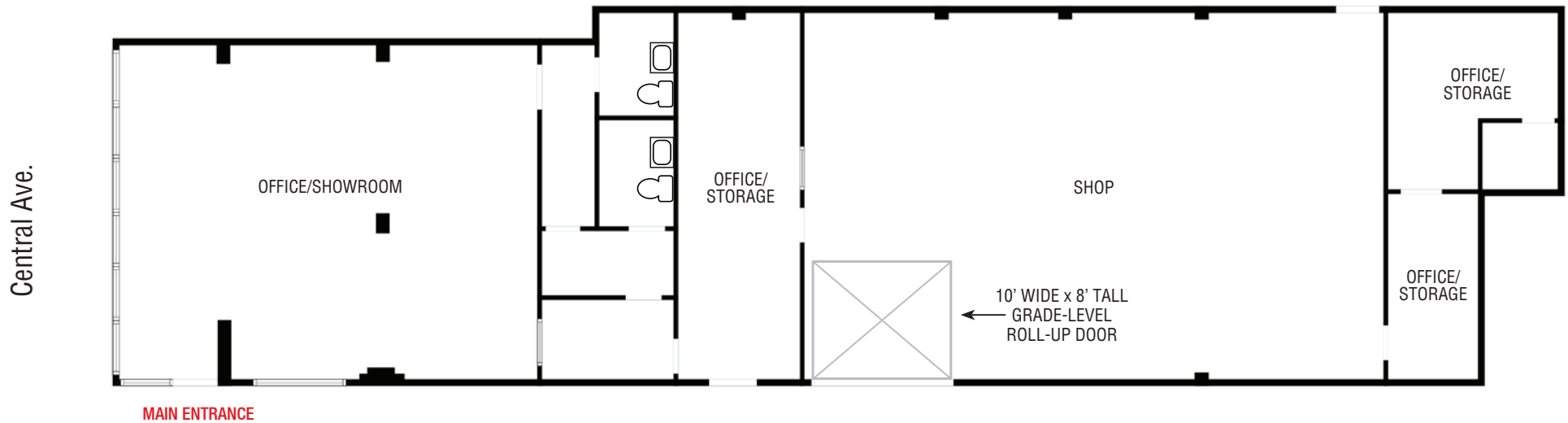
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FLOOR PLAN

FLOOR PLAN

±3,129 SF

Floor plan not to scale.



FENCED YARD