

**For  
Lease**



# Showroom/Service/Maintenance Facility

FREESTANDING WITH FRONTAGE ON CENTRAL AVE.



**±10,440 SF on ±1.10 Ac.  
Available**

12020 Central Ave. SE | Albuquerque, NM 87123

**Riley McKee** CCIM, SIOR  
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**Alex Pulliam**  
alex@sunvista.com | 505 350 5729

**NA SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

Building: ±10,440 SF  
Land: ±1.10 Acres

### LEASE RATE

\$7,950/Mo. Modified Gross

### HIGHLIGHTS

- ±5,040 SF showroom/retail area
  - 2 - 12' high x 20' wide overhead doors
  - Clear span
- ±2,100 SF office area
  - ±2,100 SF mezzanine above office area (not included in total SF)
- ±3,300 SF maintenance shop
  - 6 - 12' high overhead doors
  - 3 - drive through bays
- Fully-paved lot
- Large pylon sign
- Ample parking
- Quick access to I-40 via Juan Tabo Blvd.
- Fully fenced property

**ZONING** MX-L 

### LOCATION

SEQ Central Ave. &  
Juan Tabo Blvd.

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**NAI SunVista**

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*Showroom*



*Maintenance Shop*



*Maintenance Shop*



*Maintenance Shop*



*Mezzanine*

**NAI SunVista**

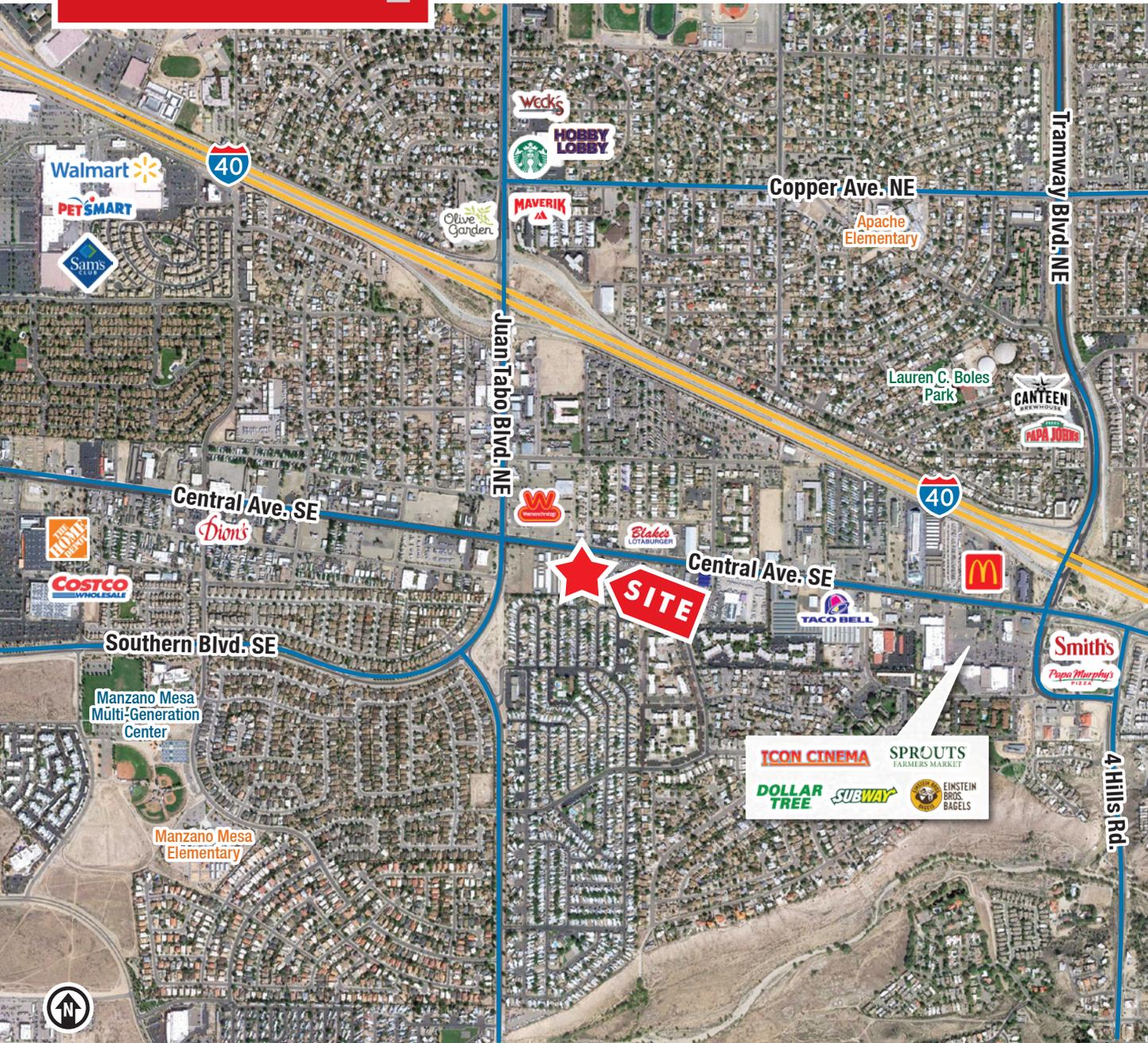
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	19,644	91,831	179,993
Average HH Income	\$75,131	\$86,716	\$86,960
Daytime Employment	3,558	36,127	80,988

2025 Forecasted by Esri

**HUB Zone** [MORE INFO](#)



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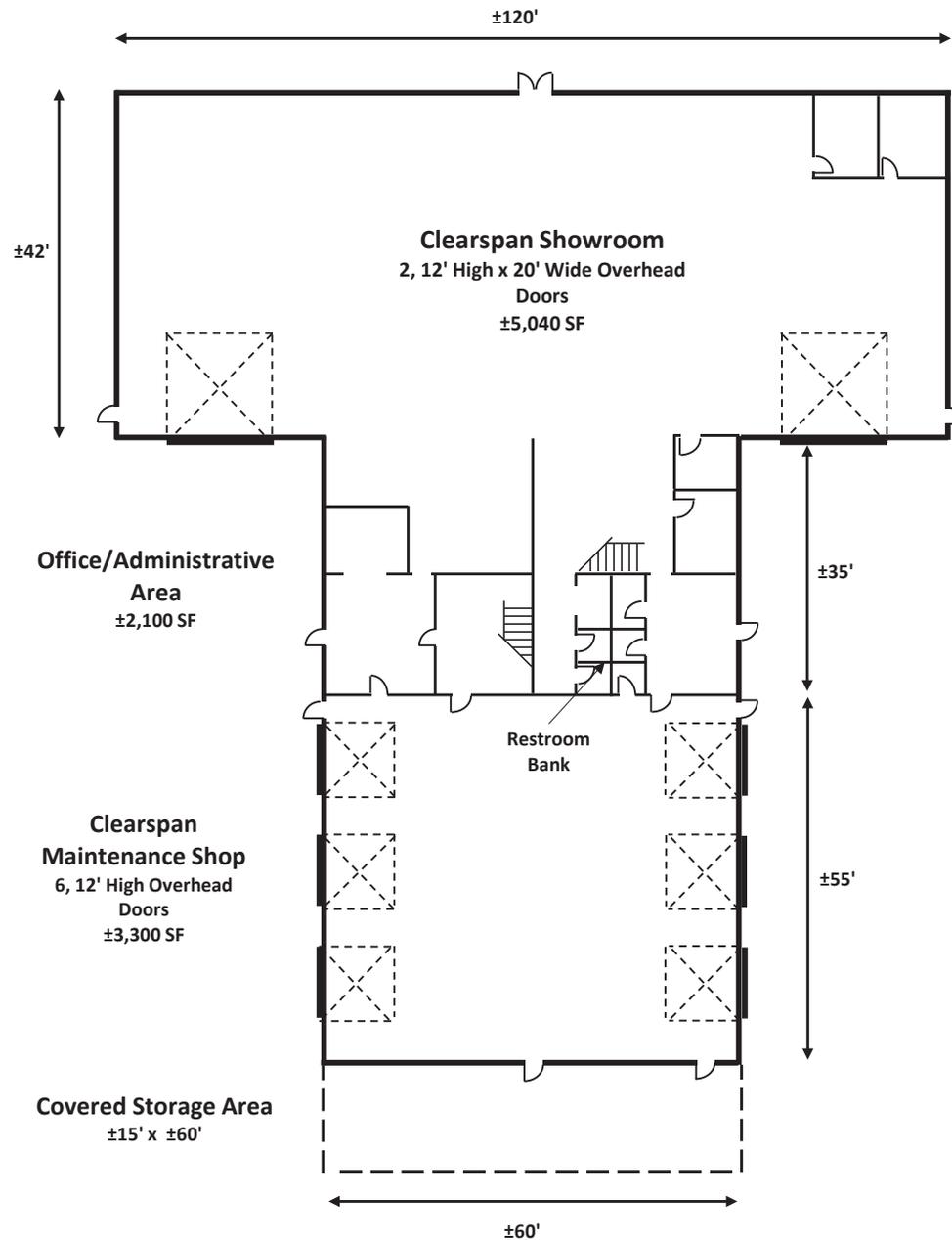
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## FLOOR PLAN



### AVAILABLE

±10,440 SF

- ±5,040 SF showroom/retail area
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  - Clear span
- ±2,100 SF office area
  - ±2,100 SF mezzanine above office area (not included in total SF)
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  - 3 - drive through bays

*Floor plan not to scale.*



# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

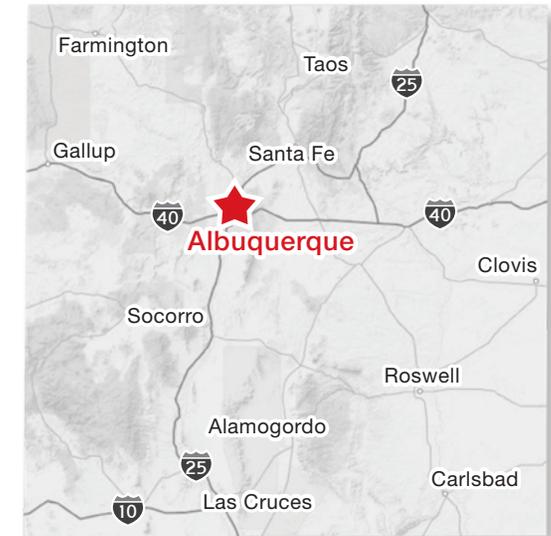
#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**932,477**  
Albuquerque Metro Population



**The Largest**  
City in the State



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.