

For Lease



Showroom/Service/Maintenance Facility

FREESTANDING WITH FRONTAGE ON CENTRAL AVE.



**±3,800 - 10,440 SF
Available**

12020 Central Ave. SE | Albuquerque, NM 87123

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Riley McKee CCIM, SIOR
riley@sunvista.com | 505 379 1549

Alex Pulliam SIOR
alex@sunvista.com | 505 350 5729

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PROPERTY

AVAILABLE

☐ Full Building

- ±10,440 SF
- \$7,950/Mo. Modified Gross (\$9.14/SF)
- Sits on ±1.10 Acres

☐ Retail Showroom

- ±6,640 SF
- \$5,500/Mo. Modified Gross (\$10.09/SF)
- ±2,100 SF office area
- 2 - 12' high x 20' wide overhead doors
- Clear span

☐ Automotive Service Area

- ±3,800 SF
- \$3,500/Mo. Modified Gross (\$10.76/SF)
- 6 - 12' high overhead doors
- 3 - Drive through bays

HIGHLIGHTS

- 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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NAISunVista

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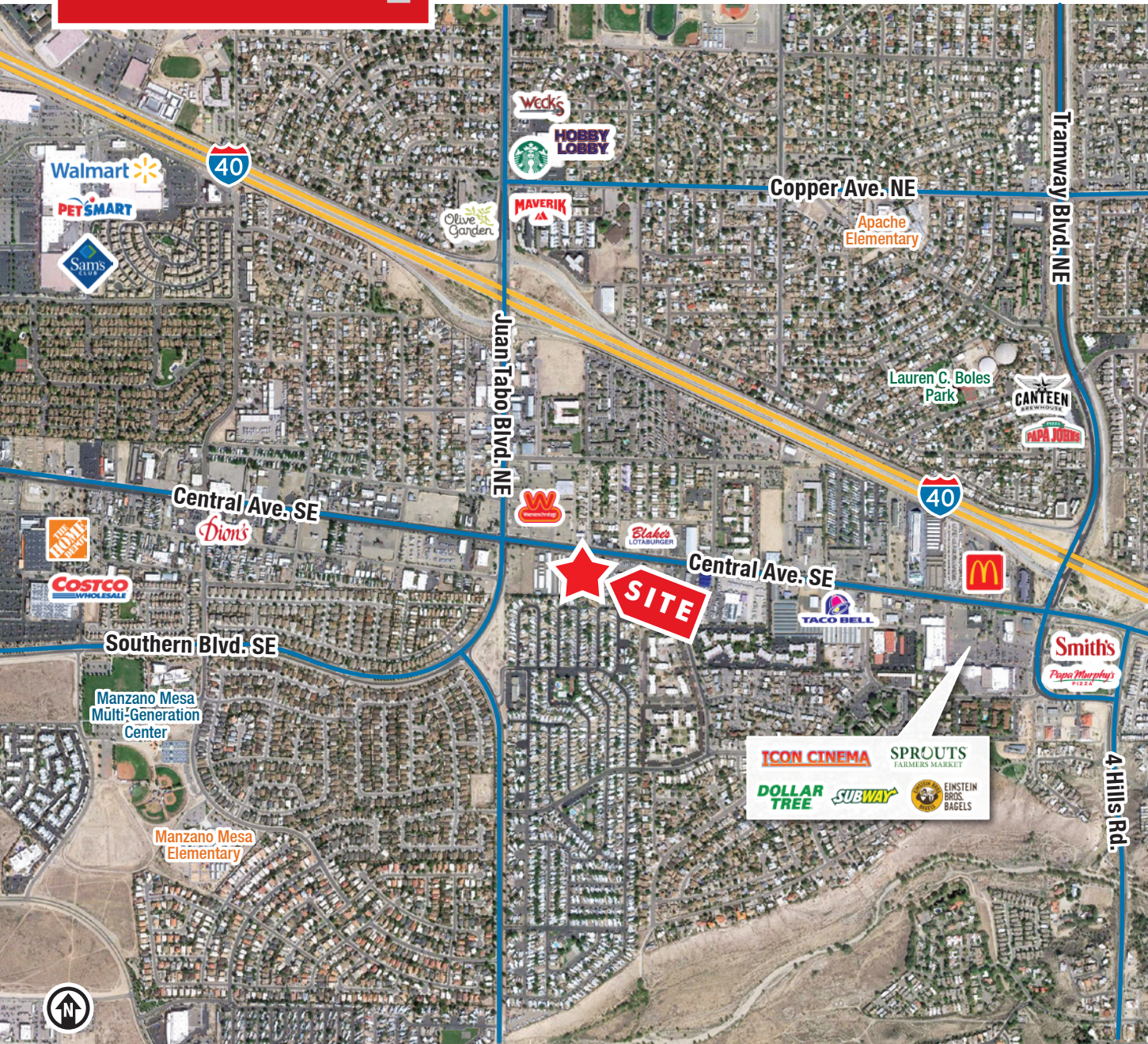
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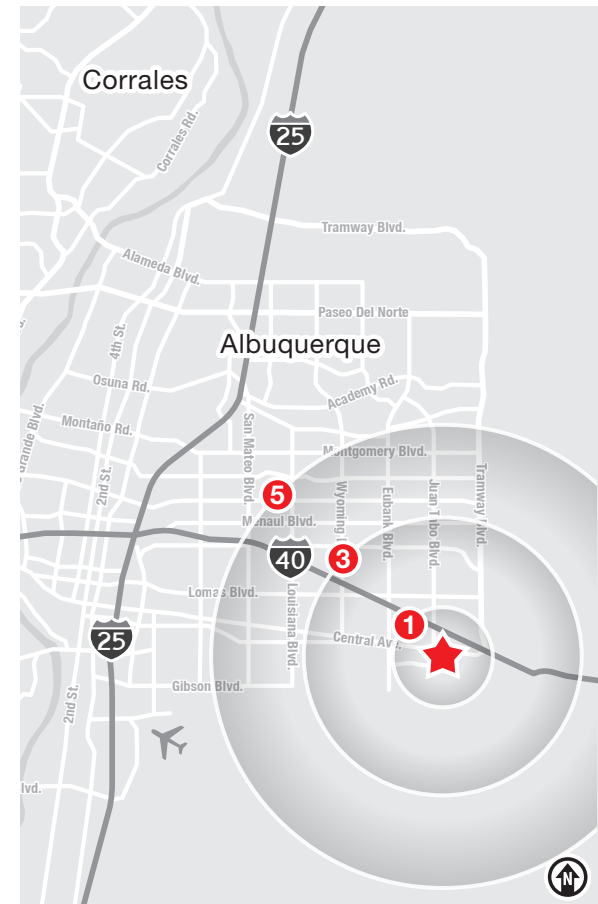


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	20,217	91,814	180,121
Average HH Income	\$80,187	\$90,540	\$91,557
Daytime Employment	4,009	37,319	79,170

2026 Forecasted by Esri

HUB Zone [MORE INFO](#)



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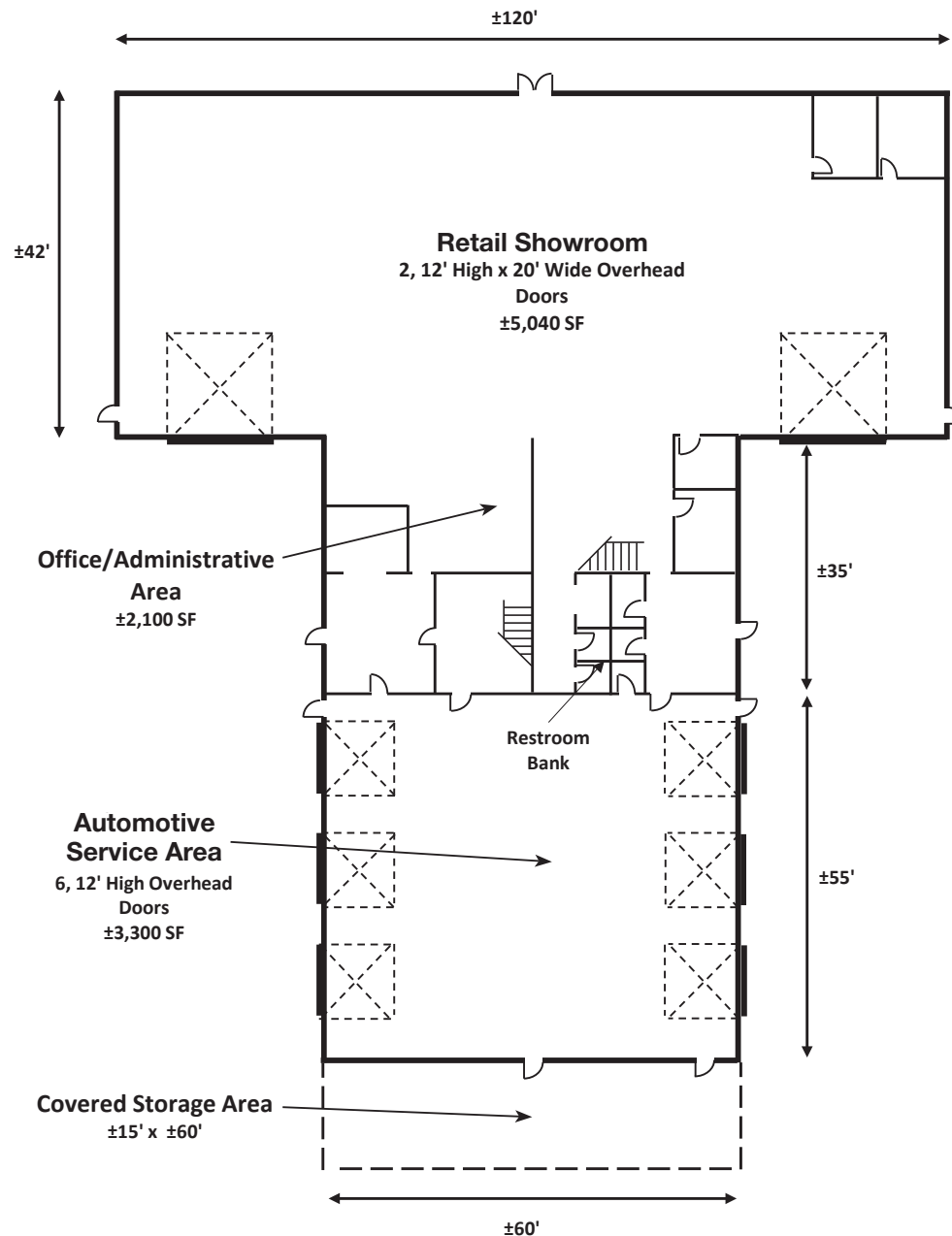
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FLOOR PLAN



FULL BUILDING

±10,440 SF

\$7,950/Mo. Modified Gross (\$9.14/SF)

- ±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

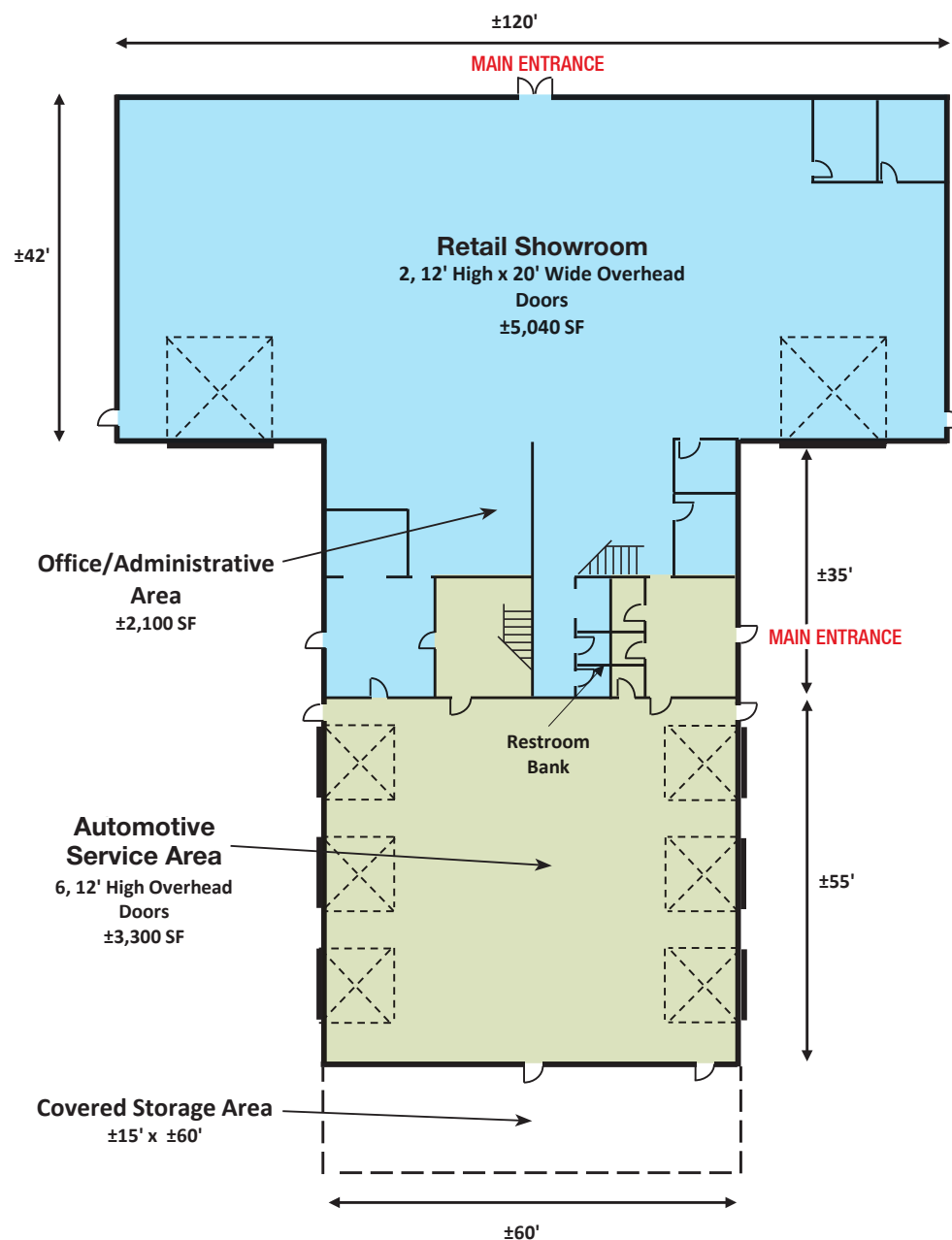
Floor plan not to scale.



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FLOOR PLAN



RETAIL SHOWROOM

- $\pm 6,640$ SF
- \$5,500/Mo. Modified Gross (\$10.09/SF)
- $\pm 2,100$ SF office area
- 2 - 12' high x 20' wide overhead doors
- Clear span
- 2 - Restrooms

AUTOMOTIVE SERVICE AREA

- $\pm 3,800$ SF
- \$3,500/Mo. Modified Gross (\$10.76/SF)
- 6 - 12' high overhead doors
- 3 - Drive through bays
- 2 - Restrooms

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 2026 Demographics)


568,556
City Population


242,757
Households


\$101,287
Avg. Household Income


\$59,375
Md. Disposable Income


21,689
Total Businesses


277,623
Total Employees


939,327
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.