

For Lease



High-Visibility University Retail

ACROSS FROM JOHNSON FIELD & REDONDO VILLAGE



2720 Central Ave. SE | Suite D | Albuquerque, NM 87106

±1,206 SF Available

Ethan Melvin

ethan@sunvista.com | 505 235 9347

John Algermissen CCIM

johna@sunvista.com | 505 998 5734

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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2720 Central Ave. SE | Suite D | Albuquerque, NM 87106



PROPERTY

AVAILABLE

Suite D: ±1,206 SF

LEASE RATE

\$19.00/SF + \$3.37/SF NNN
(\$2,248/Month)

HIGHLIGHTS

- Strong exposure to Central Ave. and over 23,000 cars per day
- Walking distance to UNM
- Prominent pylon signage along Central Ave.
- Dedicated parking lot with ±30 spaces
- Access from the signalized intersection of Central & Princeton
- Adjacent to many national and local retailers

ZONING MX-M

LOCATION

SWQ Central Ave. &
Girard Blvd. SE

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NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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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

University of New Mexico
26,200 Students

SITE

LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	17,056	98,638	228,777
Average HH Income	\$86,882	\$75,042	\$77,243
Daytime Employment	14,244	109,863	192,674

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

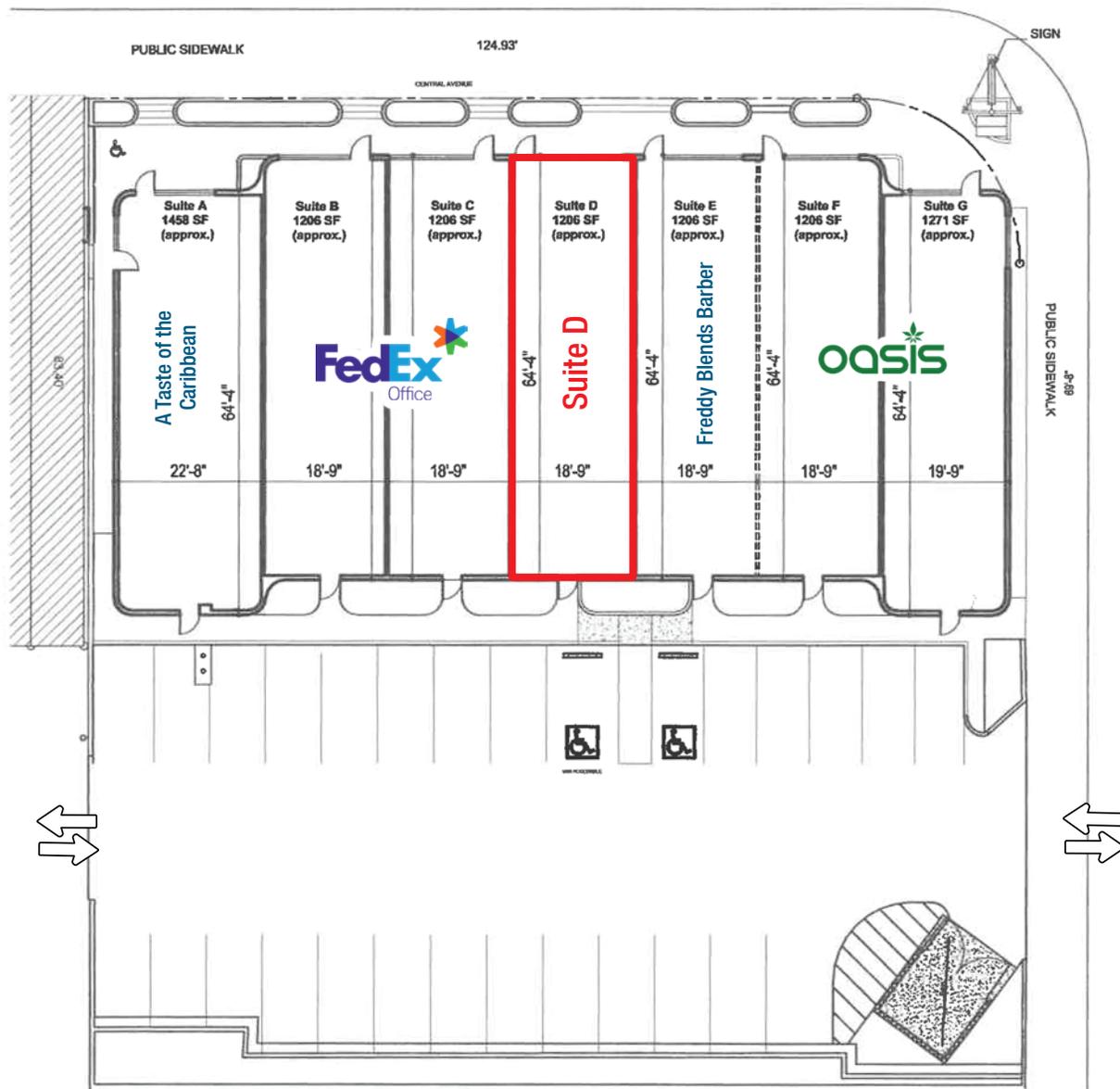


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SITE PLAN

Central Ave. SE



AVAILABLE

Suite D: ±1,206 SF

Vassar Dr. SE

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.

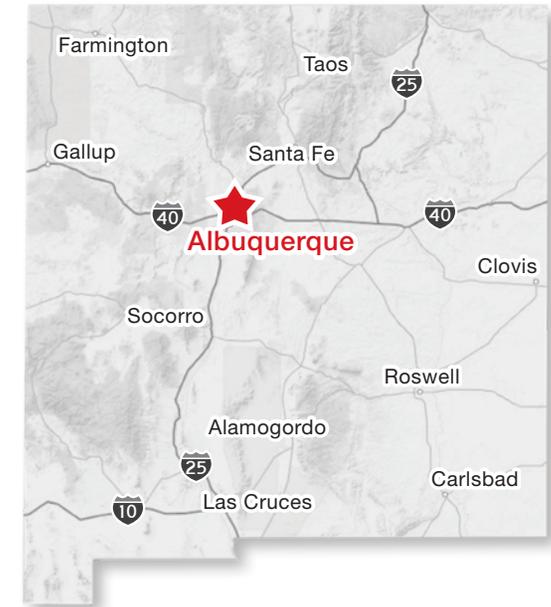
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



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.