

Offering Memorandum

Multi-Tenant Investment Opportunity

PERFECT FOR OWNER/OCCUPIER OFFICE/RETAIL USER



1606 Central Ave. SE | Albuquerque, NM 87106

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

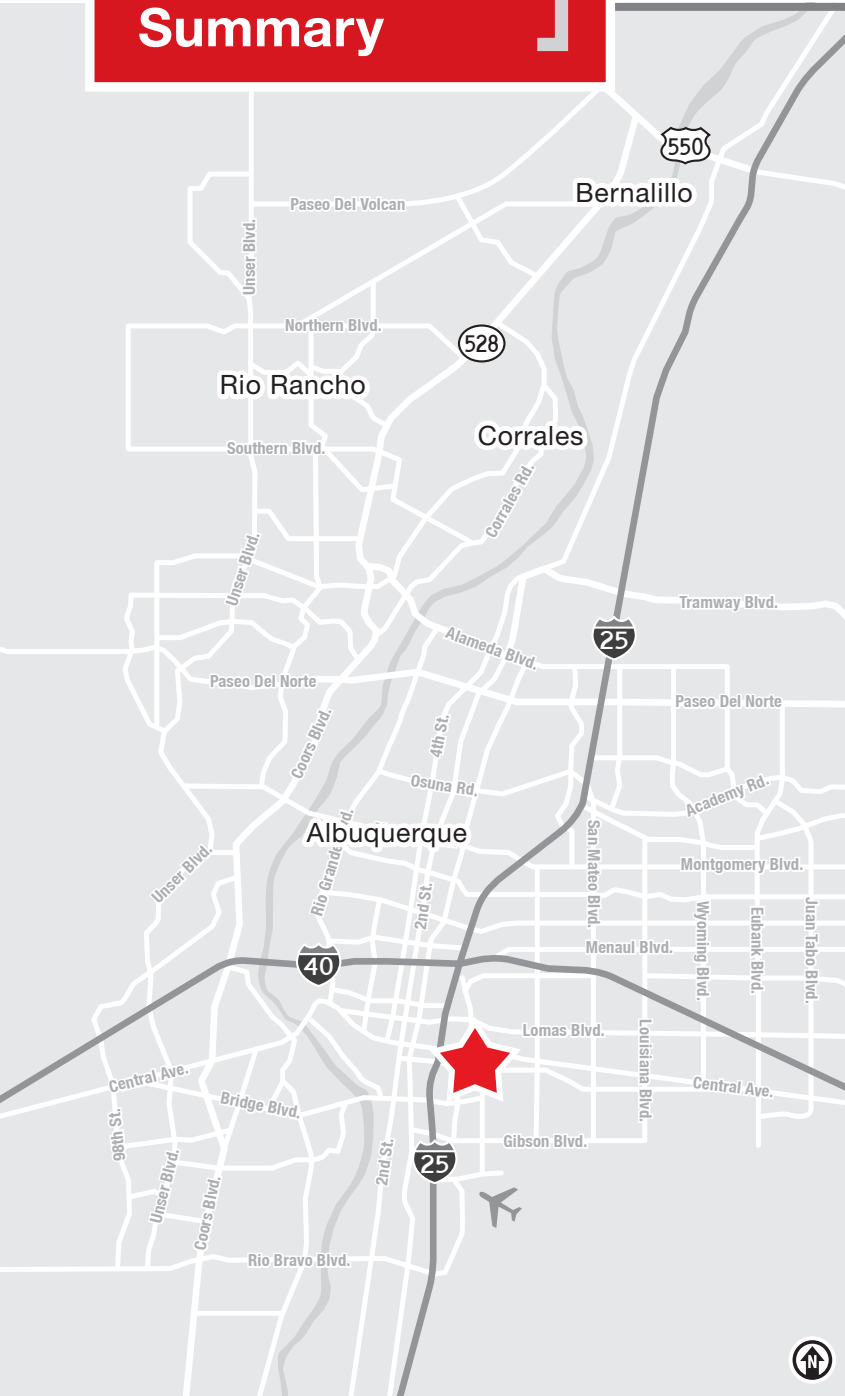
**±13,144 SF on ±0.65 Ac.
Available**

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Financials

Sale Price	\$1,600,000 (\$118.05/SF)
CAP Rate	5.27%
Net Operating Income	\$84,344.36
Occupancy	79%

Location

ADDRESS

1602 Central Ave. SE
Albuquerque, NM 87106

SWQ Central Ave. &
University Blvd. SE

TOTAL BUILDING SIZE

±13,553 SF

LAND SIZE

±0.65 Acres

ZONING

MX-M

Highlights

- Potential owner/occupier opportunity in vacant suite
- Over \$250,000 in capital improvements made to property by current owner
- A diverse mix of retail & office tenants with a strong occupancy history
- Located in a high-daytime population area and surrounded by high-density residential
- Close to hundreds of newly-constructed apartment units
- Increased housing and medical development in the area is driving new retail demand
- Great visibility on Central Ave. to ±21,200 cars per day
- One-half mile from I-25
- One minute from Presbyterian Hospital, UNM and CNM
- 37 reserved parking spaces
- Located on Historic Route 66

Photos

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SUITE 100

Della Cusina

Della Cusina is a California-based catering company that services the film industry

SUITE 100-A

D-Tail Hair Studio

They offer stylists that are highly skilled at a variety of techniques for a diverse clientele. Clients come back because of the attention to detail and quality of service. A cool and fun atmosphere gives the vibe to create great hair.

SUITE 101

Vacant

Cannabis buildout ready for occupancy as retail or office

SUITE 102

Perpetual Tattoo

Tattoo shop specializing in black and white.

SUITE 103

Anes Paris Photography

Anes Paris Photography is owned and operated by a natural light vintage and fashion photographer based in Albuquerque.

SUITE 104

Community Impact Co.

Community Impact Co. is a solar program sales office that employs individuals performing in-field marketing.

SUITE 105

Computer Transformers

Serving the UNM/CNM/downtown area, Computer Transformers repair Mac or PC and are Apple experts. Their services include fixing water damage, screen repair, virus/malware removal, custom PC builds, hard drive and OS upgrades.

SUITE 106

Airbrush Art Studio

Specializing in creating unique and vibrant artwork for any occasion. They offer custom airbrush art services, creating apparel, murals and more.

SUITE 201

Ekko Art Studio

Ekko Art Studios and Gallery is a New Mexico based company that has been in operation for over five years. They are one of Albuquerque's top art gallery attractions.



Trade Area]




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DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2025		2025		2025	
Population	12,659		89,044		227,560	
Households	6,284		43,006		101,828	
Families	1,701		17,848		50,106	
Average Household Size	1.70		1.97		2.17	
Owner Occupied Housing Units	1,393		18,496		50,425	
Renter Occupied Housing Units	4,891		24,510		51,403	
Median Age	30.1		38.5		39.1	
Trends: 2025-2030 Annual Rate	State		State		State	
Population	0.32%		0.32%		0.32%	
Households	0.45%		0.45%		0.45%	
Families	0.26%		0.26%		0.26%	
Owner HHs	0.59%		0.59%		0.59%	
Median Household Income	2.54%		2.54%		2.54%	
Households by Income	2025		2025		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,111	17.7%	5,791	13.5%	13,090	12.9%
\$15,000 - \$24,999	843	13.4%	4,890	11.4%	11,445	11.2%
\$25,000 - \$34,999	783	12.5%	4,068	9.5%	10,258	10.1%
\$35,000 - \$49,999	864	13.7%	4,884	11.4%	11,758	11.5%
\$50,000 - \$74,999	1,170	18.6%	8,251	19.2%	19,916	19.6%
\$75,000 - \$99,999	446	7.1%	4,733	11.0%	11,716	11.5%
\$100,000 - \$149,999	579	9.2%	5,022	11.7%	11,649	11.4%
\$150,000 - \$199,999	227	3.6%	2,246	5.2%	5,880	5.8%
\$200,000+	261	4.2%	3,120	7.3%	6,113	6.0%
Median Household Income	\$41,355		\$55,710		\$55,155	
Average Household Income	\$65,973		\$78,958		\$76,819	
Per Capita Income	\$33,238		\$38,304		\$34,471	

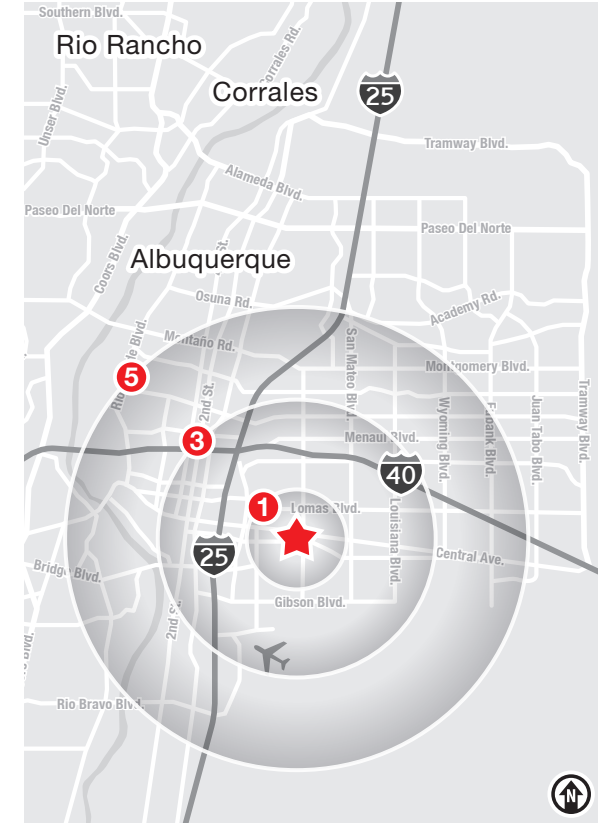
DEMO SNAP SHOT

	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](#) 

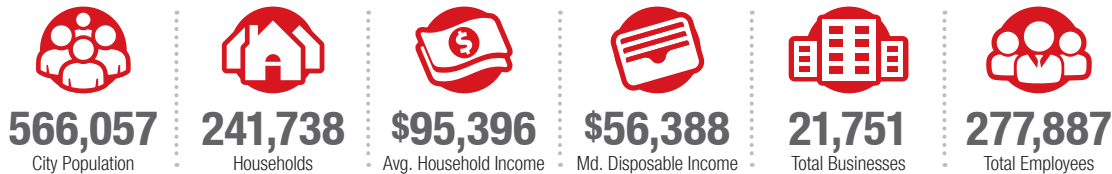
 **Opportunity Zone** [MORE INFO](#) 



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)



In the News

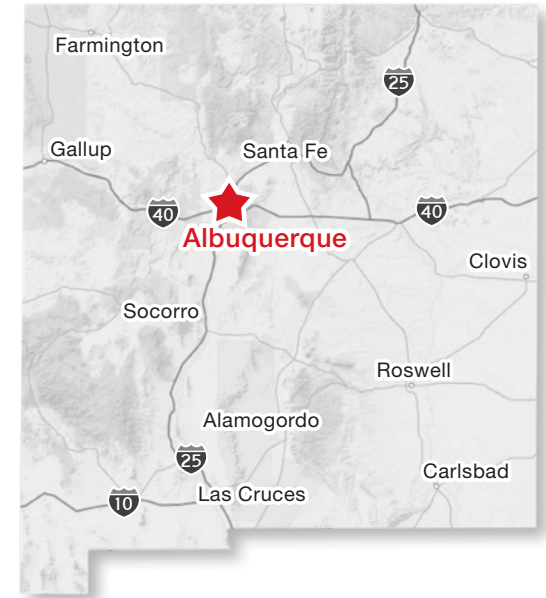
Ranked 6th in America's favorite cities list - *Travel + Leisure*
 Ranks among America's best cities for global trade - *Global Trade Magazine*
 The 5th most cost-friendly city to do business in the U.S. - *KPMG*



932,477
 Albuquerque Metro Population



The Largest
 City in the State



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.



OFFERED EXCLUSIVELY BY:



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