

**For
Lease**



Rare Nob Hill Retail Opportunity

TURN-KEY SPACE WITH BEAUTIFUL FURNISHINGS



201 Hermosa Dr. NE | Albuquerque, NM 87108

±1,660 SF Available

Melody Torres

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Randall Parish

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NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

±1,660 SF

LEASE RATE

See Advisors

HIGHLIGHTS

- Flexible space
- Dedicated parking lot – A true asset in this high-density district
- Beautiful, high-quality furnishings available
- Highly-visible space with excellent signage and access
- Dense, vibrant, walkable neighborhood
- Surrounded by retail, dining, nightlife, and UNM traffic
- Recently-remodeled bathroom
- Perfect for fitness, retail, coffee, sandwich, or ice cream concepts

ZONING MX-L

LOCATION

NEQ Central Ave. &
Carlisle Blvd. NE

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Main Entrance



Patio



Dedicated Parking Lot

NAI SunVista

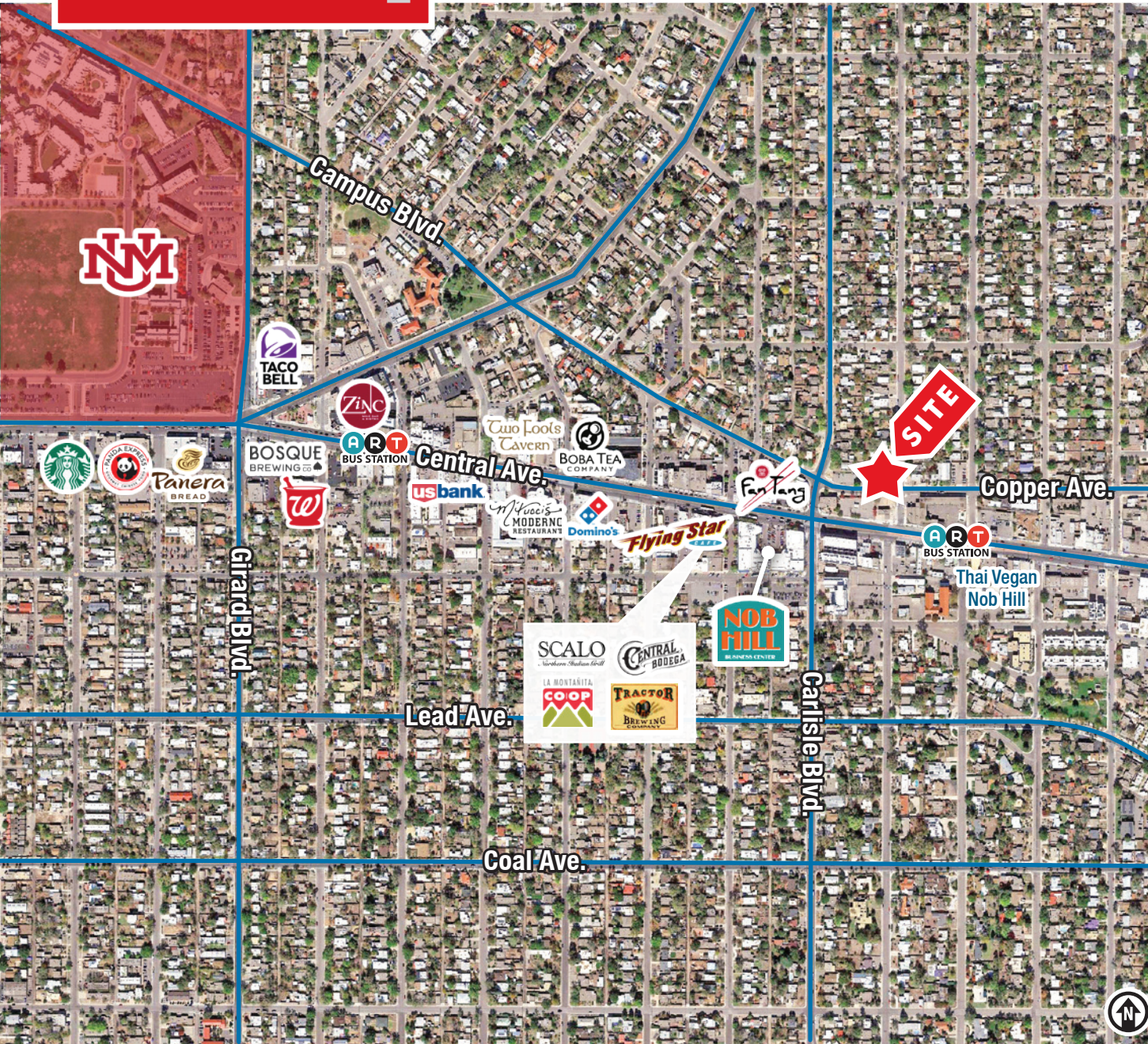
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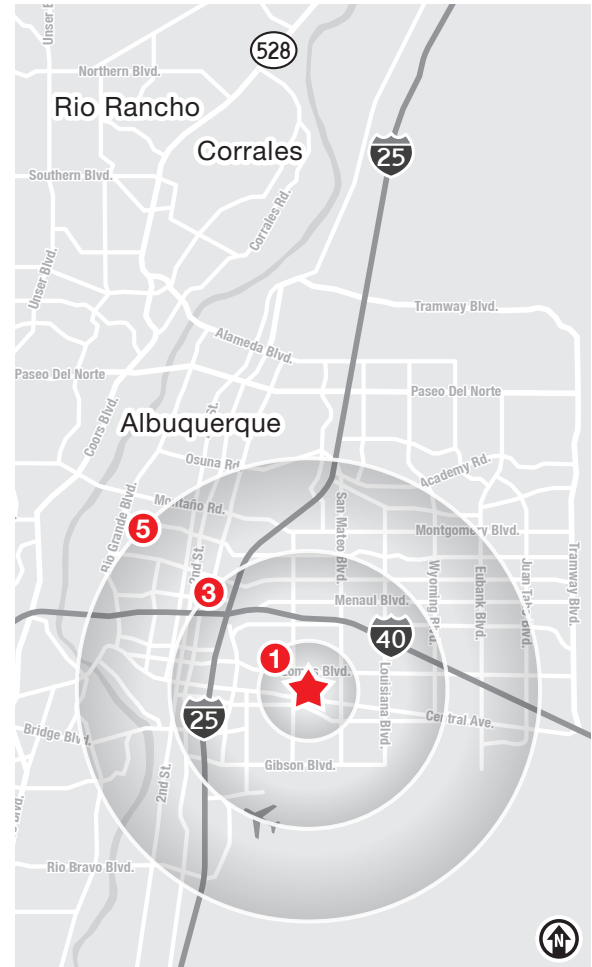
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,651	105,878	235,022
Average HH Income	\$105,047	\$73,382	\$77,431
Daytime Employment	7,420	113,368	200,106

2025 Forecasted by Esri



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Nob Hill

AREA ANALYSIS

NOB HILL | ALBUQUERQUE

Nob Hill is a vibrant district with eclectic shops, swanky dining and chic nightspots. Its Route 66 architecture and neon signs, combined with predominantly locally owned shops, galleries and restaurants, make Nob Hill a hip and fashionable area.

Central Avenue became part of Route 66 in 1937, along the trajectory from Chicago to Los Angeles. Back then, Nob Hill was a burgeoning suburb of Albuquerque's downtown area, which was only a few miles west. Located just east of the University of New Mexico, Nob Hill spans a mile-long stretch of Central Avenue and is marked on either end by neon arches. This lively district is bursting with activity, from food to arts to nightlife and student life.

With its historic buildings, abundant neon and high style, Nob Hill is Albuquerque's premier district for unique shopping, dining and entertainment. It's a place that locals frequent and visitors love.



Nob Hill has an abundance of great shopping and restaurant options featuring famous regional and traditional cuisine and more.

Average Household Income is
\$105,047
Within One Mile

There are
21
Shops & Attractions

There are
11
Restaurants

Walk Score **78**

Transit Score **48**

Bike Score **91**

Source: visitalbuquerque.org, walkscore.com and Esri 2025

