

**For
Sale**



NNN University Investment

THREE-TENANT INVESTMENT ADJACENT TO UNM

100% LEASED



**±4,430 SF on ±0.29 Acres
Available**

2108 Central Ave. SE | Albuquerque, NM 87106

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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Tenant Profiles

Roni Mac's

National franchise based out of Dallas with 11 locations nationwide.

Lease ends August 2029 - (3) 5 Year Option-to-Extend

Hiddem Gem Beauty

Local beauty salon with more than 12 years of experience in the Central corridor.

Lease ends April 2026 (working on extension)

Sushibucks

Established sushi restaurant with a 6 year track-record in their current location, just extended lease for 3 more years.

Lease ends December 2028

Zoning

Mixed-Use – Moderate Intensity Zone District [MX-M](#)

Mini-Pod

Sale Price:	\$998,000
NOI:	\$76,899
Cap Rate:	7.7%
NNNs:	\$14,634
Average Rate:	\$17.10/SF + NNN
Building Size:	±4,430 SF
Land Size:	±0.29 Acres

Highlights

- Average length of term remaining = 3.5 years + options to extend
- Located directly across from UNM entrance with over 23,000 students
- Visibility to over 19,200 Cars Per Day



Trade Area

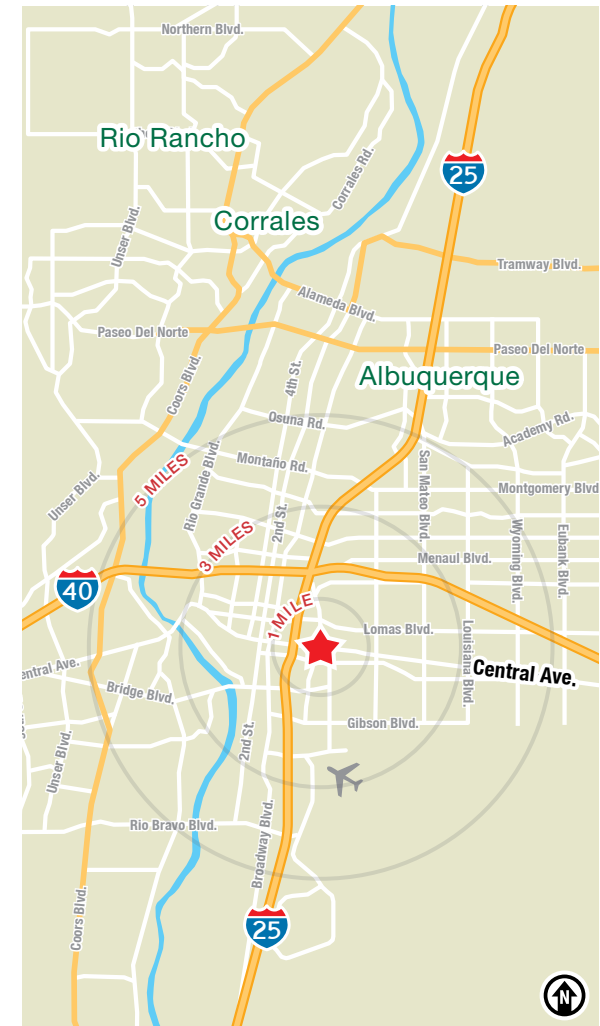
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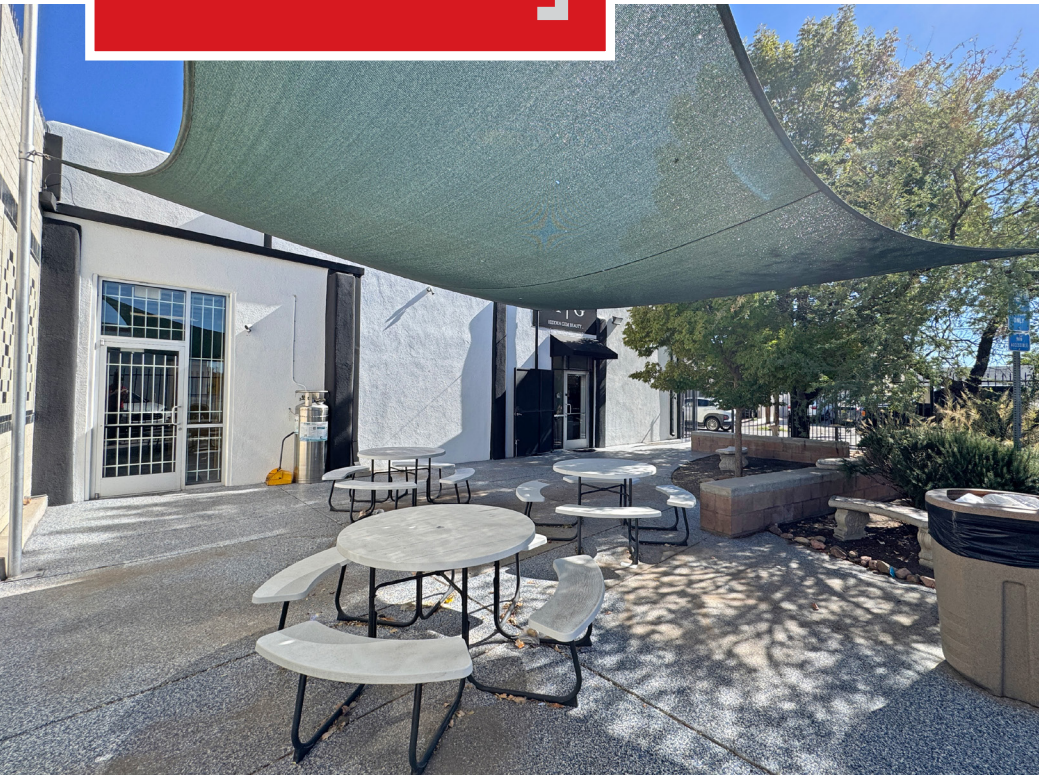


DEMO SNAP SHOT

Demographics	1 mile	3 mile	5 mile
Total Population	13,747	91,029	229,296
Average HH Income	\$69,979	\$77,560	\$76,669
Daytime Employment	18,327	105,819	184,651

2025 Forecasted by Esri







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