

# Retail Space For Lease

## TURN-KEY RESTAURANT AND BREWERY

- Near Old Town and Country Club Neighborhood
- Within a Popular Tourist District

1700 & 1710 Central Ave. SW | Albuquerque, NM 87104

**NAI SunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

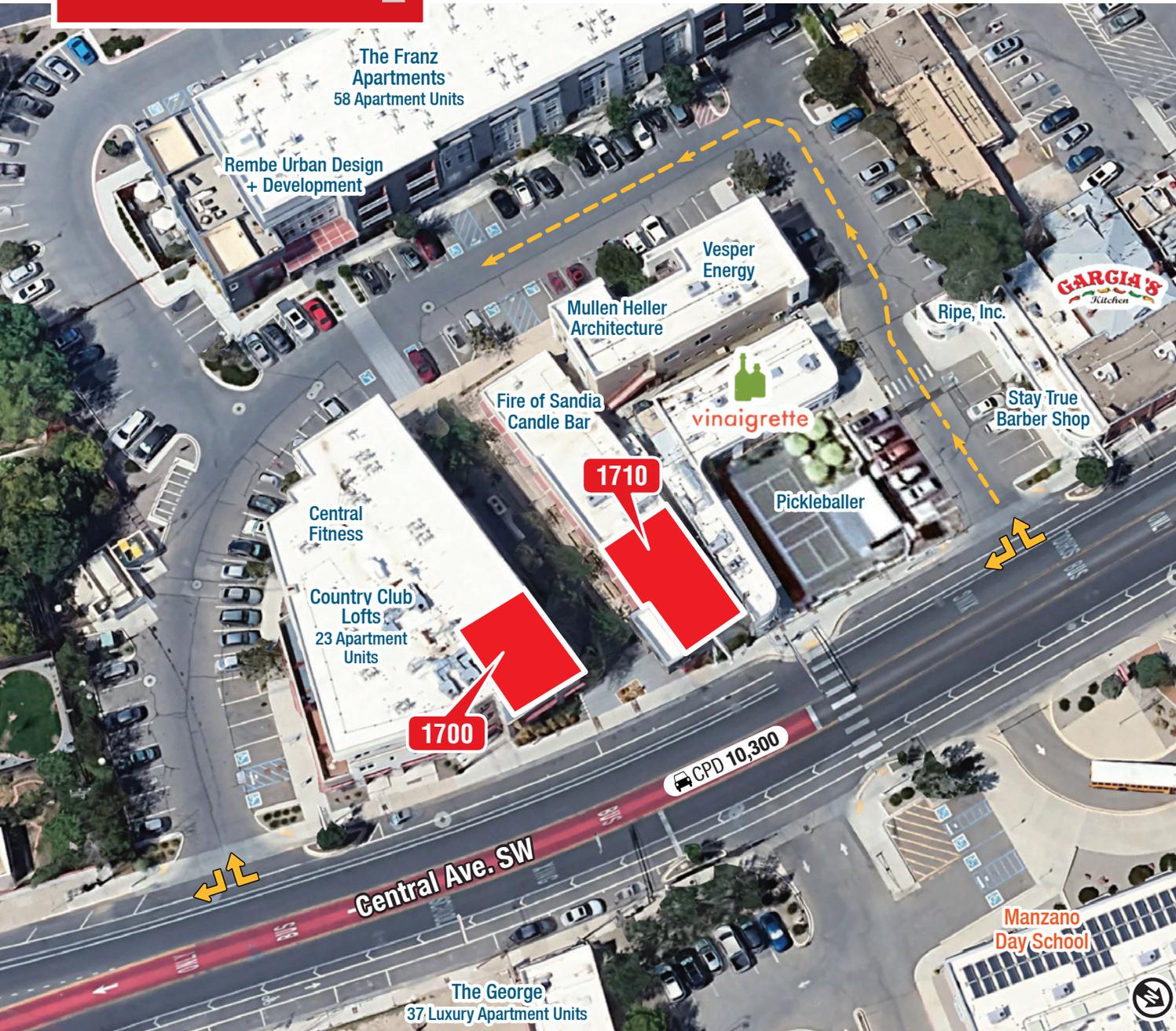
±2,607 - 2,810 SF  
Available

**John Algermissen** CCIM

johna@sunvista.com | 505 998 5734

# For Lease

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## PROPERTY

### AVAILABLE

**Suite 1700: ±2,607 SF**

- Turn-Key Restaurant
- Grease hood, walk in cooler, grease trap, three-compartment sink, pizza oven, and patio
- See Advisor for Lease Rate

**Suite 1710: ±2,810 SF**

- Retail Shop/Brewery
- Walk-in cooler, walk-in freezer, connections for grease hood, bar top, and patio with bar top
- See Advisor for Lease Rate

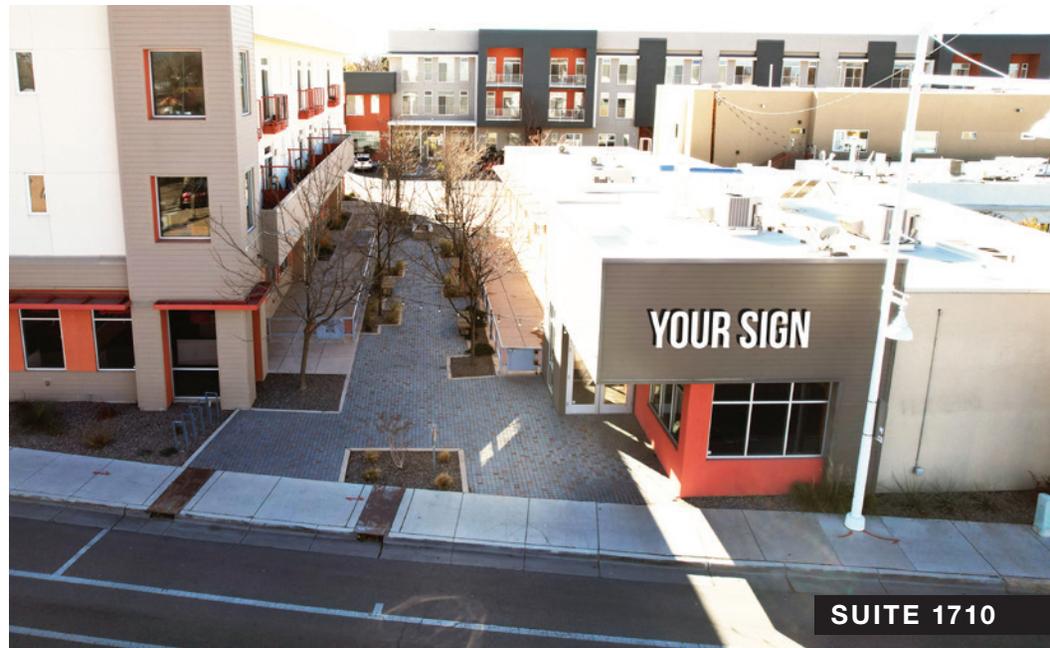
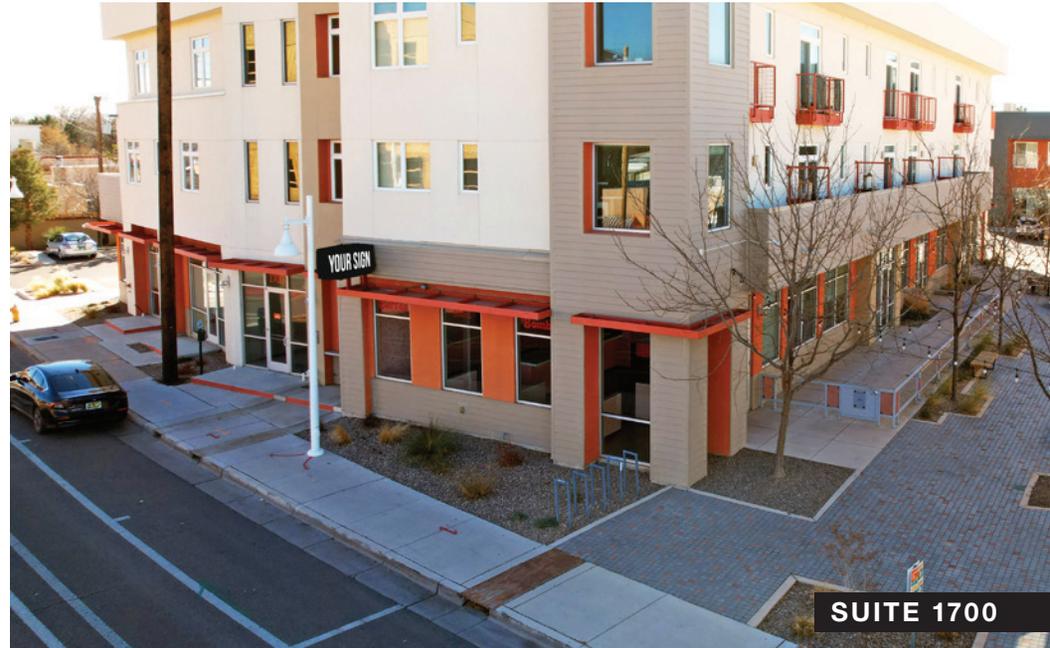
### HIGHLIGHTS

- Great visibility on Central Ave. with 10,300 vehicles per day
- Adjacent to schools, apartments and offices for a strong mix of 24/7 customer generators
- Surrounded by successful local restaurants like Vinaigrette, Duran's Central Pharmacy, and the Dog House
- One of the few walkable neighborhood districts in the city
- Multiple access points with ample parking
- High-traffic trade area adjacent to Old Town and Sawmill, the largest tourist district in the city
- 5 minutes from downtown, one of the highest daytime population areas

**ZONING** MX-M 

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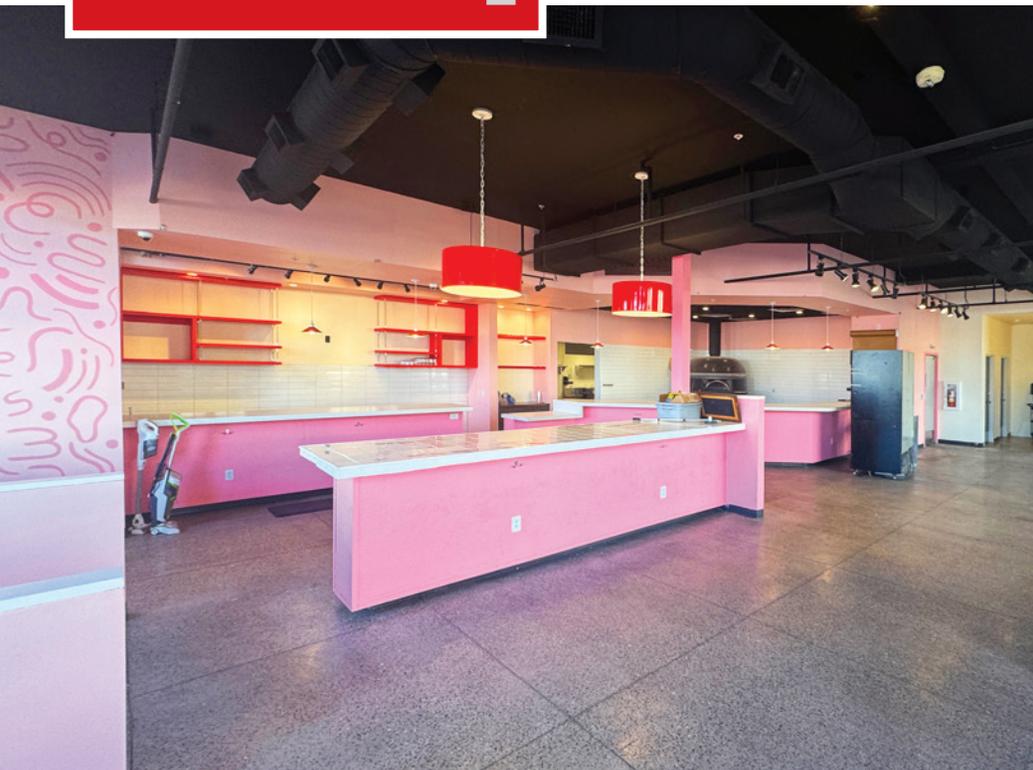
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**SUITE 1700**



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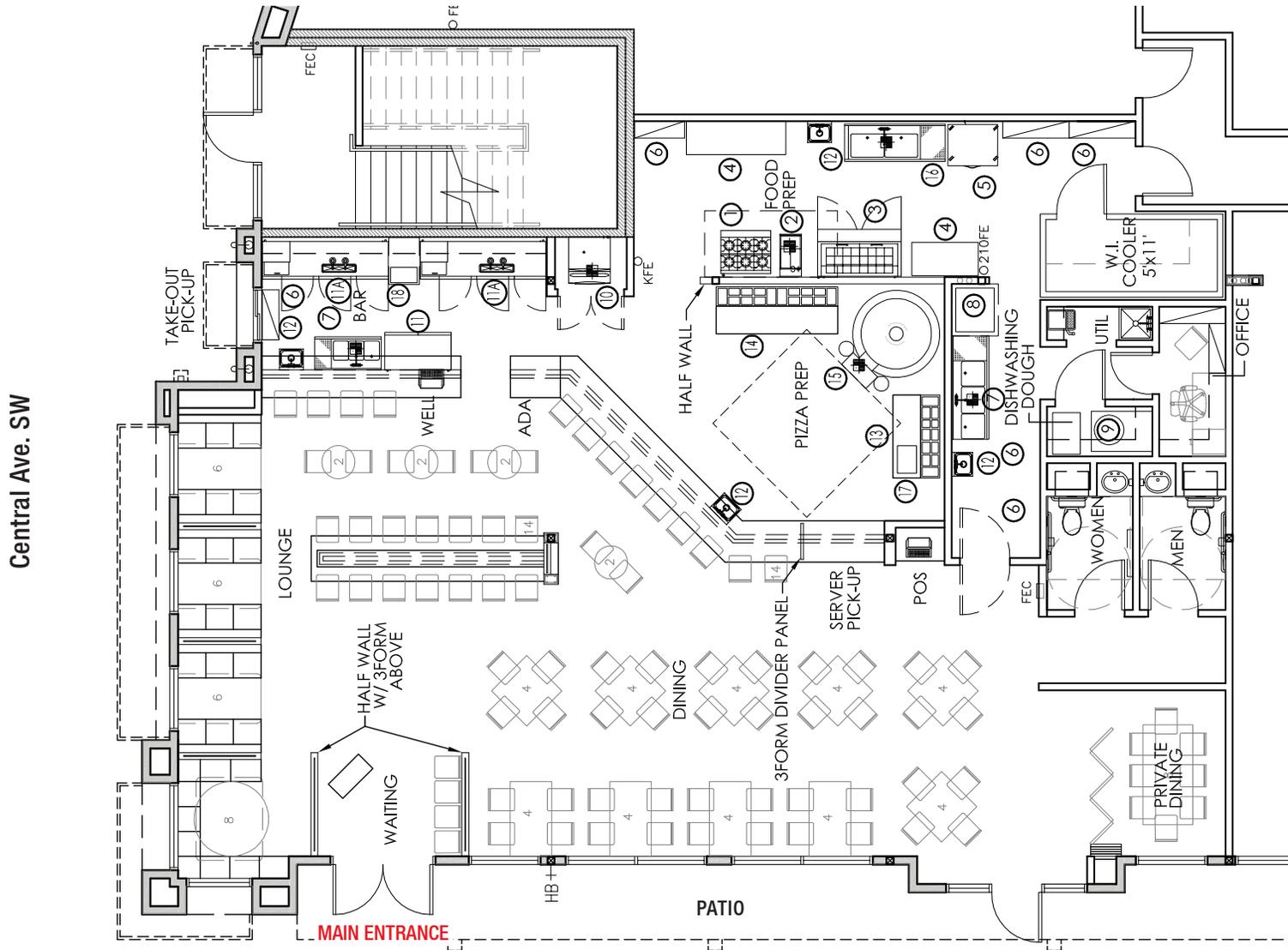
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SUITE 1700

FLOOR PLAN

±2,607 SF



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SUITE 1710



Walk-In Cooler

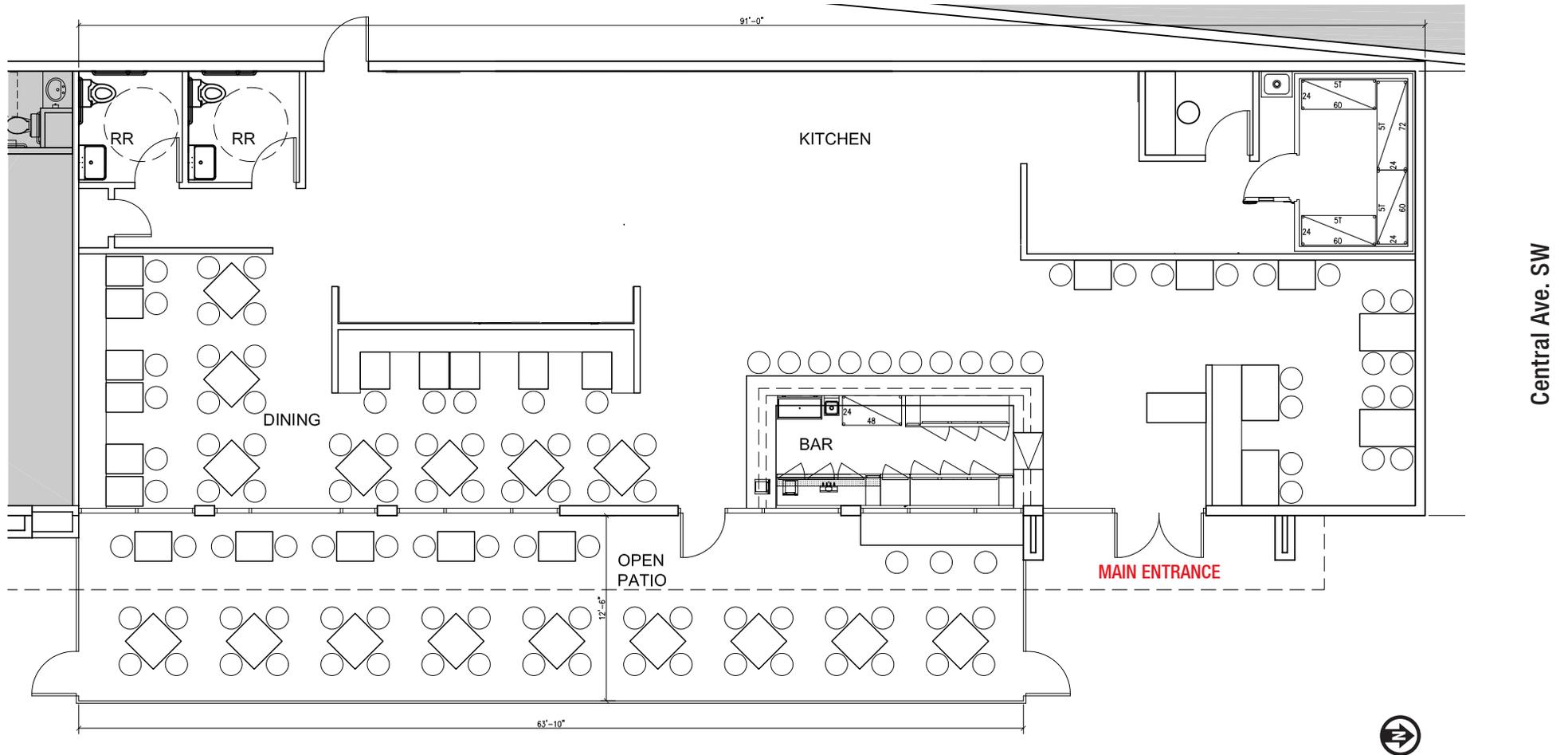
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**SUITE 1710**

**FLOOR PLAN**

±2,810 SF



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**LOCATION**

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,053	93,887	250,386
Average HH Income	\$83,250	\$75,089	\$83,068
Daytime Employment	26,338	84,259	152,172

2025 Forecasted by Esri



# 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)

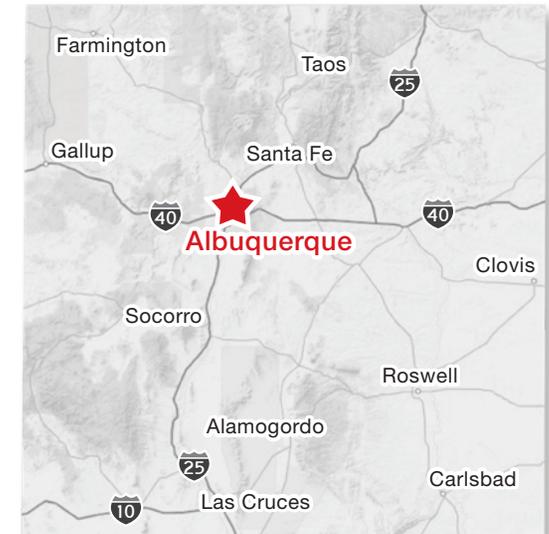


#### In the News

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.