

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

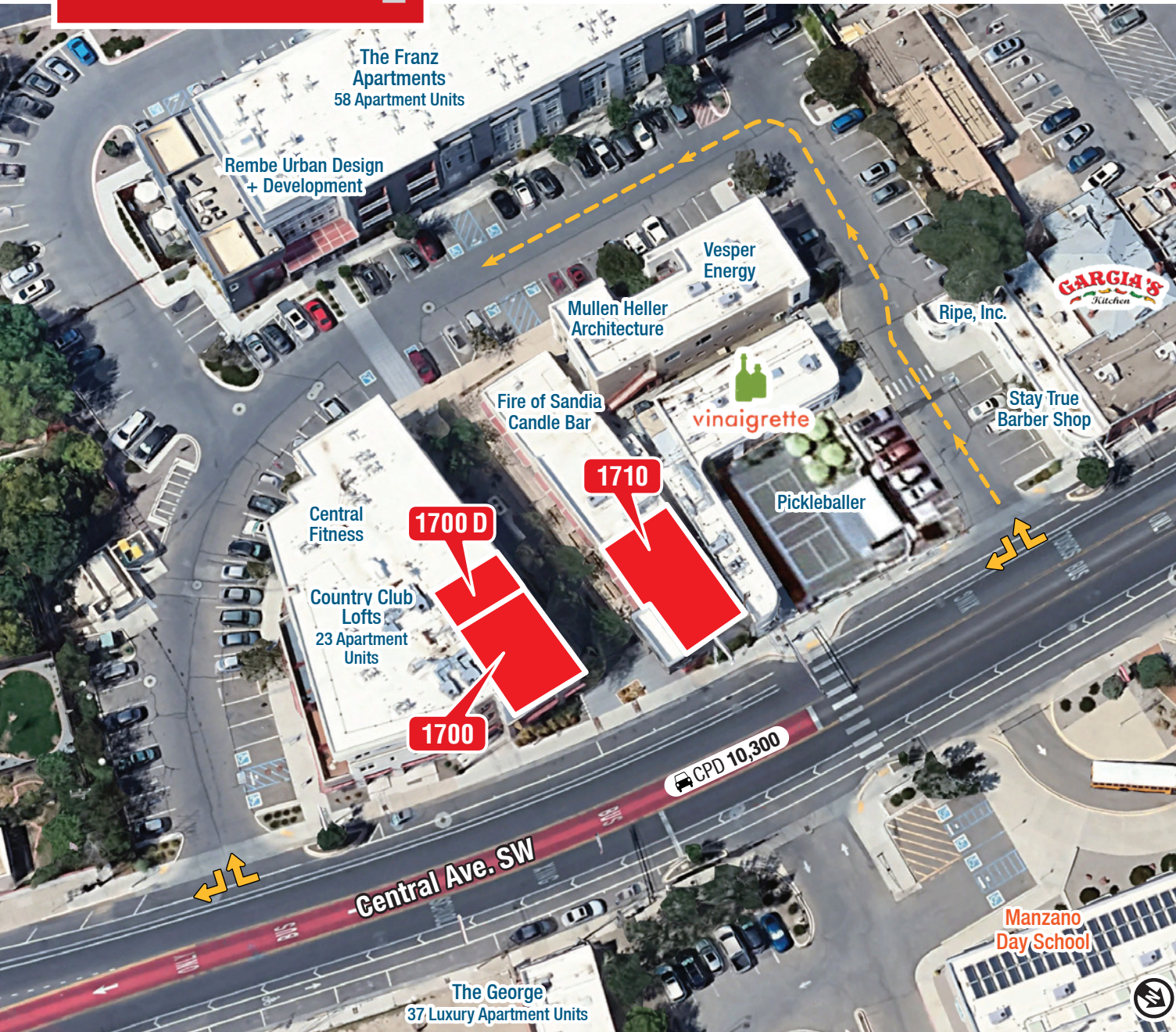
±957 - 2,810 SF
Available

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 1700 D: ±957 SF

- Office Buildout
- \$2,400/Mo. Full Service

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

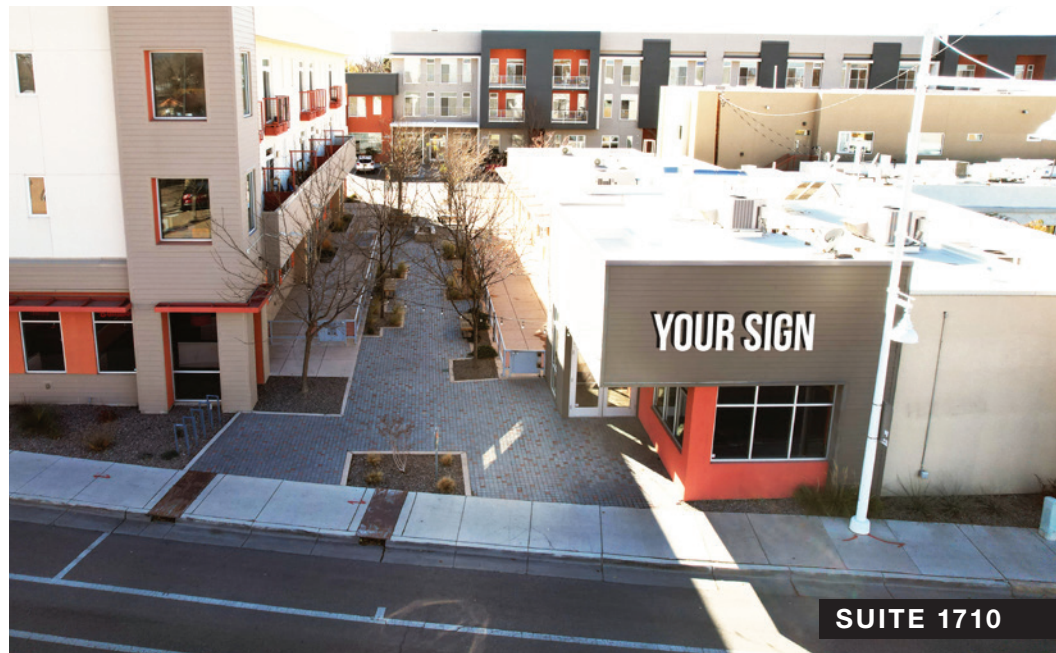
HIGHLIGHTS

- 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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SUITE 1700



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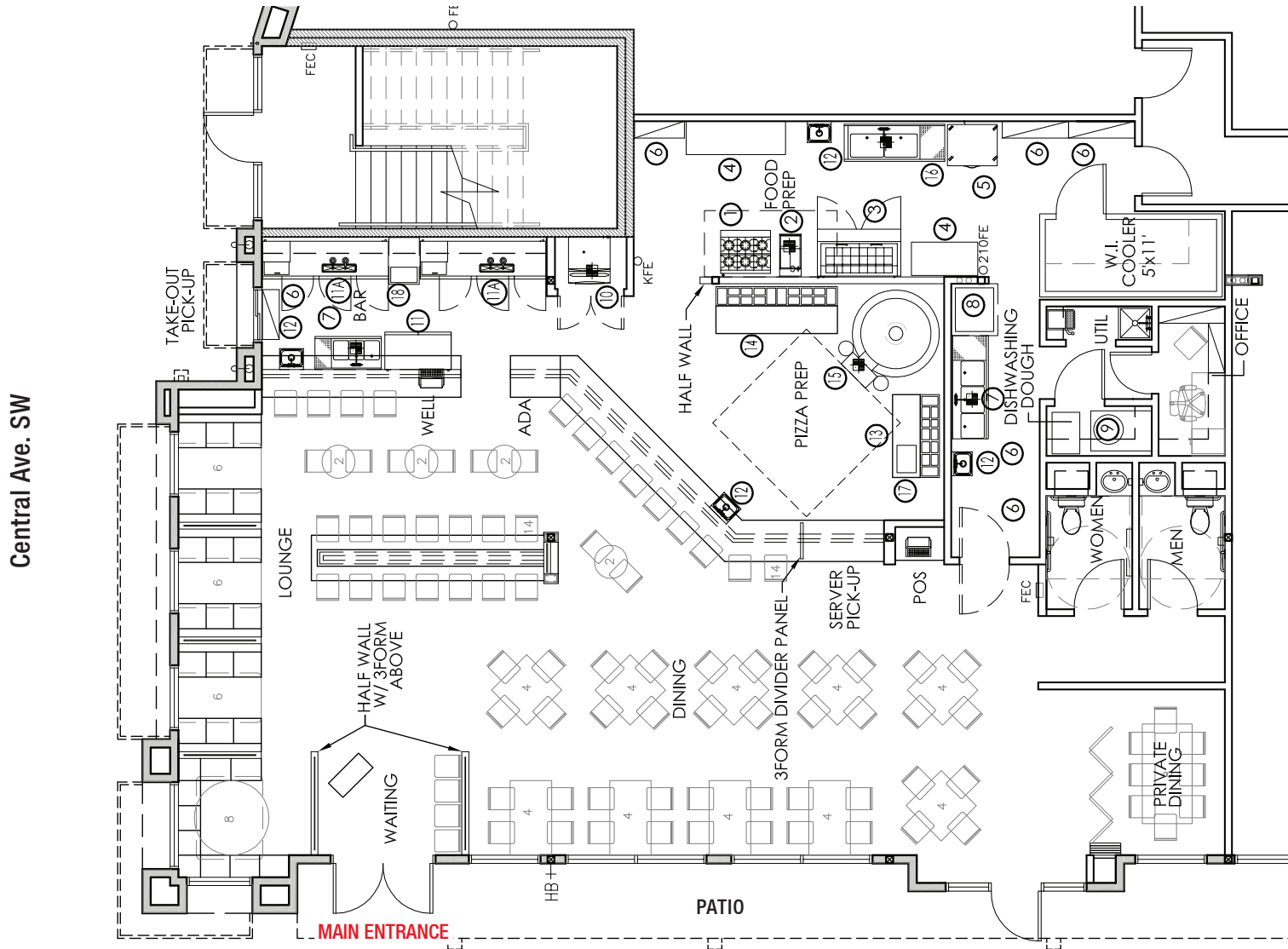
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SUITE 1700

FLOOR PLAN

±2,607 SF



Central Ave. SW

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SUITE 1700 D



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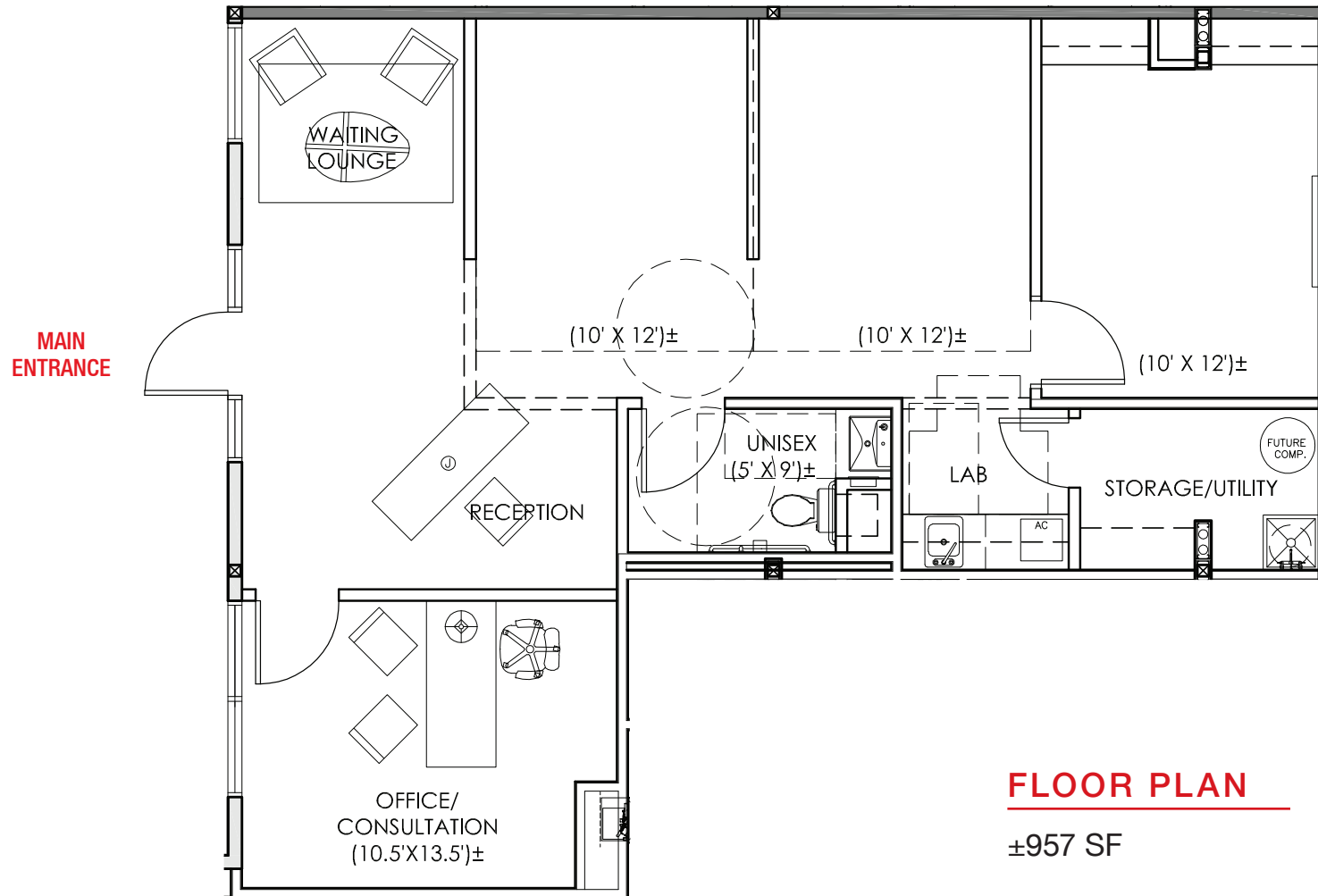
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SUITE 1710



Walk-In Cooler

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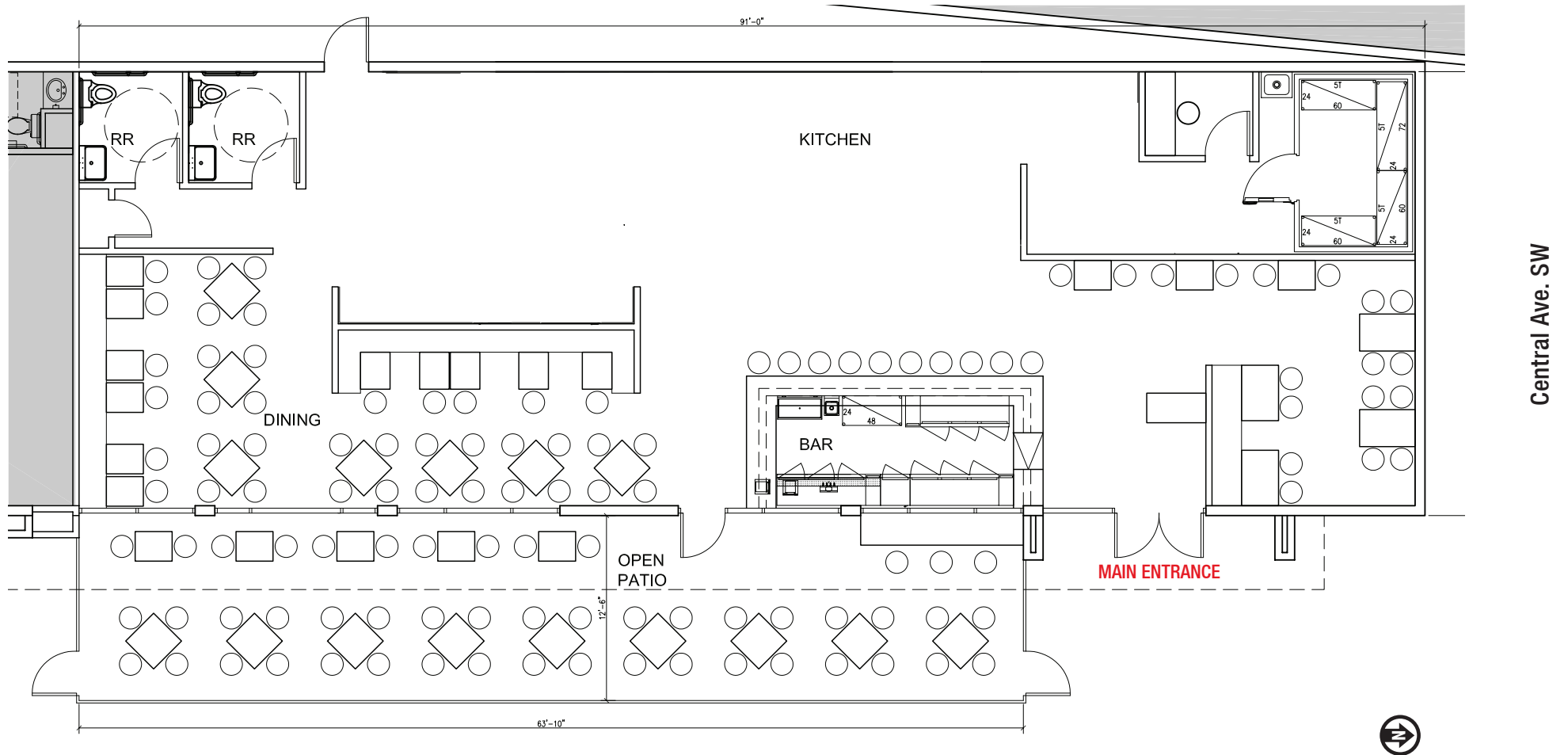
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SUITE 1710

FLOOR PLAN

±2,810 SF



For Lease

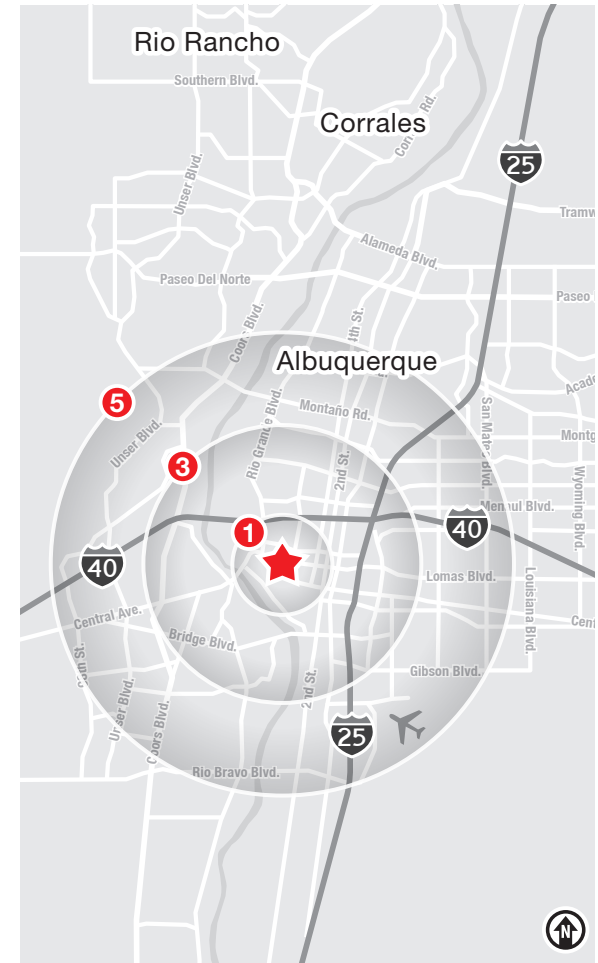
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LOCATION

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



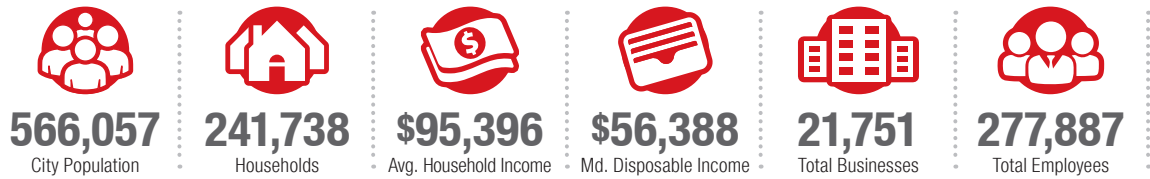
Albuquerque

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.

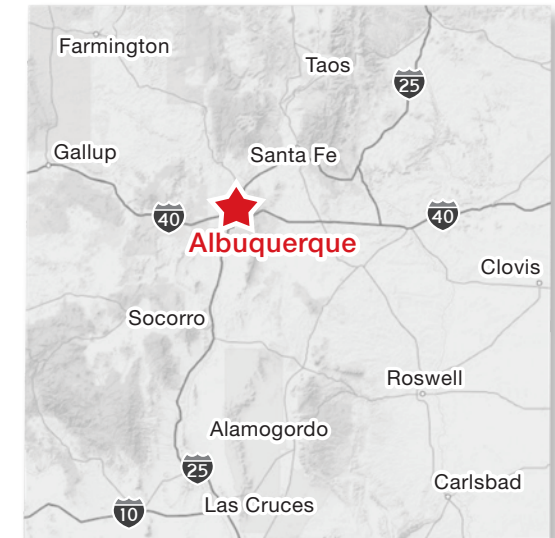
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



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.