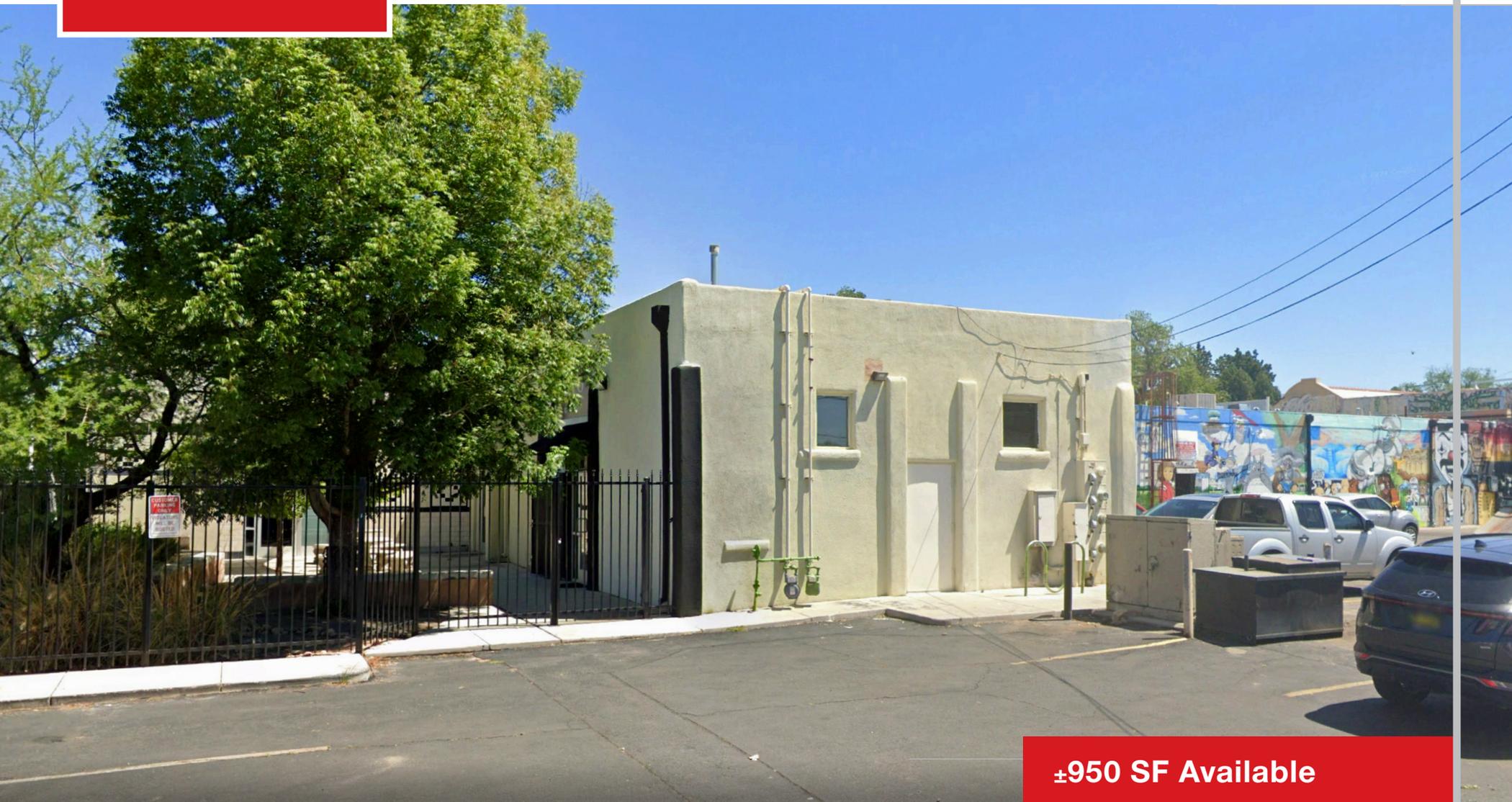


**For
Lease**



Turn-Key Nob Hill Salon Space

EXCELLENT LOCATION FOR A LOCAL BUSINESS



±950 SF Available

2108 Central Ave. SE | Albuquerque, NM 87106

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

For Lease

2108 Central Ave. SE | Albuquerque, NM 87106



PROPERTY

AVAILABLE

±950 SF

LEASE RATE

\$23.75/SF + \$4.00/SF NNN
(\$2,200/Mo.)

HIGHLIGHTS

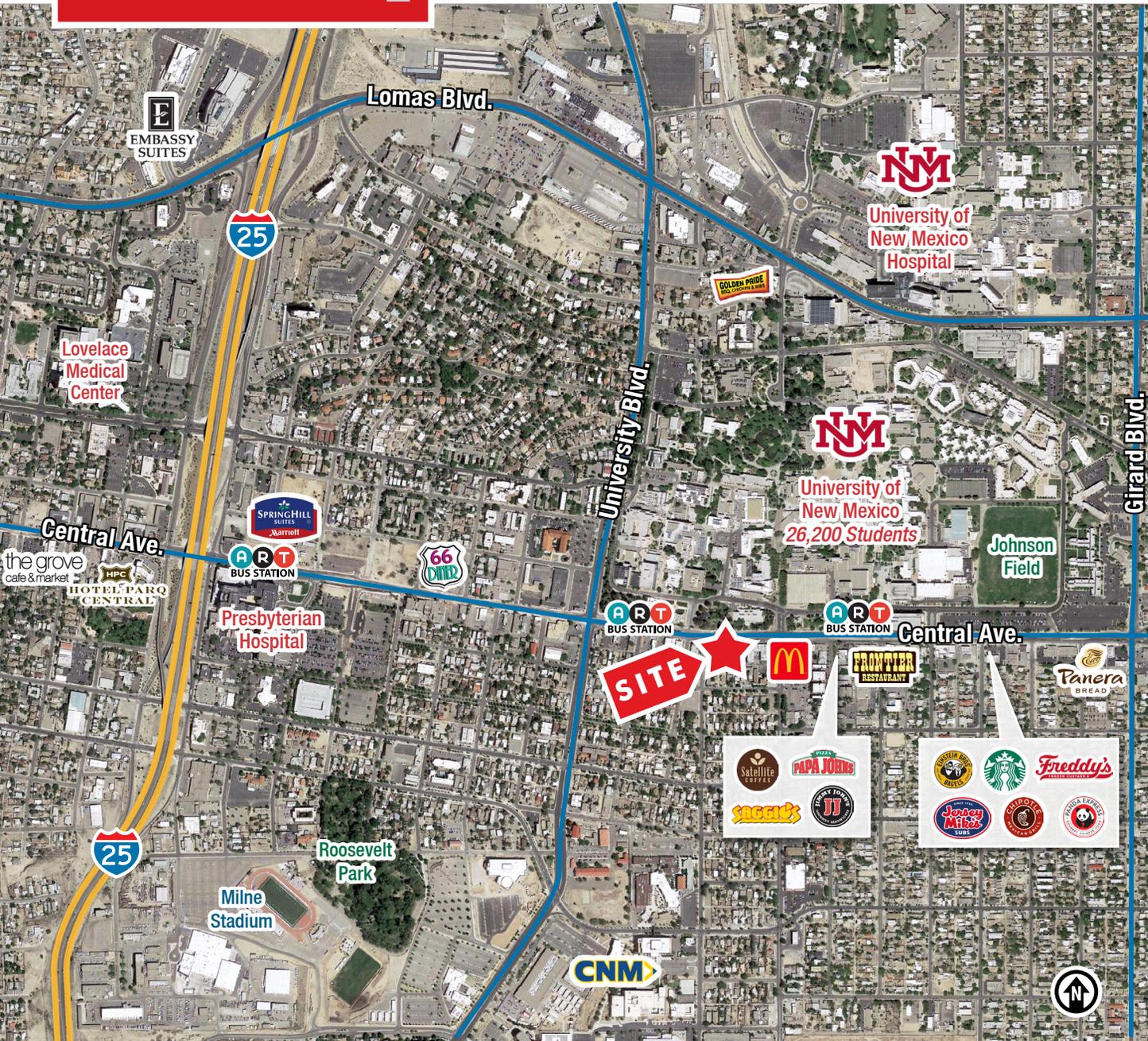
- Located directly across from UNM main campus
- All FF&E included
- Plenty of additional power
- Open-concept with two offices
- New flooring throughout
- Large, secure patio
- In-suite restrooms
- **ZONING** [MX-M](#) 

LOCATION

SWQ Central Ave &
Yale Blvd. SE

For Lease

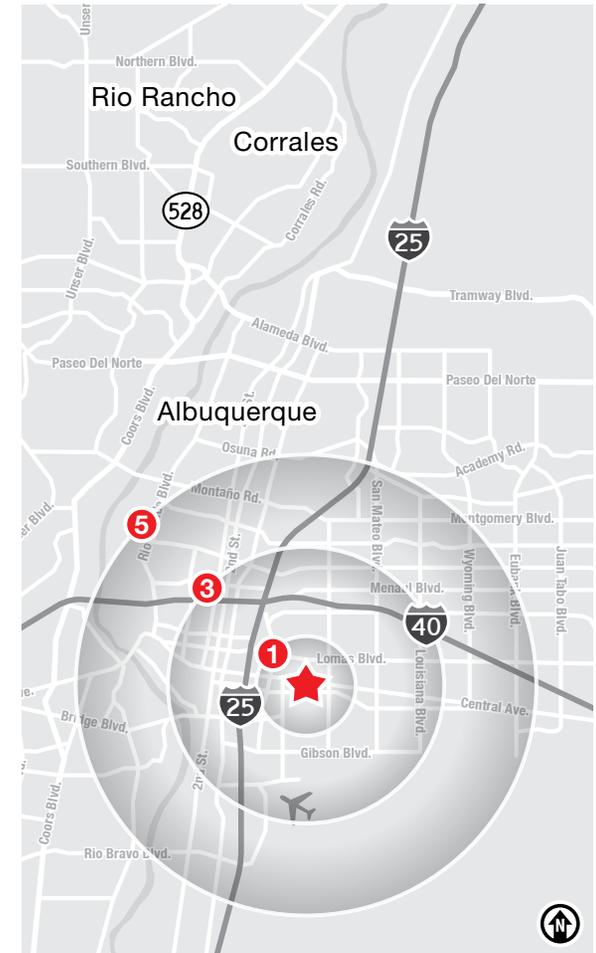
2108 Central Ave. SE | Albuquerque, NM 87106



LOCATION

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



NAI SunVista

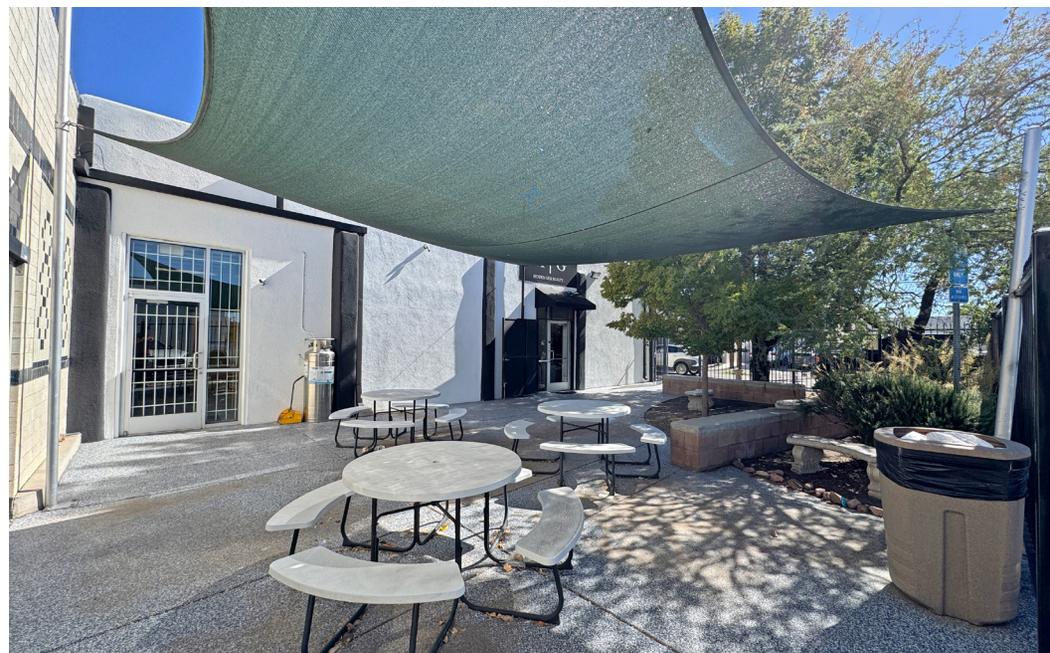
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FLOOR PLAN

±950 SF

Floor Plan Not to Scale

