

**For  
Lease**



# Prime Nob Hill Retail Suite

ON OLD ROUTE 66 JUST MINUTES FROM UNM



3408 Central Ave. SE | Albuquerque, NM 87106

**±425 SF Available**

**NAISunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**John Algermissen** CCIM

Owner/Broker  
johna@sunvista.com | 505 998 5734

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## PROPERTY

### AVAILABLE

- **Suite C:** ±425 SF  
\$1,200/Month + \$6/SF NNN

### HIGHLIGHTS

- Bite-sized retail suite
- Central Ave. frontage and excellent visibility with almost 14,000 cars per day
- Strategic Nob Hill location near UNM, boutique retail, restaurants, and entertainment
- Lively neighborhood with consistent daytime and evening foot traffic
- One of the few walkable neighborhood districts in the city
- Multiple access points with ample on site parking

**ZONING** [MX-M](#)

### LOCATION

SWQ Central Ave. &  
Carlisle Blvd. SE





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University of New Mexico  
North Campus  
Law Students: 347  
Medical Students: 1,574

University of New Mexico Hospital  
Daytime Employment: 16,793

University of  
New Mexico  
26,200 Students



## LOCATION

| Demographics       | 1 Mile    | 3 Mile   | 5 Mile   |
|--------------------|-----------|----------|----------|
| Total Population   | 15,968    | 103,922  | 231,183  |
| Average HH Income  | \$103,293 | \$73,124 | \$77,450 |
| Daytime Employment | 10,892    | 110,615  | 194,616  |

2025 Forecasted by Esri

**HUB Zone** MORE INFO



**NAISunVista**

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# Nob Hill

## AREA ANALYSIS

### NOB HILL | ALBUQUERQUE

**N**ob 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  
**\$103,293**  
Within One Mile

There are  
**21**  
Shops & Attractions

There are  
**11**  
Restaurants

Walk Score **78**

Transit Score **48**

Bike Score **91**

Source: [visitalbuquerque.org](http://visitalbuquerque.org), [walkscore.com](http://walkscore.com) and Esri 2024

