

**For  
Lease**



# Prime Nob Hill Retail Suites

ON OLD ROUTE 66 JUST MINUTES FROM UNM



3408 Central Ave. SE | Albuquerque, NM 87106

**±425 - 2,965 SF  
Available**

**NAISunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**John Algermissen** CCIM

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## PROPERTY

### AVAILABLE

- **Suite A:** ±1,690 SF  
\$3,500/Month + \$6/SF NNN
  - Turn-key restaurant
  - 12' hood and grease trap
  - 3-compartment sink
  - Walk-in cooler
- **Suite B:** ±850 SF  
\$1,700/Month + \$6/SF NNN
- **Suite C:** ±425 SF  
\$1,200/Month + \$6/SF NNN

### HIGHLIGHTS

- Bite-sized retail suites
- 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

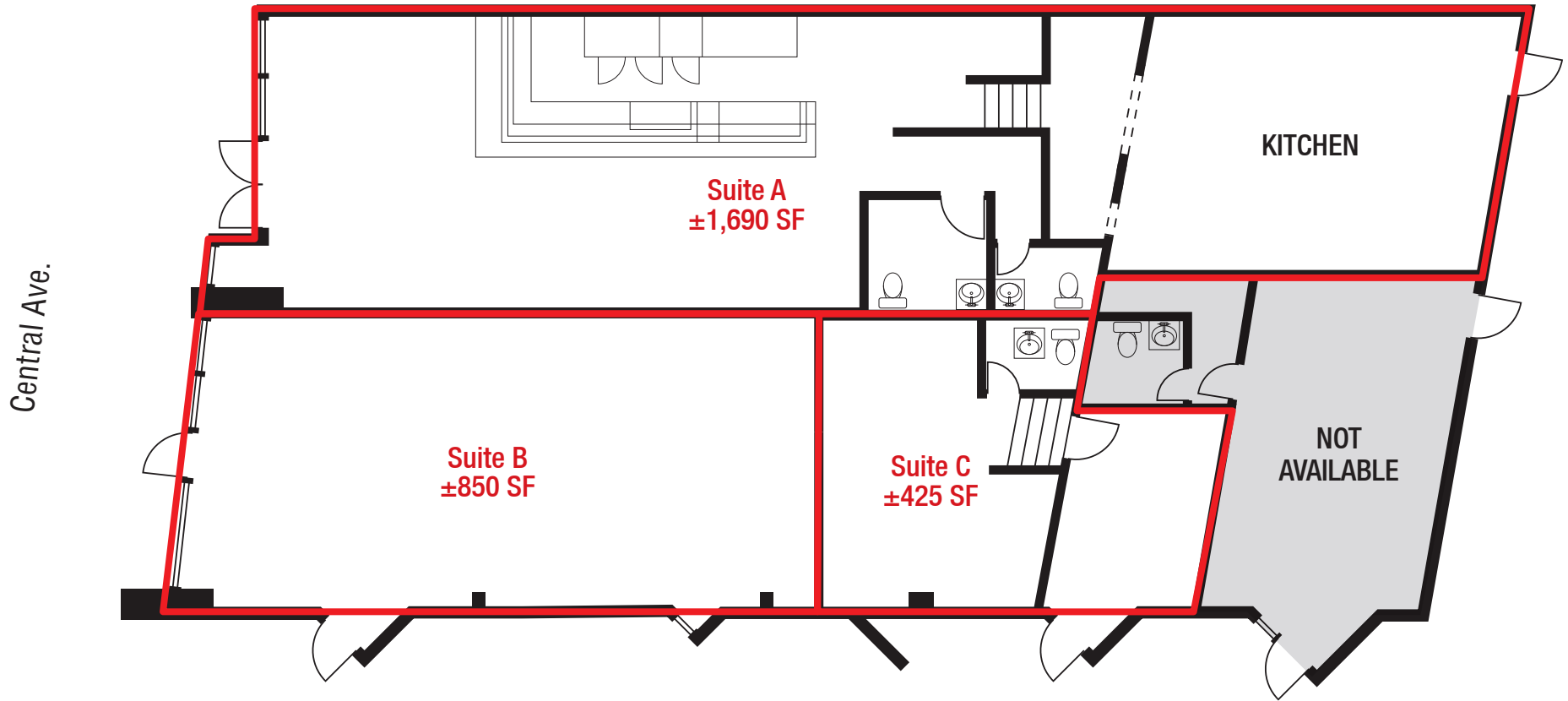
SWQ Central Ave. & Carlisle Blvd. SE



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**FLOOR PLAN**



**AVAILABLE**

Suite A: ±1,690 SF  
Suite B: ±850 SF  
Suite C: ±425 SF  
Total: ±2,965 SF



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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

**Jefferson Middle School**

**Bataan Memorial Park**

**Johnson Field**

**Lomas Blvd.**

**Central Ave.**

**Monte Vista Blvd.**

**Girard Blvd.**

**University Blvd.**

**Girard Blvd.**

**CNM**

**ART BUS STATION**

**ART BUS STATION**

**ART BUS STATION**

**Wendy's**

**DUNKIN' DONUTS**

**McDonald's**

**FRONTIER RESTAURANT**

**Panera BREAD**

**TACO BELL**

**Two Fools Tavern**

**Fantasy**

**NOB HILL BUSINESS CENTER**

**Satellite**  
**PAPA JOHN'S**  
**SAGE**  
**JJ**

**Starbucks**  
**Freddy's**  
**Jersey Mike's**  
**Chipotle**  
**Panda Express**

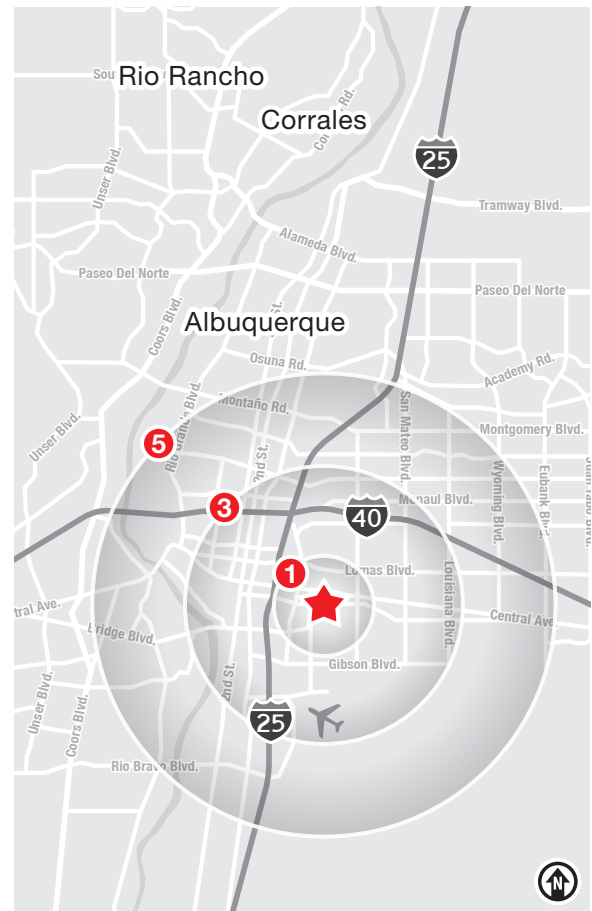
**SITE**

## 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

