

**For
Sale**



Iconic Route 66 Redevelopment Opportunity

HIGH-VISIBILITY RETAIL OR MIXED-USE SITE



**±12,859 SF on ±0.17 Ac.
Available**

500 Central Ave. SW | Albuquerque, NM 87102

Anthony Lotto III

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Alexis Lovato

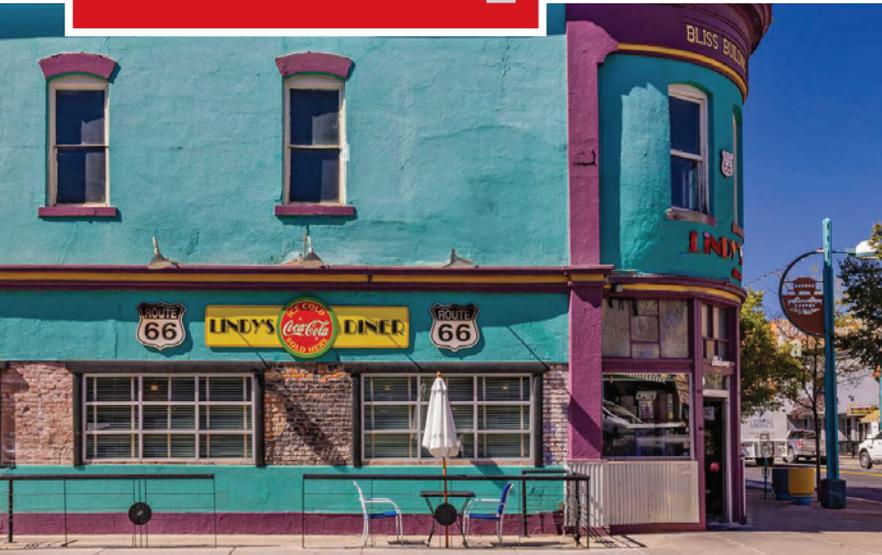
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NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

500 Central Ave. SW | Albuquerque, NM 87102



PROPERTY

AVAILABLE

Building: ±12,859 SF
Land: ±0.17 Acres

SALE PRICE \$1,275,000

HIGHLIGHTS

- Iconic 1906 historic building on the hard corner of Central Ave. & 5th St.
- Prime Route 66 frontage in the heart of Downtown
- Opportunity for mixed-use conversion to residential, boutique hotel or shop space
- Multiple store fronts with excellent visibility and multi-tenant flexibility
- Second-oldest restaurant location in Albuquerque (Lindy's Diner)
- Two levels
- ±5,880 SF upper level (former hotel) is vacant and ready for redevelopment
- Adaptive reuse, value add, or full redevelopment opportunity
- Located within the Downtown Revitalization Corridor
- Property tax abatement and MRA funding available
- Surrounded by government, office, entertainment, and residential density
- Three of the bottom retail units are currently leased

ZONING [MX-FB-UD](#) 

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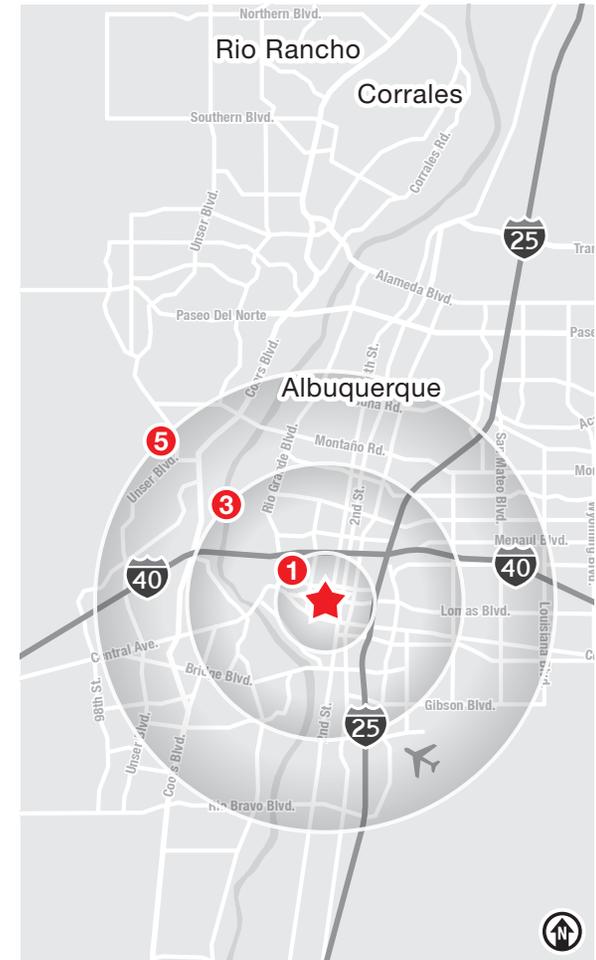
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,972	91,019	239,136
Average HH Income	\$71,134	\$78,860	\$79,583
Daytime Employment	34,866	89,057	164,340

2025 Forecasted by Esri



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DOWNTOWN



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Albuquerque

TRADE AREA ANALYSIS

DOWNTOWN | ALBUQUERQUE

Albuquerque's downtown is a vibrant community of entrepreneurs, artists, families and local businesses that collectively create a thriving central district. At the intersection of Route 66, the Atchison Topeka & Santa Fe Railroad, Pueblo Indian trade routes, and El Camino Real. It is the cultural crossroads of the southwest, and remains the employment, transportation, and tourism hub for all of New Mexico. The new APD Public Safety Center at Central & 4th is a valuable addition to Downtown Albuquerque. This facility, along with both foot and bike patrols, will provide a consistent street-level presence of security in the downtown core. Officers will be present downtown during work and entertainment hours.

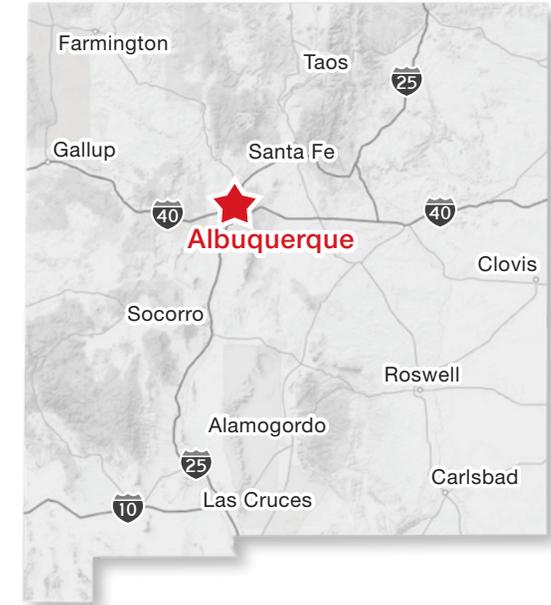
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



The Largest
City in the State



DOWNTOWN UPGRADE

Downtown is in the midst of a major multimillion-dollar revitalization. Several key catalytic projects, such as the Rail Trail and Rail Yards, will be magnets for economic investment and innovation.

\$29M

City Commitment for Revitalization Projects Downtown

\$36M

Investment for the Downtown Rail Trail Project

\$94M

Total (Committed and Pending) Non-City Public and Private Funding



A Cultural and Entertainment Hub

Downtown is a leader in the creative economy providing numerous cultural experiences, including public art and historic building walking tours; and a wealth of food selections, micro-breweries and distilleries.

DOWNTOWN HOUSING

There are currently more than 1,500 housing units in Downtown Albuquerque. **The Downtowner**, a \$50 million public-private project, will bring 166 additional housing units. Several housing projects that will increase the number of residents are currently in the works.

THERE'S BEEN A 60% Increase in Downtown Residential Population (Since October 2000)

