

For Lease

Historic Nob Hill Retail

PROMINENT VISIBILITY ON CENTRAL AVE.



3207 Central Ave. NE | Albuquerque, NM 87106

±5,575 SF Available

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Ethan Melvin

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PROPERTY

AVAILABLE

±5,575 SF

LEASE RATE

\$10.00/SF + NNN

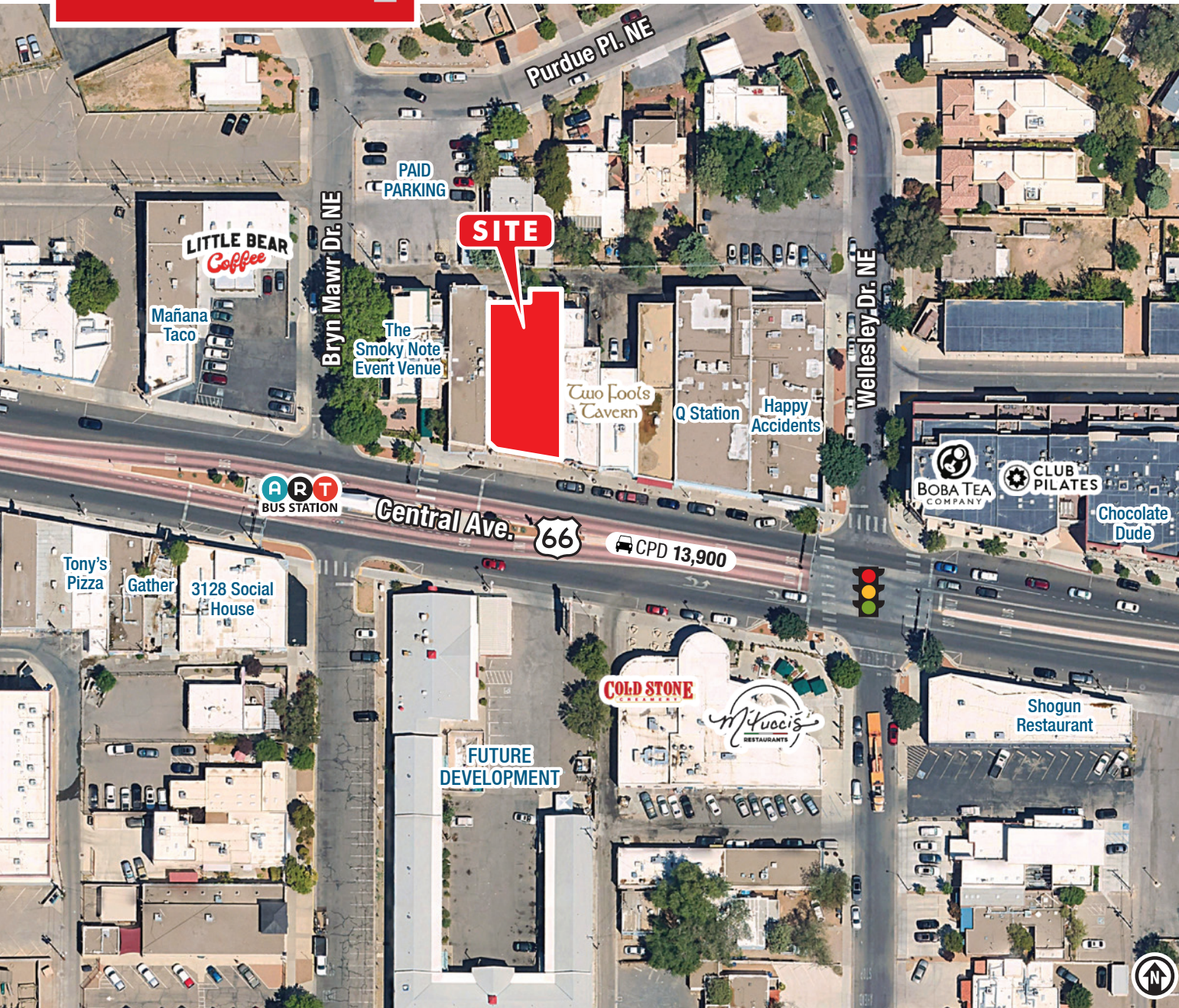
HIGHLIGHTS

- Surrounded by new retail & restaurant concepts
- Directly adjacent to new boutique hotel development
- Highly-visible positioning fronting Historic Route 66
- Popular tourist area with strong foot traffic
- Minutes from the University of New Mexico
- Open layout ready for new concept
- Nearby public parking available
- Building signage available

ZONING [MX-M](#) 🏠

LOCATION

NEQ Central Ave. & Girard Blvd. NE



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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

SITE

ART BUS STATION

ART BUS STATION

ART BUS STATION

Satellite Coffee
Papa John's
Sage's
JJ

Starbucks
Freddy's
Jersey Mike's
Chipotle
Panda Express

CNM

LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,546	102,791	230,763
Average HH Income	\$103,131	\$73,398	\$77,537
Daytime Employment	12,718	110,694	195,344

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)



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Nob Hill

AREA ANALYSIS

NOB HILL | ALBUQUERQUE

Nob 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
\$103,131
Within One Mile

There are
21
Shops & Attractions

There are
11
Restaurants

Walk Score **78**

Transit Score **48**

Bike Score **91**

Source: visitalbuquerque.org, walkscore.com and Esri 2024

