

For Lease



Exceptional Old Town Retail Space

TREMENDOUS VISIBILITY FROM CENTRAL AVE.



2011 Central Ave. NW | Albuquerque, NM 87104

±3,370 SF Available

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Ethan Melvin

ethan@sunvista.com | 505 235 9347

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PROPERTY

AVAILABLE

Building: ±3,370 SF

LEASE RATE

\$26.00/SF + NNN

HIGHLIGHTS

- Hard-corner property with unrestricted visibility from Central Ave.
- Just moments from Old Town Plaza
- Rare, dedicated parking lot
- Evident pride of ownership
- Beautiful Southwestern charm throughout
- Existing salon buildout
- Kitchen, multiple private offices and three restrooms
- Opportunity to demise the space

ZONING [MX-L](#) 

LOCATION

SEC Central Ave. &
San Felipe St. NW

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505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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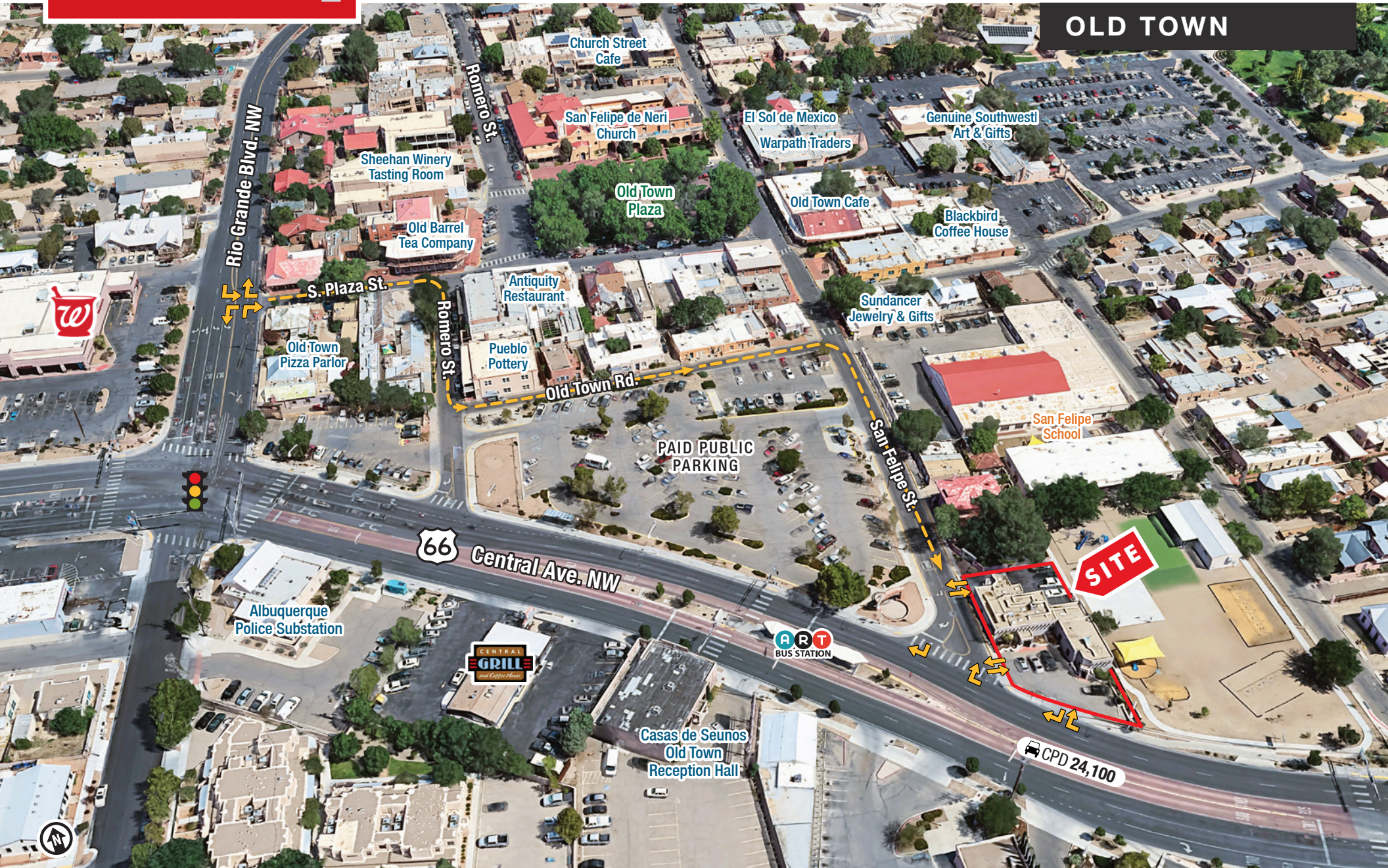
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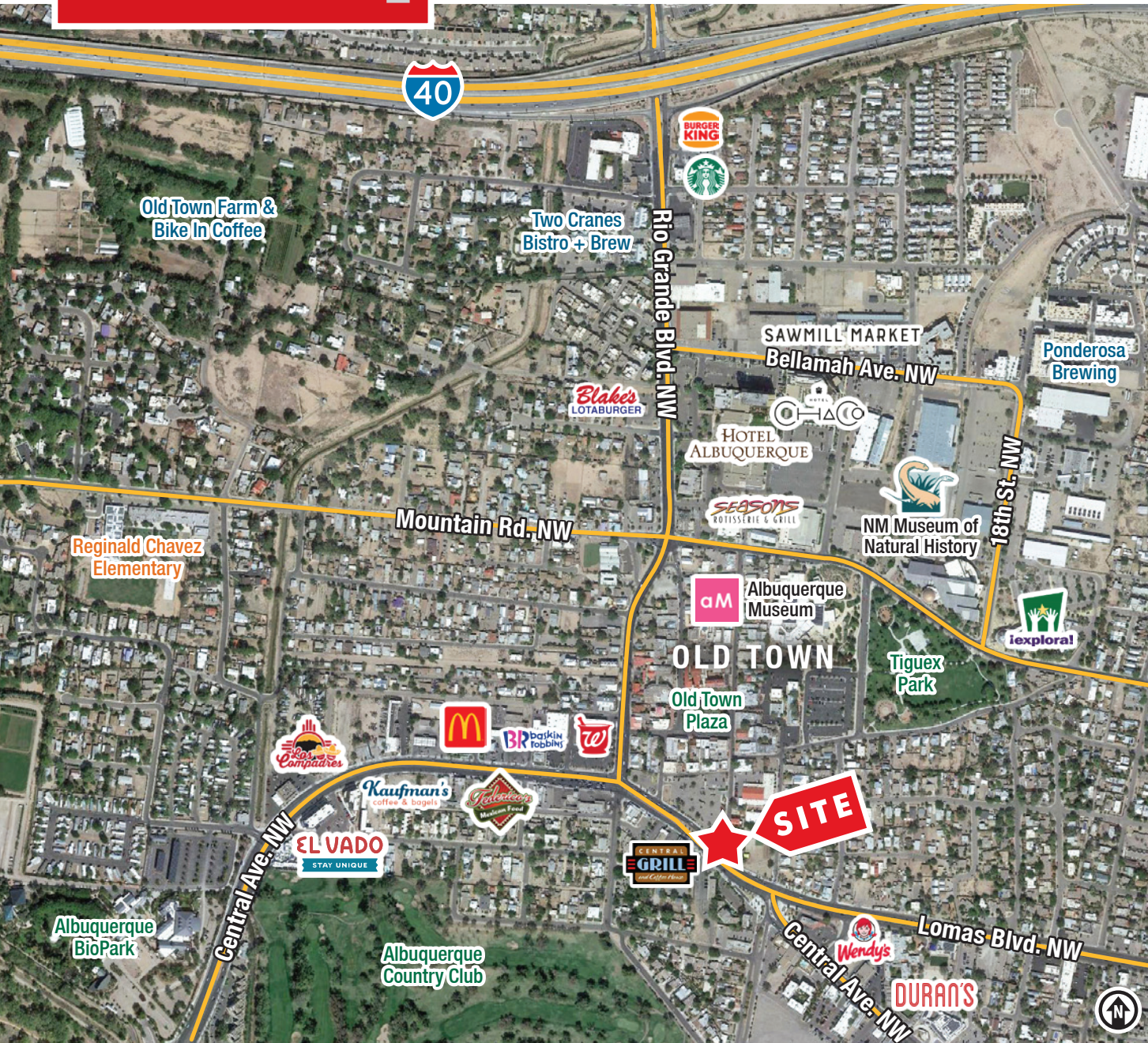
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OLD TOWN



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,565	95,661	247,029
Average HH Income	\$90,692	\$76,355	\$84,202
Daytime Employment	9,474	82,315	148,478

2025 Forecasted by Esri



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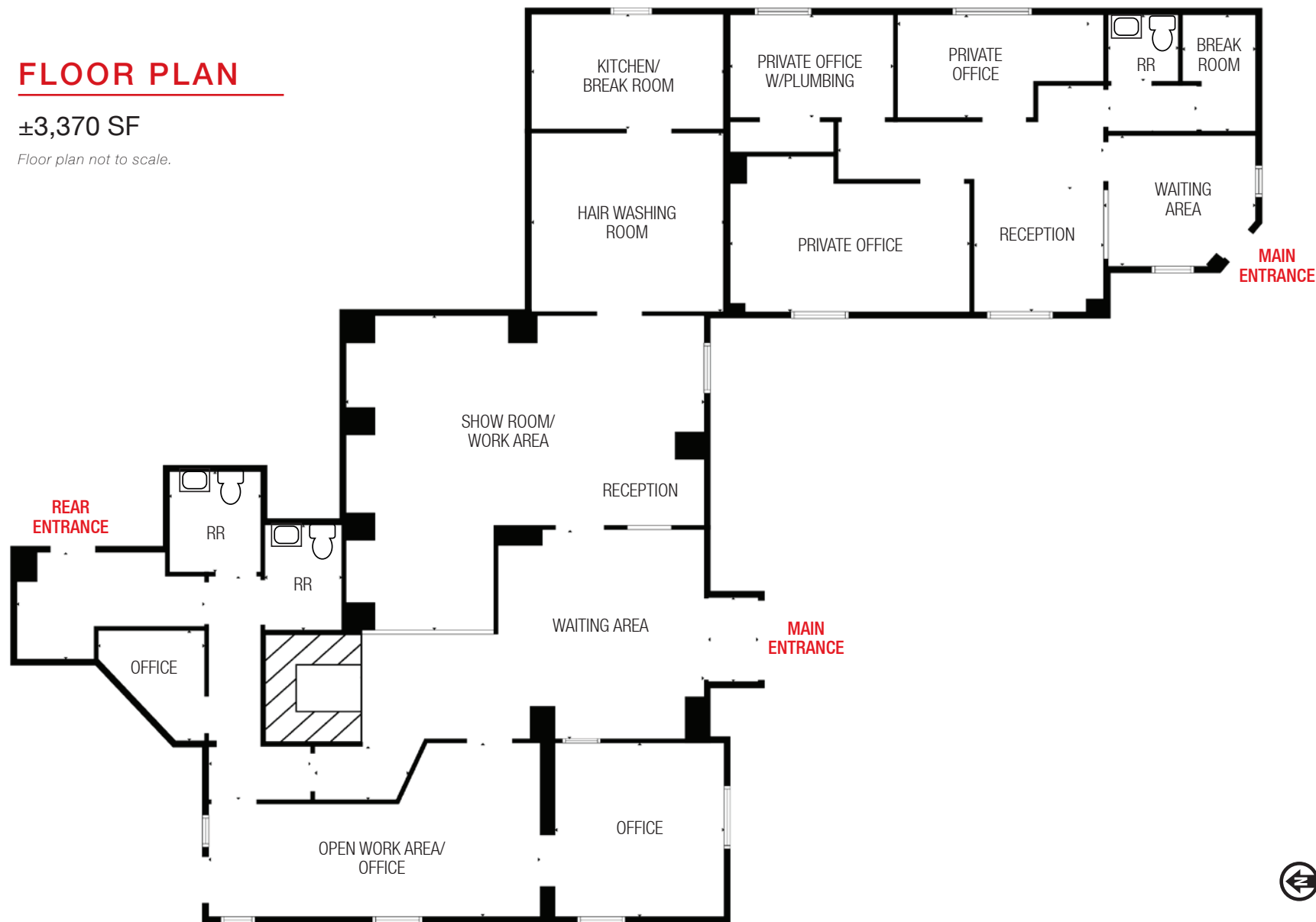
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FLOOR PLAN

±3,370 SF

Floor plan not to scale.



Central Ave. NW

San Felipe St.



Old Town

AREA ANALYSIS

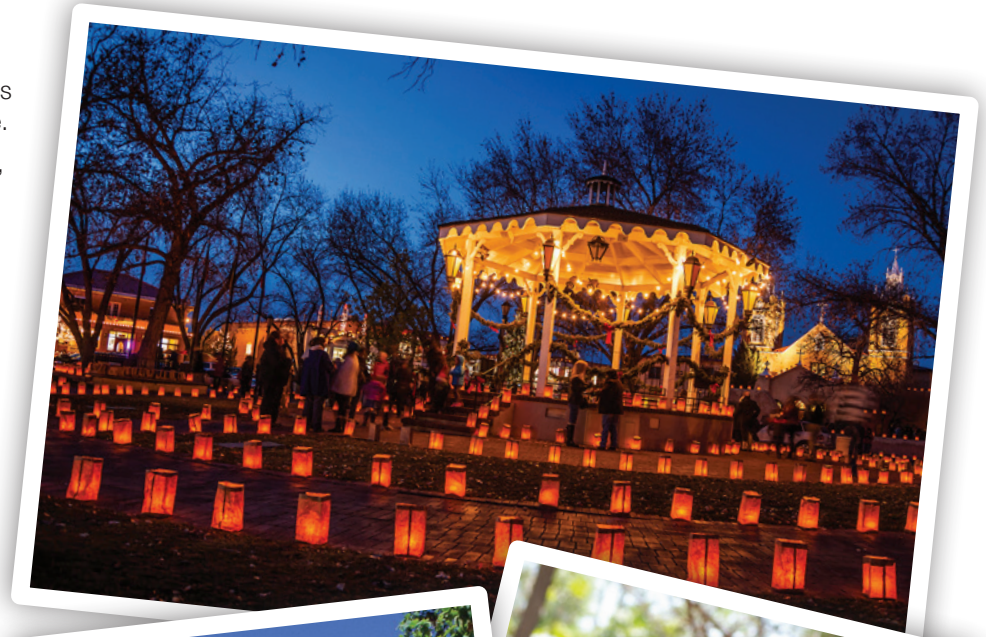
HISTORIC OLD TOWN | ALBUQUERQUE

Old Town was Albuquerque's first neighborhood. More than 300 years after its founding, it remains a center for culture, architecture, shopping, art and cuisine.

Old Town was established in 1706, when a group of Spanish families settled here, not far from the Rio Grande. The settlers organized their new town in the traditional Spanish colonial way, with a central plaza anchored by a church.

When the original adobe church collapsed after the long, rainy summer of 1792, the townspeople rebuilt, and in 1793 the San Felipe de Neri Church was completed. Today this adobe church, with walls that are five feet thick, is the oldest in Albuquerque; its white towers mark Old Town from a distance. San Felipe de Neri remains a functioning Catholic church. As you wander around the neighborhood, you may see couples posing for wedding pictures in the plaza's gazebo.

Most of the architecture in Old Town is adobe, in the Pueblo-Spanish style. These traditional buildings have flat roofs and stuccoed walls with rounded edges, and their ceilings are supported with heavy wooden beams called vigas. The arrival of the railroad in 1880 brought new architectural styles, and you will find numerous Victorian buildings that house shops, offices and bed and breakfasts. Despite centuries of change, Old Town has retained its charming, walkable character.



Historic Old Town has been the heart of Albuquerque since the city was founded. Today, with 1.5 million visitors annually, Old Town is the city's cultural center with numerous museums, shops, galleries and restaurants.

Founded In
1706
by Governor
Francisco
Cuervo y Valdez

More than
100
Shops &
Galleries

There are
6
Museums
In Old Town

There are
11
Restaurants
In Old Town

Source: visitalbuquerque.org and albuquerqueoldtown.com