Freestanding Nob Hill Retail

BITE-SIZE, TWO-TENANT BUILDING

For Sale



4208 Central Ave. SE | Albuquerque, NM 87108

±2,156 SF on ±0.14 Ac. Available

Clay Azar CCIM
clay@sunvista.com | 505 480 9777

NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

4208 Central Ave. SE | Albuquerque, NM 87108



PROPERTY

AVAILABLE

Building: ±2,156 SF
Land: ±0.14 Acres

SALE PRICE

$299,000

HIGHLIGHTS

- Two-tenant building in the Heart of Nob Hill
- Great signage and visibility along Central Ave.
- An ample 5 spaces of rare, off-street parking (2.3:1,000 ratio)
- Additional off-street parking available
- Property has direct access from Central Ave. via curb cut
- Current Taxes, Insurance, Water/ Garbage/Sewer are ±$3.63/SF
- PLEASE DO NOT DISTURB TENANTS

ZONING MX-M

LOCATION

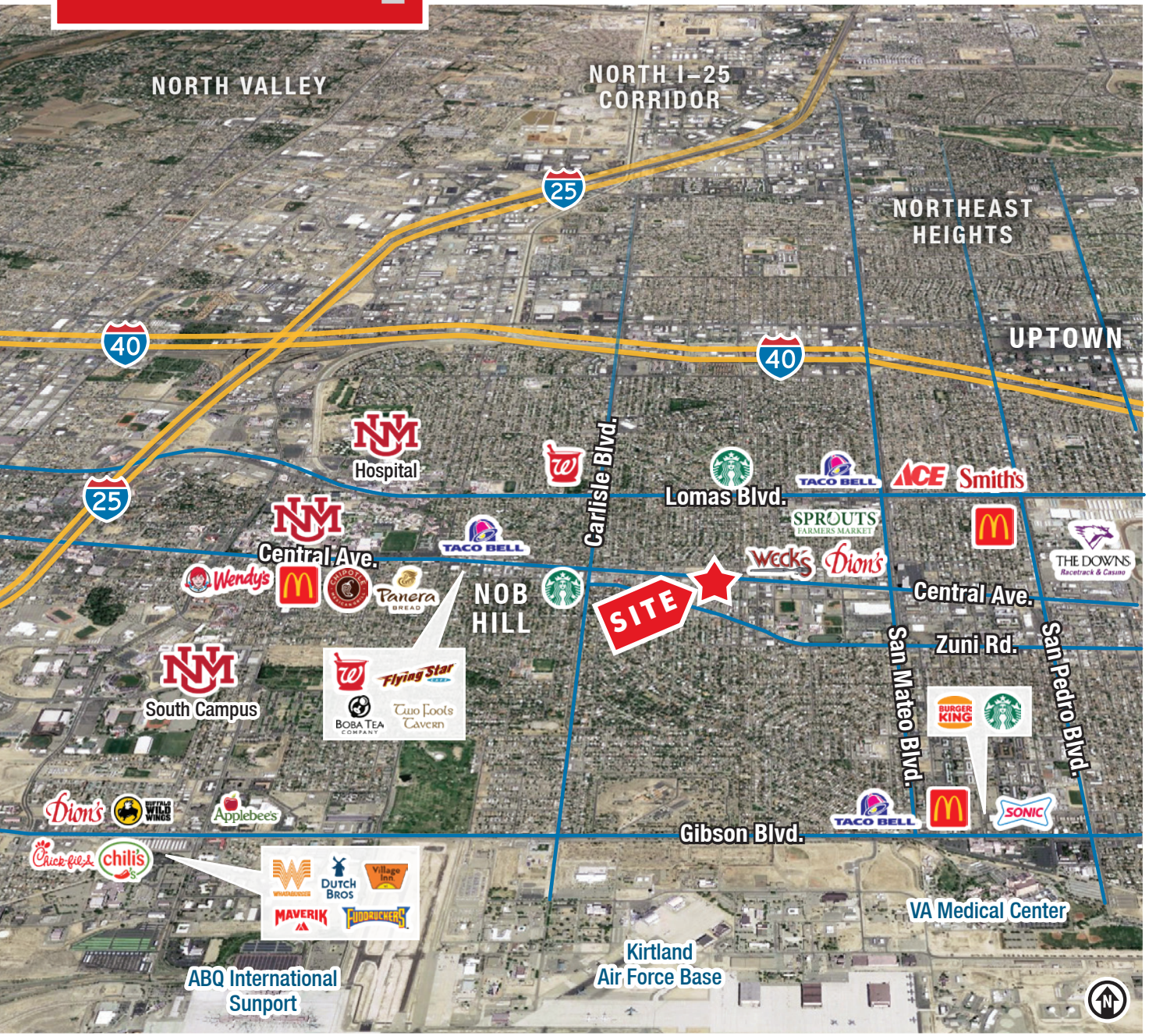
SWQ Central Ave. & Washington St. SE

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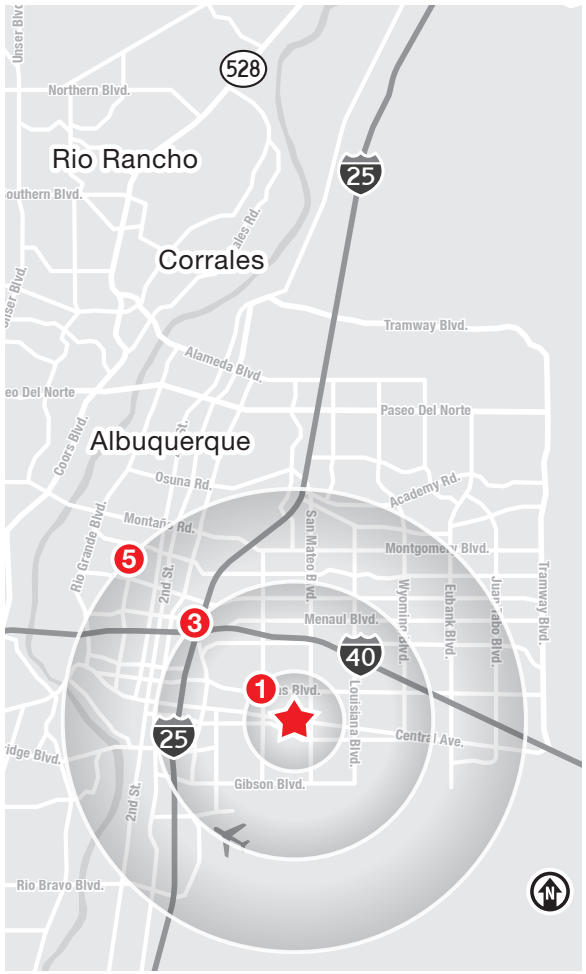
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,389	106,869	235,784
Average HH Income	$110,334	$76,982	$82,107
Daytime Employment	6,789	95,789	197,405

2026 Forecasted by Esri



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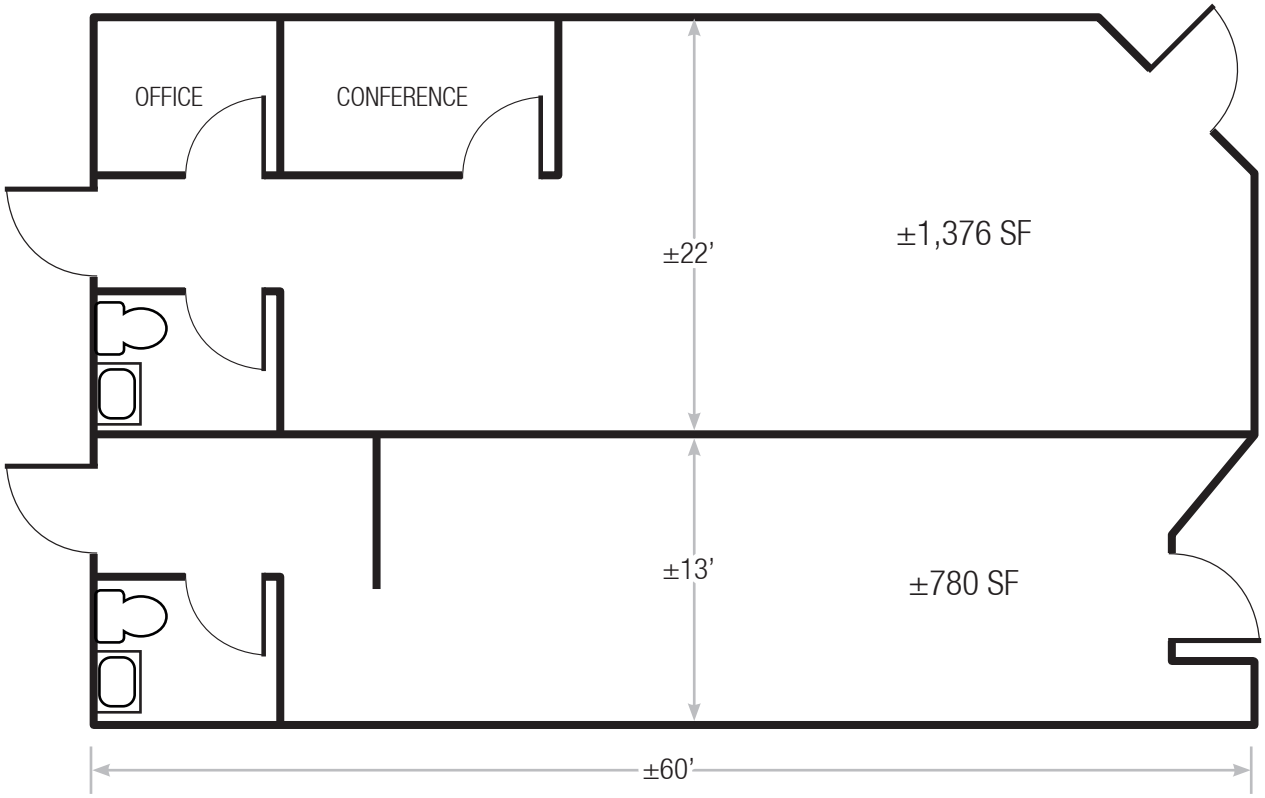
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FLOOR PLAN



AVAILABLE

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Floor plan not to scale.

Central Ave. SE

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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 BUSINESS CENTER

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, walkscore.com and Esri 2024

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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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