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Owner / Broker



Rare Free Standing Retail or Office in Dense Trade Area

1115 Central Ave. NW
Albuquerque, NM 87102



Lease Rate: \$1,990/month + NNN (\$16.95/SF + NNN)	Features:	
Building Size: +/- 1,409 SF	Hard Corner – Lit Intersection	Rare Down Town Free Standing Building
Acres: +/- 0.0847	Busy yet Underserved Trade Area	Excellent Access
	Excellent Signage and Visibility	On and off street parking
	Flexible Zoning Allows for Many Uses	Recently Remodeled

Absolute Investment Realty
105 Jefferson St. NE
Albuquerque, NM 87108

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The information contained herein is believed to be 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.

Downtown / Old Town Albuquerque Trade Area

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With over 98,000 people living within 5 miles, and 20,000 employees within 1 mile, this property is ideally located in one of the densest day time and residential population centers of the Albuquerque MSA. It is also close to the city's primary tourist attractions including Old Town, the Bio-Park & Museums, Tingley Beach, and is easily accessible to both I40 and I25.



Site Close Up

**1115 Central Ave. NW
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This property is located in the heart of Route 66 in Albuquerque between downtown and old town in the center of a tremendous amount of redevelopment activity.

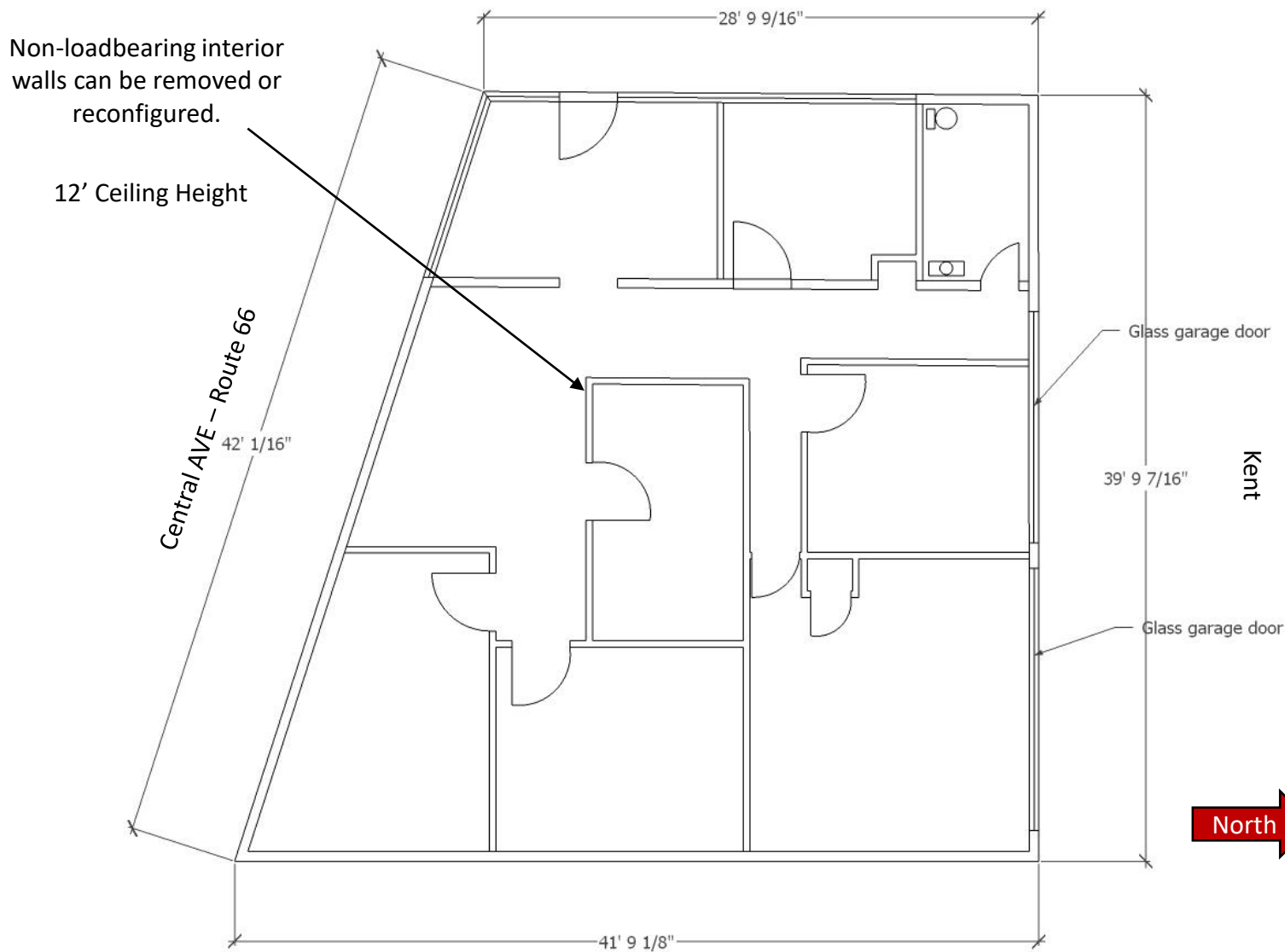
The property is near Albuquerque's most famous attractions including the Albuquerque Aquarium and Bio Bio Park, Tingly Beach, the Albuquerque Museum, Natural History Museum, and Explora children's museum.

The Property is at the intersection of 12th street (a freeway exit and one of the primary gateways to downtown), Central Avenue, and Tijeras and is ideally suited for an office, a coffee shop, brewery or tap room, a café or a restaurant.

The building has been well maintained and features a new TPO roof, new HVAC system, roll-up glass garage doors and tremendous signage opportunity.

Area co-tenants include: the iconic Dog House, Vinaigrette, Garcia's, Amore Pizza, Wendy's, McDonalds, Subway, and Walgreens.

Perfect location for a brewery, coffee shop, sandwich shop, restaurant or office.



Site Photos

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Free-standing highly visible location on a hard-corner lit-intersection with excellent signage



High-quality finishes through interior



8' – partition walls can be removed or reconfigured



Recently remodeled with new HVAC, Stucco, Roof, Interior

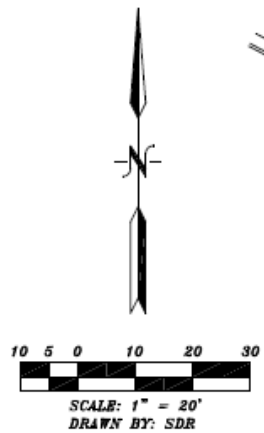
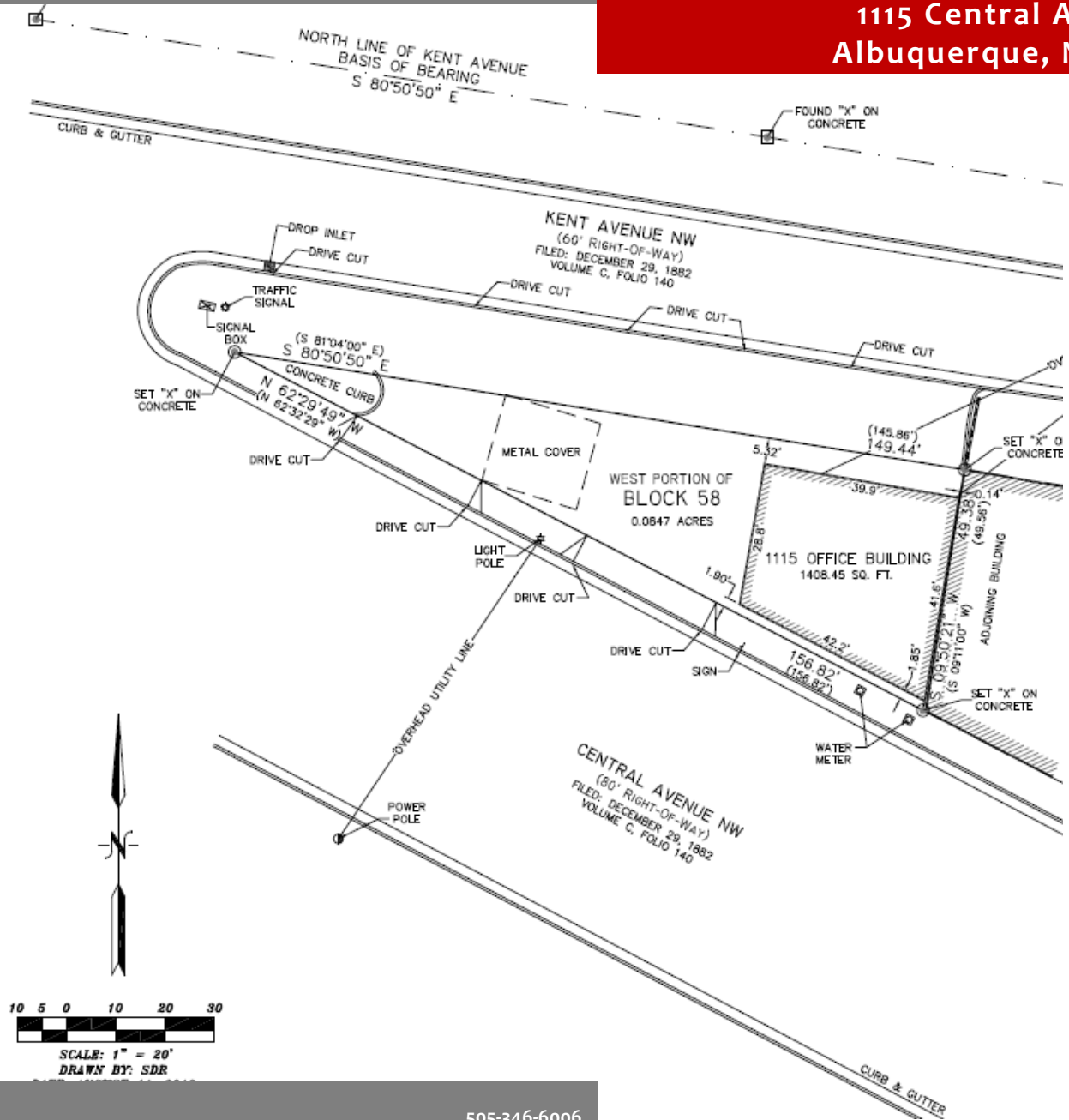


Automatic Roll up glass garage doors for the perfect patio space



12' interior ceilings create an open atmosphere

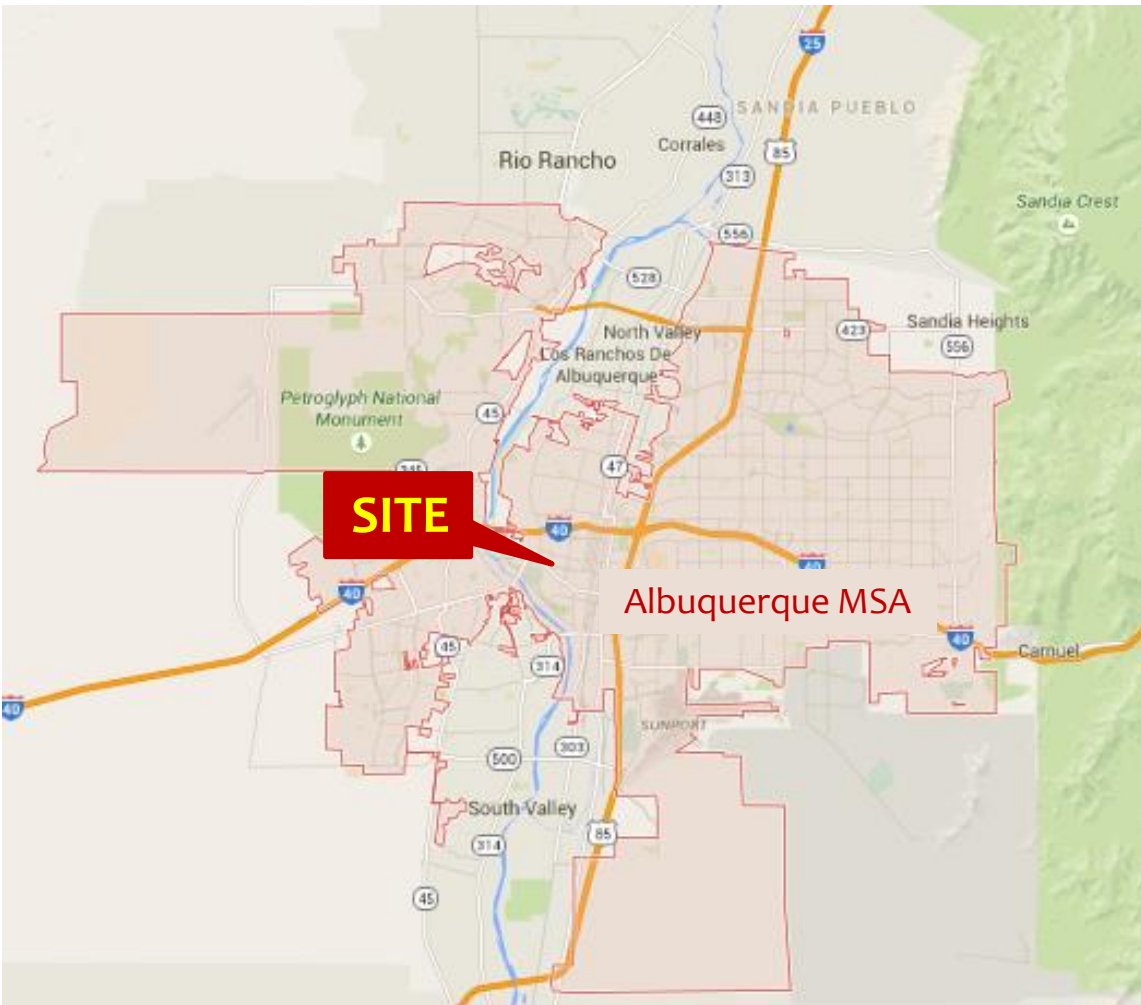
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Albuquerque, New Mexico MSA

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Albuquerque MSA

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Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. The metro area has a population of approximately 900,000 people with a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Albuquerque lies at the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care and medical services, government agencies, nuclear research, banking, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Albuquerque is less than 1 hour from the world famous tourist destination of Santa Fe, has year round outdoor activities and consistently wins awards for quality of life, and low cost of living. Albuquerque is ranked as one of Forbes Best Cities for Business.

Albuquerque MSA Demographics

Population (2015 Estimate)	907,679
Households (2015 Estimate)	357,434
Avg. Household Income (2015 Estimate)	\$65,193