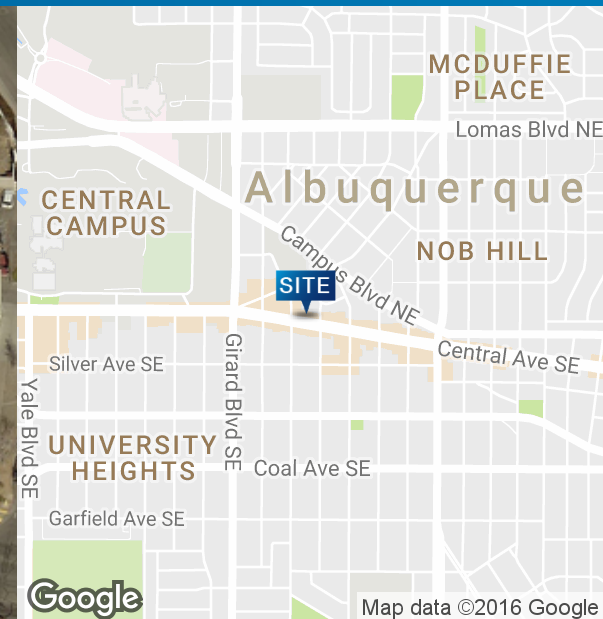


FOR SALE > RETAIL SPACE

Freestanding Building In Nob Hill

3123 CENTRAL AVE NE, ALBUQUERQUE, NM 87106



Freestanding Building In Nob Hill

- > Sale Price: \$800,000
- > Building Size: Approximately 6,026 SF W/
1,131 SF Basement W/ Slab
- > Lot Size: 0.3214 Acres
- > Zoning: CCR-1

Building Amenities

- > Rare purchase opportunity with Central frontage
- > Iconic property located in the heart of Nob Hill
- > Superb redevelopment potential
- > Prime corner lot with great visibility and access
- > Site boasts heavy vehicle and foot traffic
- > Close proximity to University of New Mexico with an enrollment of over 29,000 students
- > Major restaurant and shopping cluster within walking distance
- > Albuquerque Rapid Transit (ART) station planned at Central & Bryn Mawr

Contact Us

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Aerial Map

The map displays the following information:

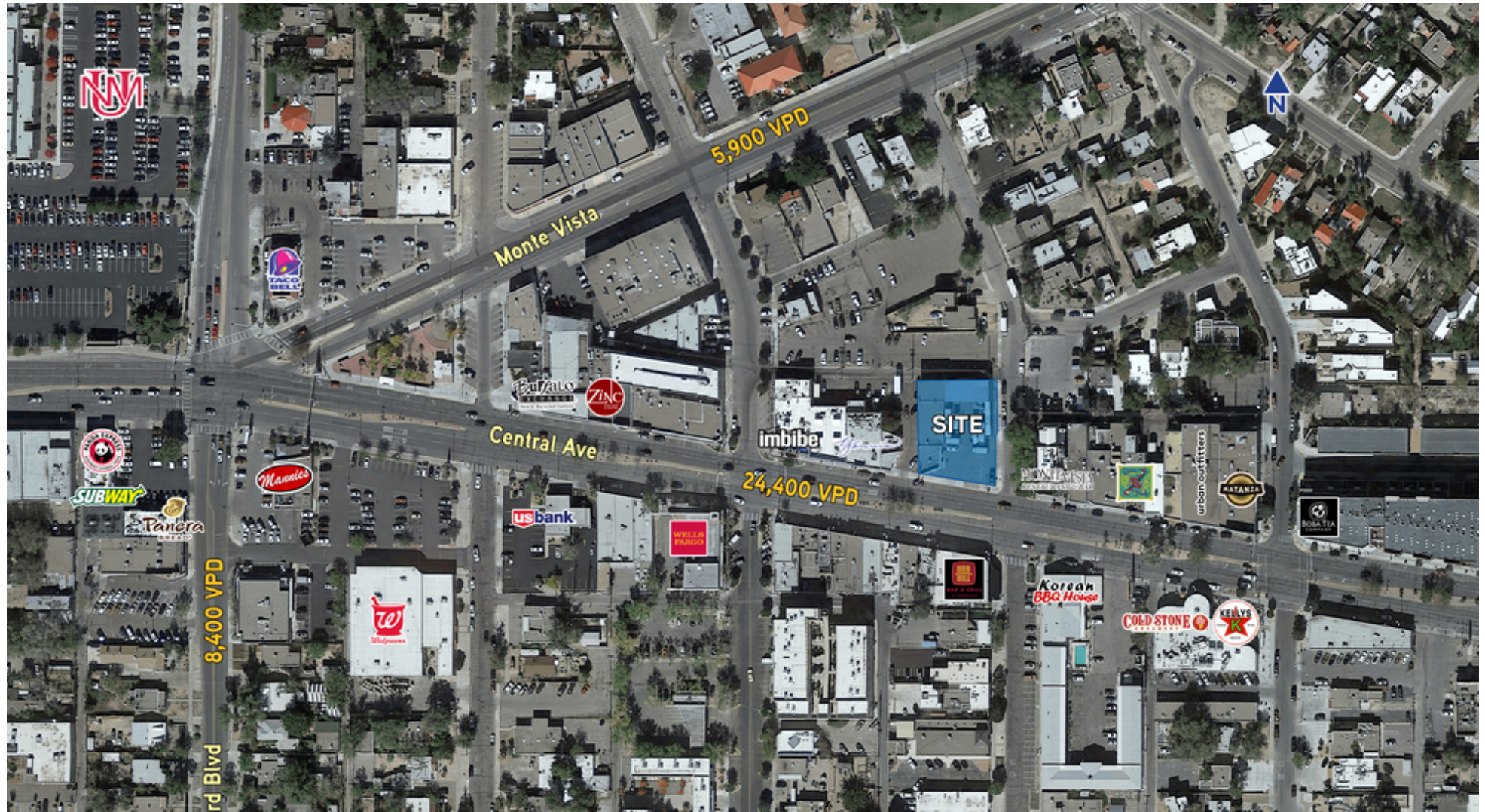
- UNM Campus (Blue):** Student Housing Capacity: 2,284; Total Student Body: 29,033.
- CNM Campus (Green):** Total Student Body: 26,771.
- Presbyterian Campus (Red):** Workforce Size: 4,100.
- Streets:** Central Ave 23,930 VPD, University Blvd 19,260 VPD, Grand Blvd 8,900 VPD, Catalina Blvd 7,500 VPD.
- Commercial/Institutional Buildings:** McDonald's, Starbucks, FedEx Office, UPS, Target, Home Depot, and various banks (e.g., Wells Fargo, Bank of America).
- Other Landmarks:** A large blue 'C' logo, a red 'UNM' logo, and a green 'CNM' logo.
- North Arrow:** Located in the top right corner.

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Intersection Aerial Map

3123 CENTRAL AVE NE, ALBUQUERQUE, NM 87106



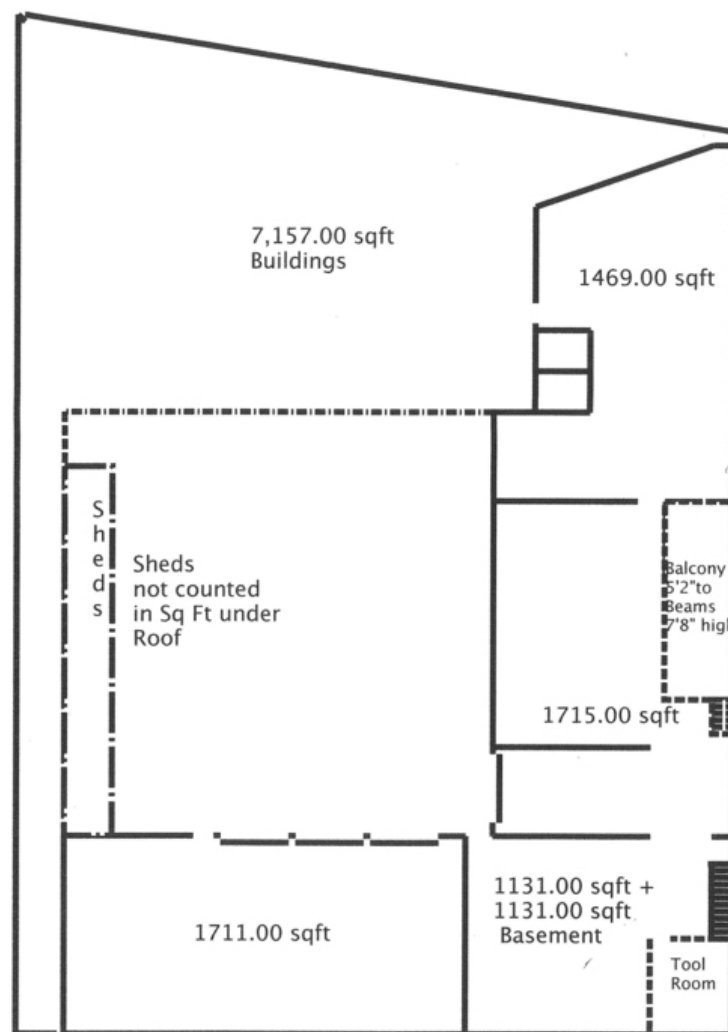
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Site Plan

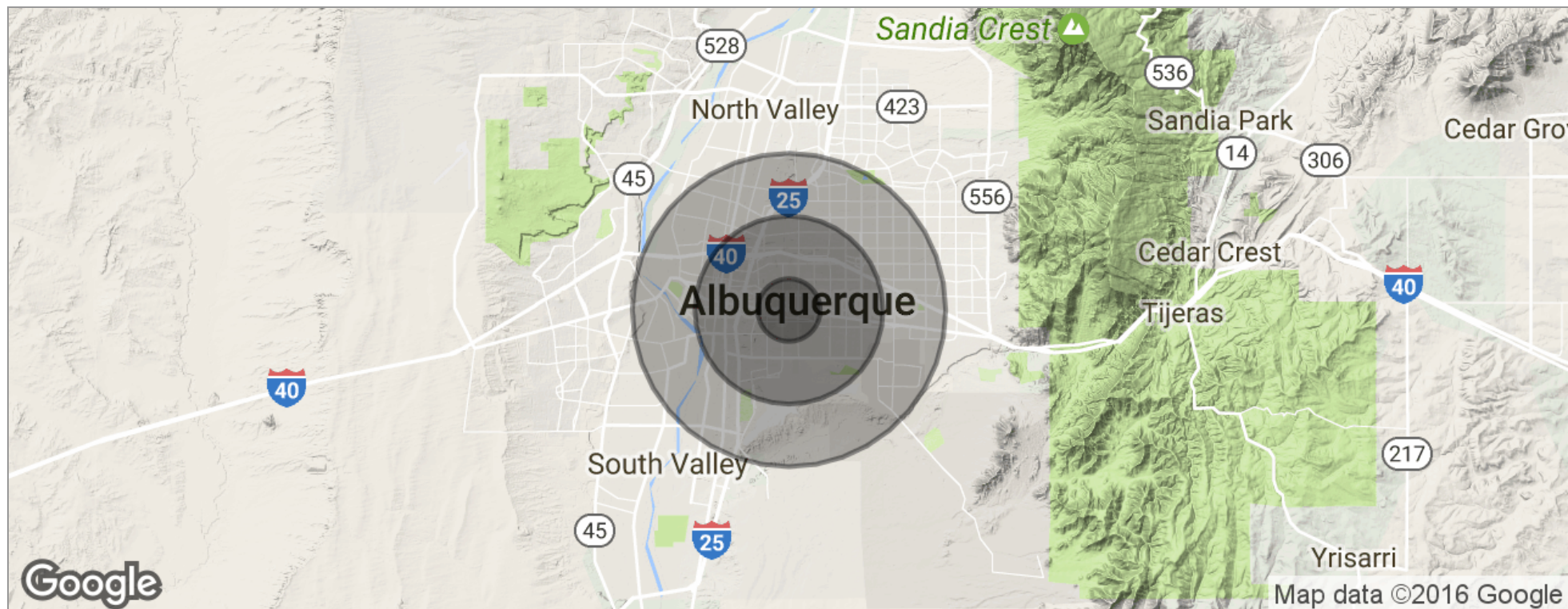
3123 CENTRAL AVE NE, ALBUQUERQUE, NM 87106



*Measurements are Approximate

Demographics

3123 CENTRAL AVE NE, ALBUQUERQUE, NM 87106



	1 Mile	3 Miles	5 Miles
Total Population	14,589	98,620	227,331
Population Density	4,644	3,488	2,894
Median Age	32.8	35.4	36.0
Median Age (Male)	32.5	34.7	34.6
Median Age (Female)	33.1	36.4	37.5
Total Households	6,800	45,222	99,998
# of Persons Per HH	2.1	2.2	2.3
Average HH Income	\$50,215	\$48,179	\$48,731
	\$248,592	\$181,969	\$197,143

* Demographic data derived from 2010 US Census

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