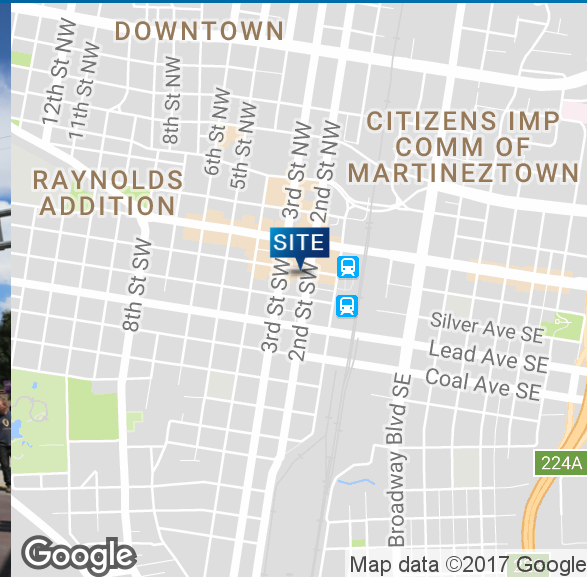


FOR LEASE > RETAIL SPACE

Imperial Building - Downtown ABQ



205 SILVER AVE. SW, ALBUQUERQUE, NM 87102



Property Features

- > Lease Rate: \$20.00 / SF NNN
- > NNN: \$1.50
- > Building Size: +/- 23,285 SF
- > Available Space: +/- 1,007 - 1,421 SF

Details

- > Winner of NAIOP's 2016 Chairman's Award
- > Anchored by Silver Street Market, Downtown's sole grocery store
- > One block from future Bernalillo County headquarters
- > Positioned within immediate area of major traffic generators and employment centers:
 - ABQ Convention Center, Molina Healthcare, PNM, Hyatt, Hotel Andaluz, DoubleTree, Sunshine Theater, LAVU
- > On-site parking for retail customers

Area Tenants



Independently Owned And Operated

The information contained herein was obtained from sources believed reliable, however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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Property Photos

205 SILVER AVE. SW, ALBUQUERQUE, NM 87102

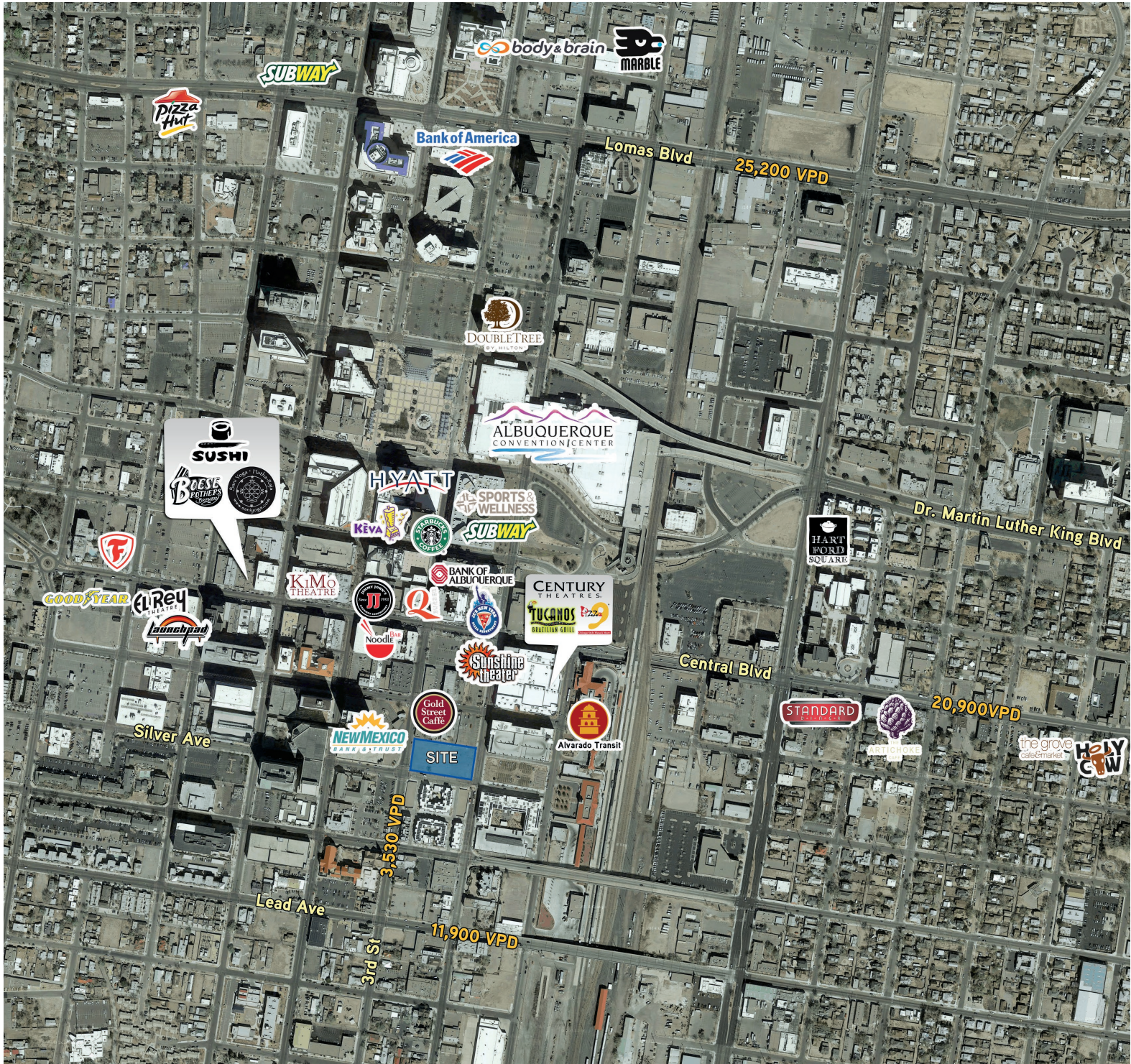


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Aerial Map

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Intersection Aerial Map

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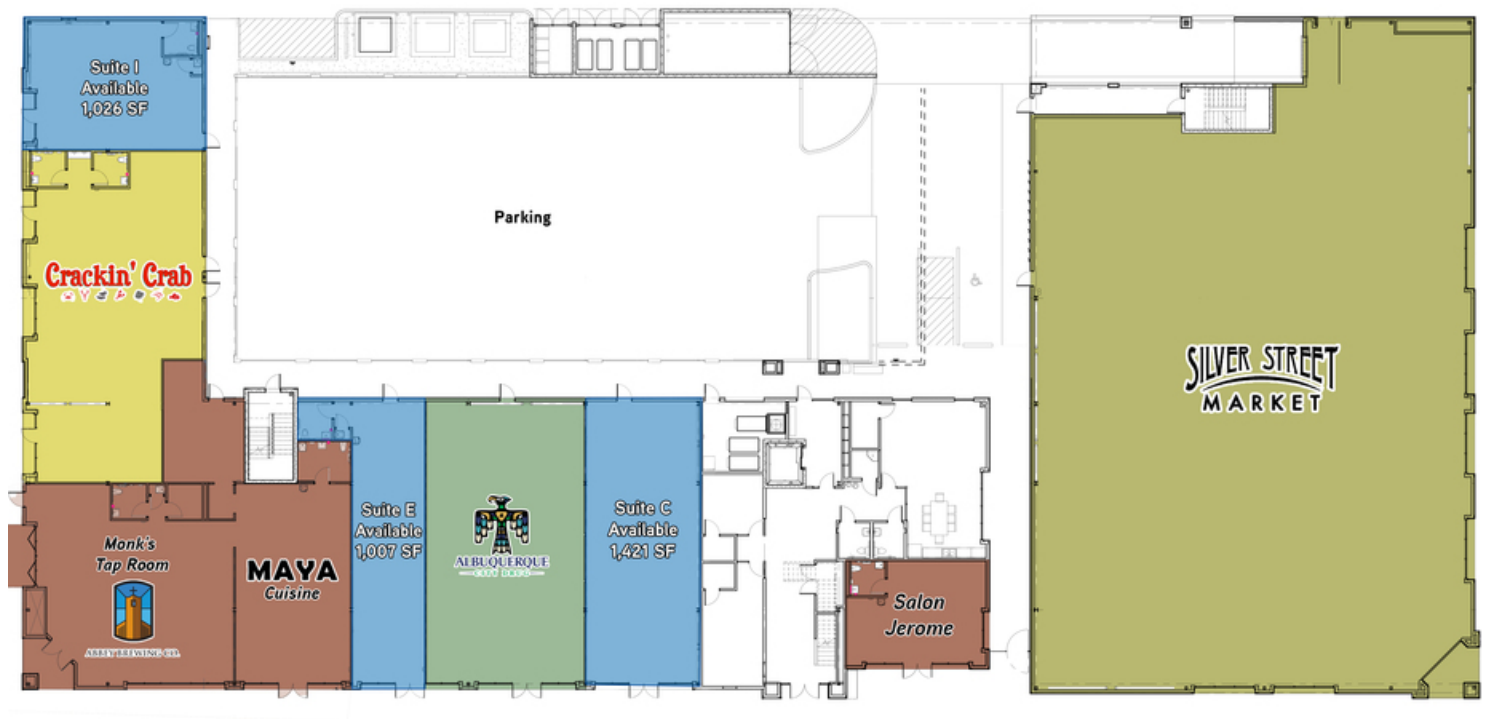


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Site Plan

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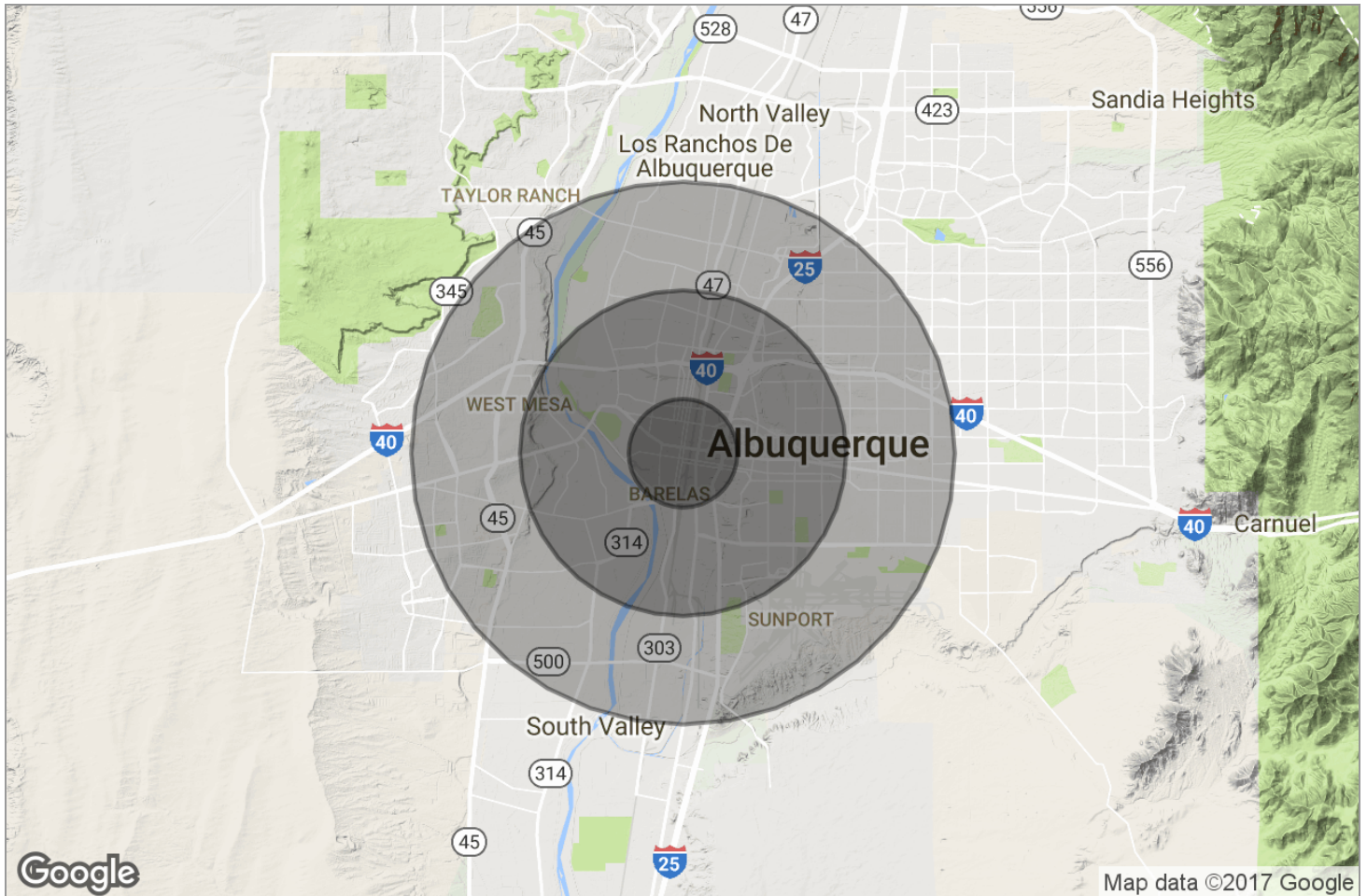


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Demographics

205 SILVER AVE. SW, ALBUQUERQUE, NM 87102



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,045	87,555	221,662
MEDIAN AGE	35.8	34.0	34.7
MEDIAN AGE (MALE)	35.9	32.2	33.4
MEDIAN AGE (FEMALE)	35.4	35.2	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,393	36,200	91,116
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$38,644	\$46,432	\$51,308
AVERAGE HOUSE VALUE	\$176,222	\$232,247	\$199,104

* Demographic data derived from 2010 US Census

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