



FOR SALE

AVAILABLE SPACE
11500 LINN: 6,000 SF
11508 LINN: 4,500 SF
109 SHIRLEY: 3,000 SF

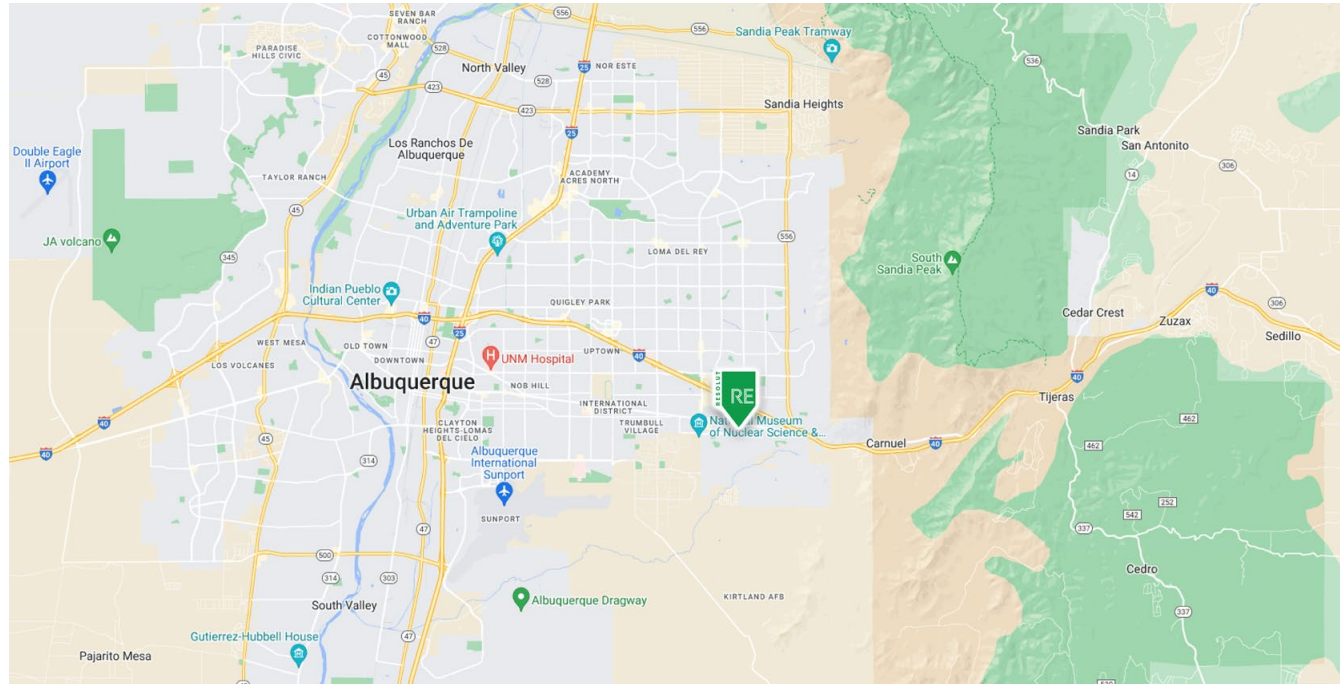
PRICE
Call for pricing

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PROPERTY HIGHLIGHTS

- 14'-18' clear height
- 3 phase power
- 5 utility services
- 4 separate parcels
- Heated/cooled/insulated shops
- Monument Signage on select parcels/buildings
- Gated Yard
- Paint booths and equipment available
- Located 1/2 mile from I40
- Zoning MX-H SE Heights Sub-Market



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2024

 **102,950**
POPULATION
3-MILE RADIUS

 **\$88,011.00**
AVG HH INCOME
3-MILE RADIUS

 **60,756**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Central Ave: 22,613 VPD
(Costar 2024)

PROPERTY OVERVIEW

This opportunity represents a unique opportunity for those looking for an automotive/industrial shop. With four buildings, available on four individual parcels, each location offers its own strengths while collectively providing a robust and scalable opportunity. Ideal for a variety of businesses looking for a high-visibility, strategically located property. This well-maintained space combines modern amenities with a functional layout, making it a prime opportunity for any automotive or industrial user. This layout creates ample storage area or warehouse space, ideal for any automotive or additional operational needs. These commercial shops stand out, offering a prime location, modern amenities, and significant business potential. Its strategic position, coupled with its high-quality features, makes it an ideal choice for entrepreneurs looking for a top-tier commercial space.

LOCATION OVERVIEW

The area surrounding Central Avenue and Juan Tabo Boulevard offers a highly advantageous location for commercial properties. With its blend of high visibility, accessibility, and proximity to I40, it represents an attractive opportunity for businesses seeking to establish or expand their presence in Albuquerque. Central Avenue is part of the iconic Route 66, adding historical and cultural significance to the location. This location is surrounded by automotive sales, repair, and maintenance facilities. As well as commercial trailer and truck sales and repair. This area combines a mix of residential, commercial, and retail spaces, making it a desirable spot for businesses seeking high visibility and accessibility.





| Space | Space Size | Sale Price |
|----------------|-------------------|------------|
| 11500 Linn Ave | 6,000 SF (0.5 AC) | \$750,000 |

- Monument sign
- Four 14' pull through doors
- Pitched 15'-18' clear
- 3 phase power
- 2 additional 14' pull through doors and one 8' door
- Paint booth can be included



| Space | Space Size | Sale Price |
|----------------|--------------------|------------|
| 11508 Linn Ave | 4,500 SF (0.34 AC) | \$540,000 |

- Two 10' doors
- One 14' door
- 14'-17' pitch roof
- 3 phase power
- Complete area of shop is clearspan



| Space | Space Size | Sale Price |
|----------------|-------------------|------------|
| 109 Shirley St | 3,000 SF (0.5 AC) | PENDING |

- Two 10' doors
- Two 12' door
- 12' clear height
- 3 phase power
- Paint booth can be included
- Vintage monument sign
- 0.5 acres Includes fenced yard on North east corner with separate utilities



ROUTE 66 AUTO SHOPS | NWQ on Central Ave near Juan Tabo Blvd

