



CENTRAL CORRIDOR RETAIL/FLEX BUILDINGS

CENTRAL AVE NE & CARDENAS DR NE

5913 Central Ave NE and 111 Cardenas Dr NE, Albuquerque, NM 87108



**FOR
SALE**

AVAILABLE SPACE
5,000 - 13,000± SF

PRICE
\$325,000 - \$845,000

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com
505.337.0777

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

PROPERTY HIGHLIGHTS

- Two separately parceled, fully fenced retail/flex buildings available
- Can be purchased separately or together up to 13,000± SF
- Most recent uses include appliance liquidator and event center
- 9ft - 11ft ceiling throughout
- Redeveloping area centered around the 'Park Central Apartments' project
- Properties can be purchased separately



AREA TRAFFIC GENERATORS



Austin Tidwell, CCIM

atidwell@resolutre.com | 505.337.0777

Daniel Kearney

dkearney@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2025



111,560
POPULATION
3-MILE RADIUS



\$78,792.00
AVG HH INCOME
3-MILE RADIUS



110,175
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central Ave NE: 19,363 VPD
(Sites USA 2025)

PROPERTY OVERVIEW

5913-5915 Central and 111 Cardenas are being offered for sale as portfolio but can be purchased separately. 5913-5915 Central is a 8,000± SF retail strip located along Central Ave NE consisting of an open floor plan, 10-11ft ceilings and one overhead door.

111 Cardenas, situated to the north, consists of 5,000± SF, open floor plan, secure parking lot, and 9ft ceilings.

This purchase is a great opportunity either for an owner/user who is looking for affordable, flexible space along Historic Route 66, or for an investor looking to capitalize on the momentum the area is carrying with new housing being announced at the 'Park Central Apartments' mixed use project (AKA Bank of the West Towers) the sale of Trade Winds to a new investment group, new construction of Take 5 at the corner of Central and San Mateo and the sale of the AutoZone building across the street that has begun their improvements for the new use.

5913-5915 CENTRAL AVE

Available SF:	8,000± ft. ²
Zoning:	MX-M
Submarket:	Southeast Heights

111 CARDENAS DR

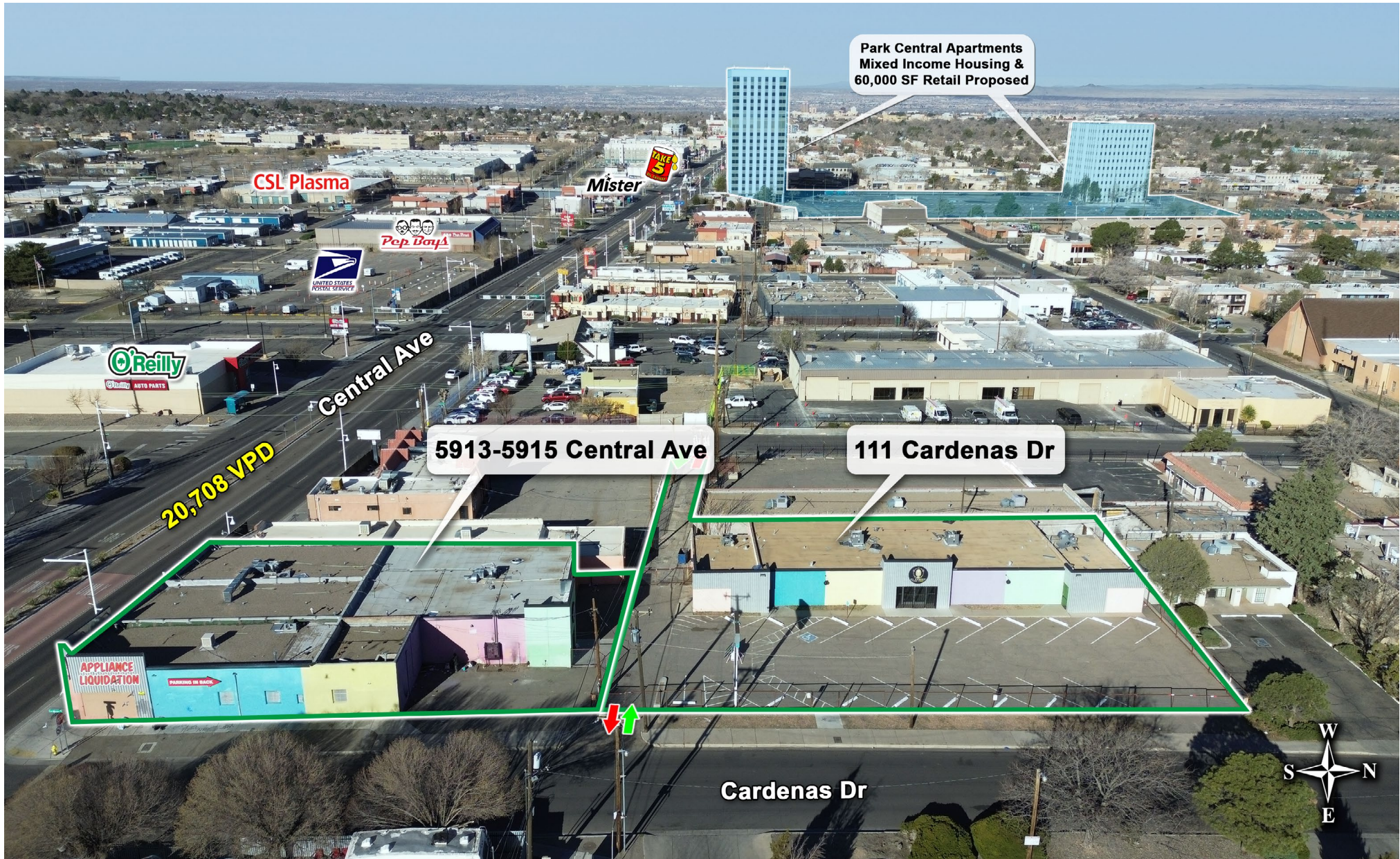
Available SF:	5,000± ft. ²
Zoning:	MX-M
Submarket:	Southeast Heights



CENTRAL CORRIDOR RETAIL/FLEX BUILDINGS | 5913-5915 Central Ave NE and 111 Cradenas Dr NE , Albuquerque, NM 87108

CENTRAL CORRIDOR RETAIL/FLEX BUILDINGS | 5913-5915 Central Ave NE and 111 Cradenas Dr NE , Albuquerque, NM 87108



CENTRAL CORRIDOR RETAIL/FLEX BUILDINGS | 5913-5915 Central Ave NE and 111 Cradenas Dr NE , Albuquerque, NM 87108

CENTRAL CORRIDOR RETAIL/FLEX BUILDINGS | 5913-5915 Central Ave NE and 111 Cradenas Dr NE , Albuquerque, NM 87108

