



Colliers

For Lease

2900 Central Ave SE  
Albuquerque, NM

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# Property Profile

## Details

Lease Rate \$40 PSF + NNN

Space Available ± 1,650 - 3,615 SF

Lot Size 0.51 AC

Submarket University

Zoning MX-M

## Features

- New construction retail/restaurant opportunity
- Located on historic Central Ave (Route 66) in the heart of Nob Hill
- High visibility with strong street presence
- Ideal for restaurant, café, or boutique retail
- Flexible layout options for single or multi-tenant use
- Surrounded by dense residential and local businesses
- Walking distance to UNM, hospitals, and entertainment venues
- Prominent signage opportunities

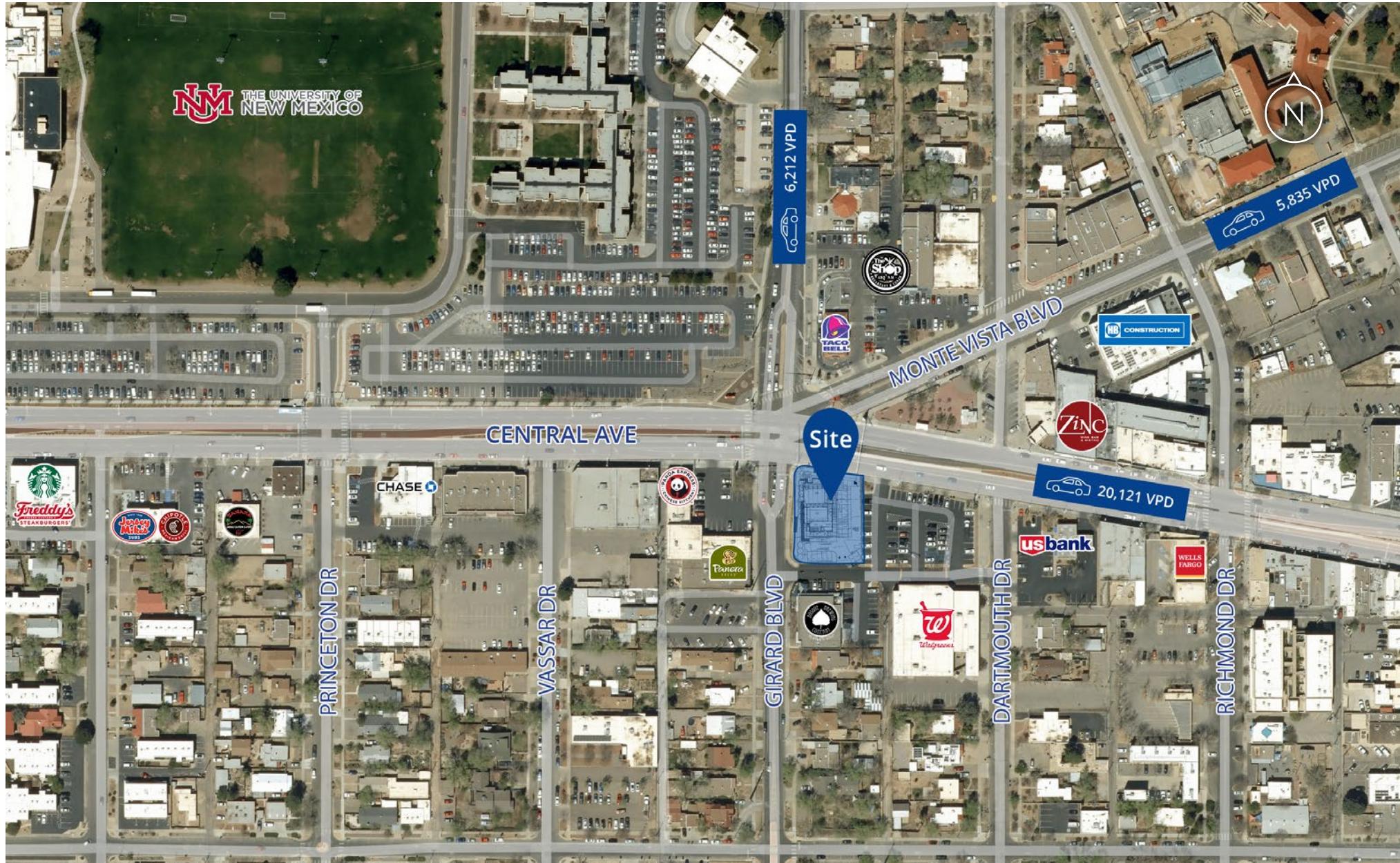
## Area Tenants



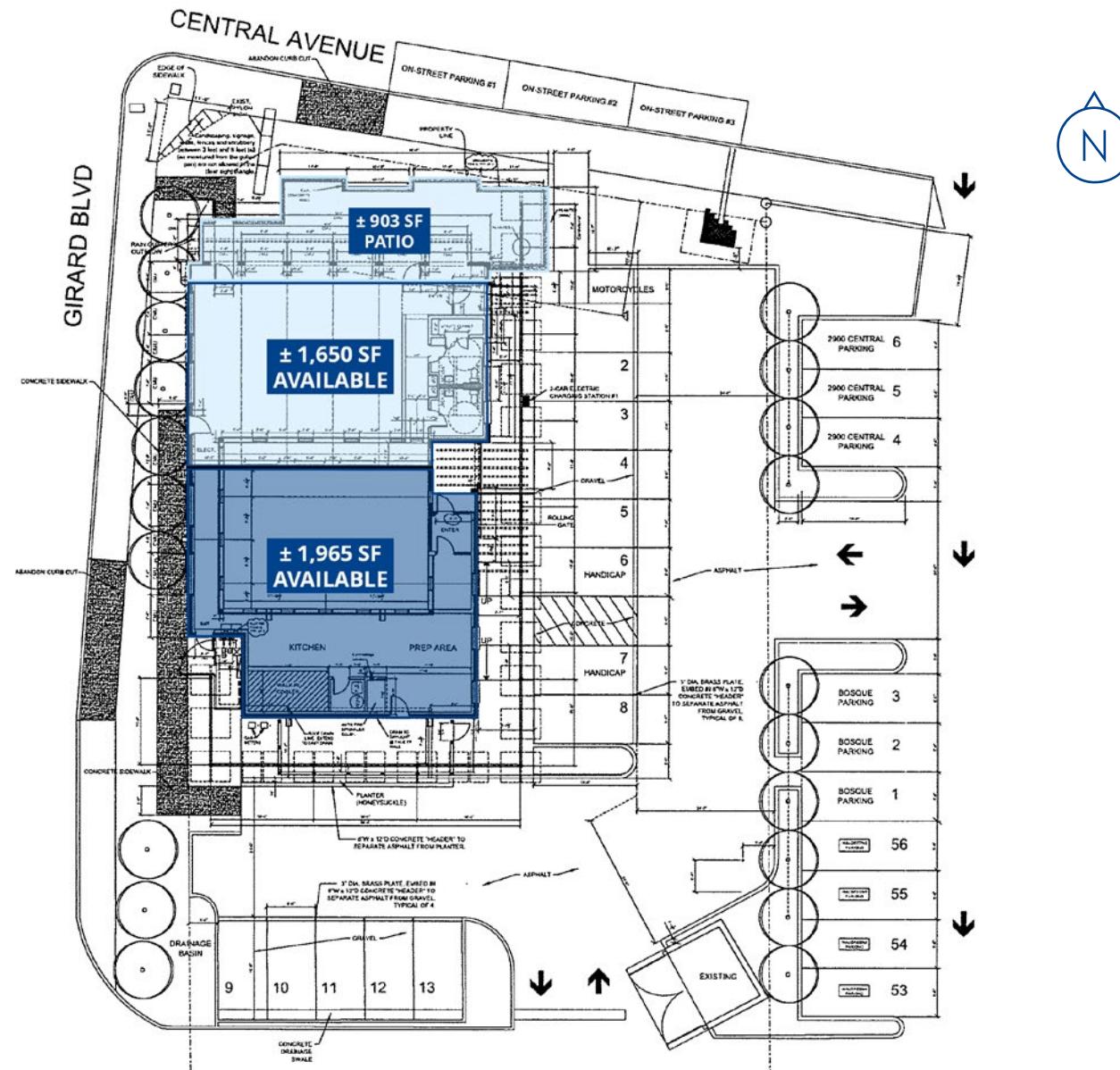
# Trade Area Aerial



# Intersection Aerial



# Site Plan

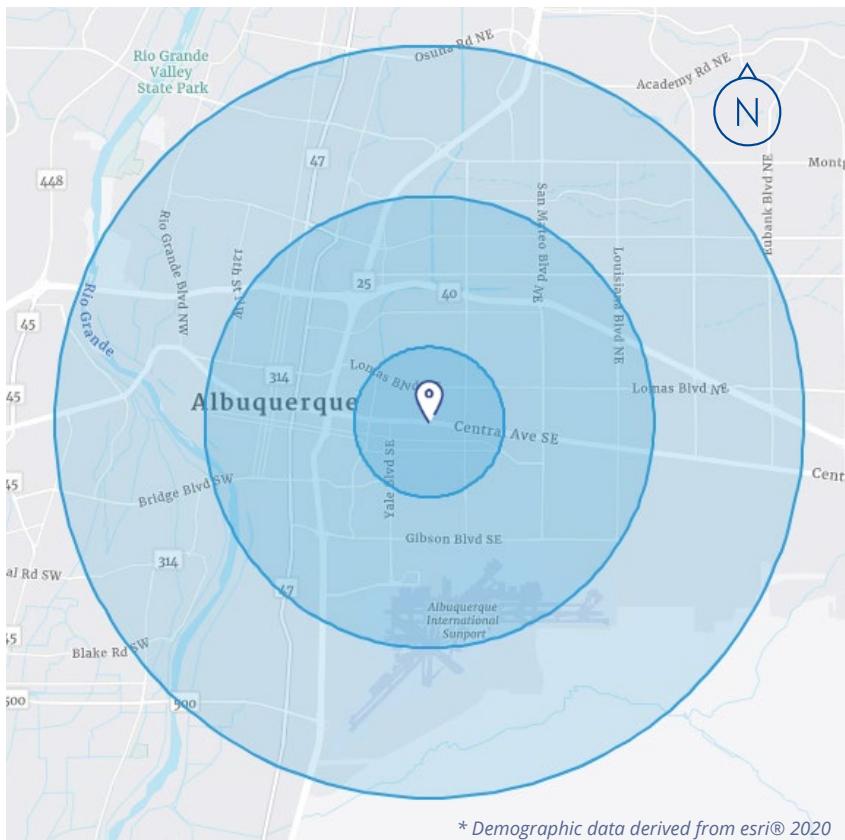


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# Property Gallery



# Demographics\*



	1 MILE	3 MILES	5 MILES
Population	16,593	99,565	228,206
Households	8,153	48,069	103,862
Median Age	34.4	38.5	39.1
Average HH Income	\$92,711	\$74,010	\$77,527
Per Capita Income	\$45,918	\$35,920	\$35,285
Daytime Population	20,242	168,464	328,090
College Education	71.3%	51.0%	48.0%



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