



GROCERY ANCHORED RETAIL

FOR LEASE / 7226 Central Ave. SE, Suite J, Albuquerque, NM 87108

GROCERY ANCHORED RETAIL

FOR LEASE / 7226 Central Ave. SE, Suite J, Albuquerque , NM 87108



LEASE RATE: \$1,500 / Month

SUITE J SIZE: +/- 1,500 S/F

LEASE TYPE NNN

NNN \$3.70 / SF

FEATURES

- Flexible MX-M zoning allows most commercial uses
- Centrally Located
- Full-Turn Access
- Move-in ready
- Oversized Lot
- Building signage/Monument signage
- Anchored by Terry's Minimart and \$3 Laundromat



Absolute Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

ALFREDO BARRENECHEA	JOAQUIN ALINDOGAN
(505) 401-0135	(505)985-8181
alfredo@go-absolute.net	joaquin@go-absolute.net

DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of the owner of this turn-key retail suite in the heart of Albuquerque's dynamic International District at Central Plaza Shopping Center, located at 7226 Central Ave, Suite J, Albuquerque, NM 87108.

Central Plaza Shopping Center is located just east of Louisiana Blvd., a primary access point to Kirtland AFB and I40 and one of a major N-S commercial corridor in Albuquerque.

The center offers excellent visibility and convenient full-turn access from Central Avenue (Historic Route 66). The property features ample parking for customers and employees with an over-sized rear yard space, portions of which may potentially be leased for additional vehicle storage.

Suite J is located adjacent to \$3.00 Laundry, which is a major draw to the Center. Don't miss this opportunity to lease affordable retail space in a rapidly growing area of Albuquerque.



[**VIEW WEBSITE >**](#)

GROCERY ANCHORED RETAIL CENTER

FOR LEASE / 7226 Central Ave. SE, Suite J, Albuquerque, NM 87108

PROPERTY SUMMARY

PROPERTY ADDRESS 7226 Central Ave. SE, Suite J, ABQ NM, 87108

PROPERTY DESCRIPTION Retail

SUITE SIZE +/- 1,500 S/F

TOTAL BUILDING SIZE +/- 14,100 S/F

ZONING MX-M (Mixed Use Medium Intensity).

Allows Most Commercial Uses

More Information: [City of Albuquerque IDO Zone Code MX-M](#)

ACCESS Full Turn Access on Central Avenue (Historic Route 66)

VISIBILITY Excellent Street Visibility

SIGNAGE On Building/Monument

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

ALFREDO BARRENECHEA

(505) 401-0135

alfredo@go-absolute.net

JOAQUIN ALINDOGAN

(505) 985-8181

joaquin@go-absolute.net



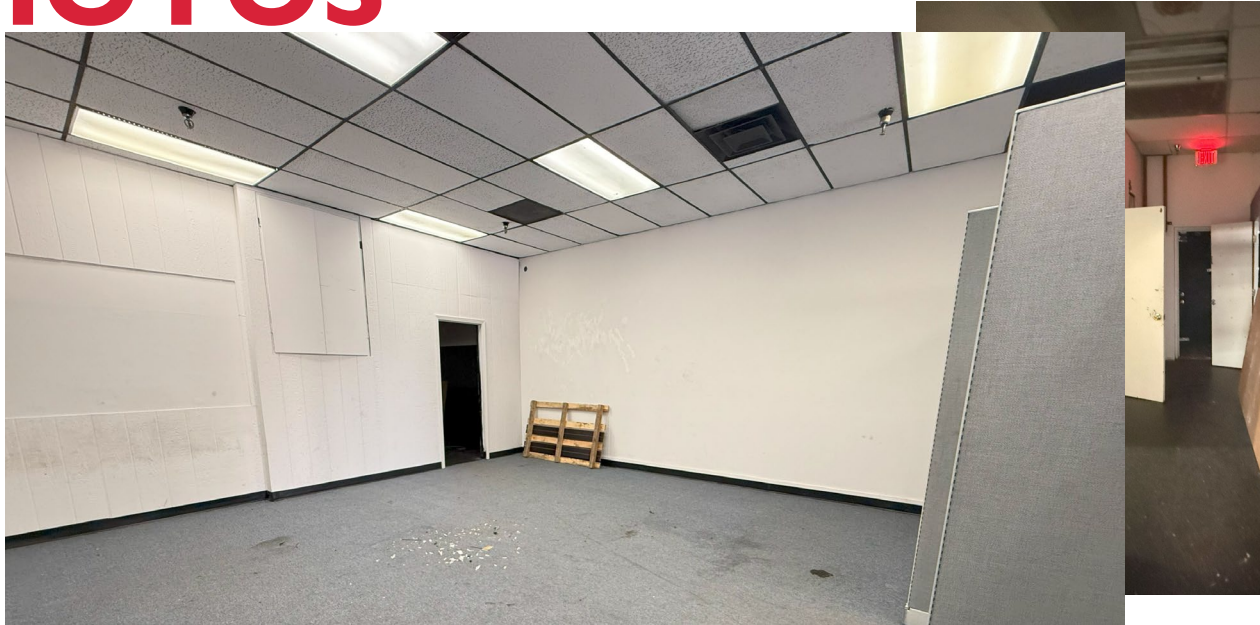
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net



GROCERY ANCHORED RETAIL

FOR LEASE / 7226 Central Ave. SE, Suite J, Albuquerque, NM 87108

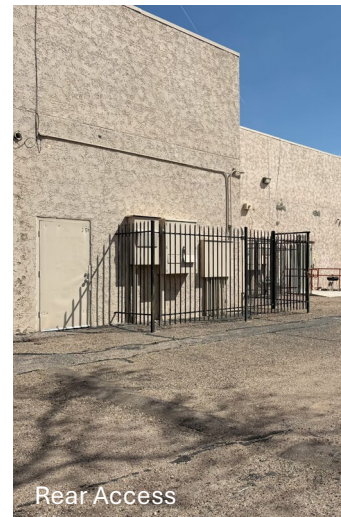
PHOTOS



Large Monument Sign @ Entry



Suite Entry



Rear Access



Terry's Mini Mart sign pending city approval. Rendering shown here

GROCERY ANCHORED RETAIL CENTER

FOR LEASE / 7226 Central Ave. SE, Suite J, Albuquerque, NM 87108

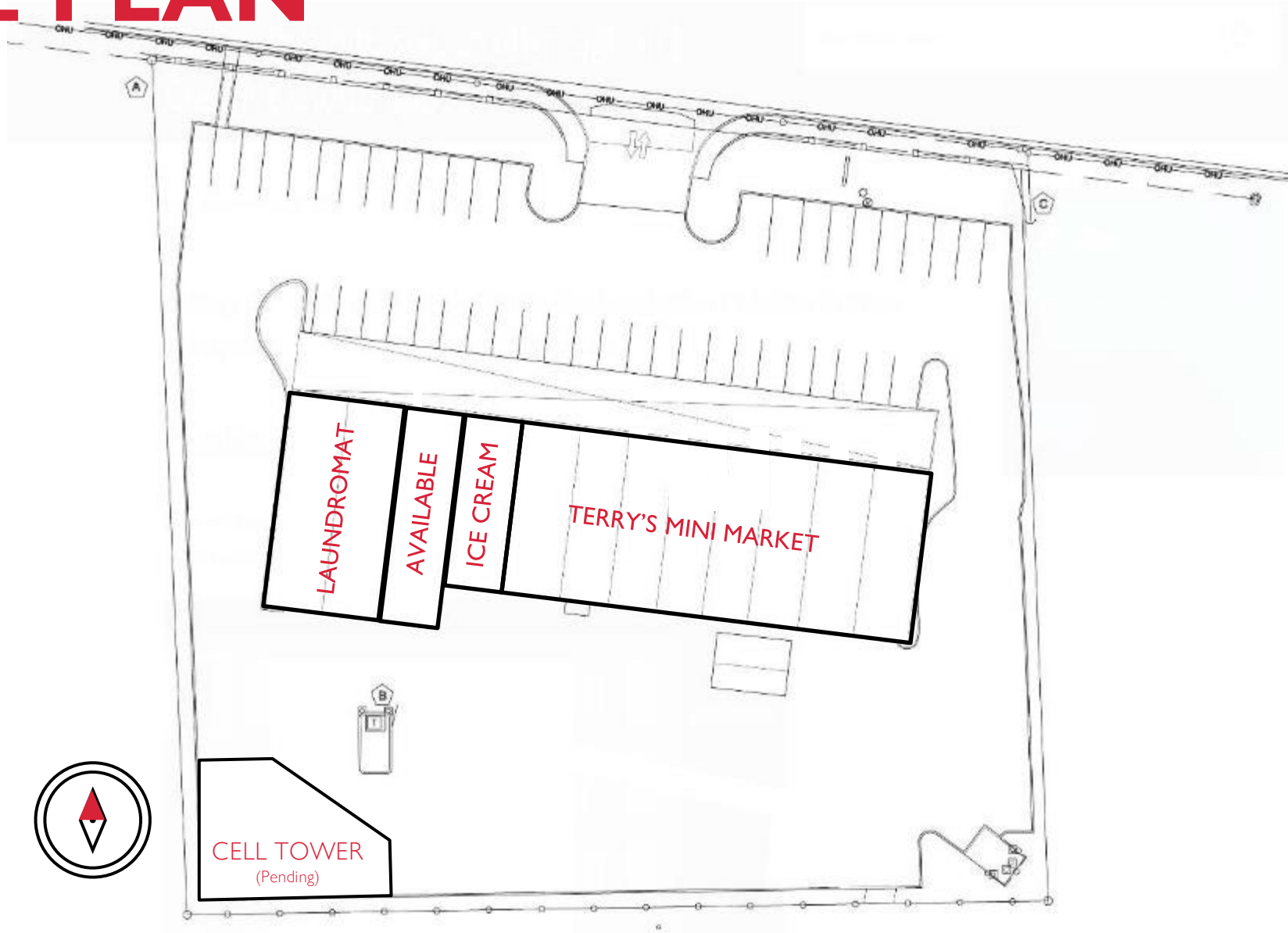
ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net

JOAQUIN ALINDOGAN
(505) 985-8181
joaquin@go-absolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

SITE PLAN



GROCERY ANCHORED RETAIL CENTER

FOR LEASE / 7226 Central Ave. SE, Suite J, Albuquerque, NM 87108

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net

JOAQUIN ALINDOGAN
(505) 985-8181
joaquin@go-absolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

SITE CLOSE UP



GROCERY ANCHORED RETAIL CENTER

FOR LEASE / 7226 Central Ave. SE, Suite J, Albuquerque, NM 87108

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net

JOAQUIN ALINDOGAN
(505) 985-8181
joaquin@go-absolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

IMMEDIATE TRADE AREA



GROCERY ANCHORED RETAIL CENTER

FOR LEASE / 7226 Central Ave. SE, Suite J, Albuquerque, NM 87108

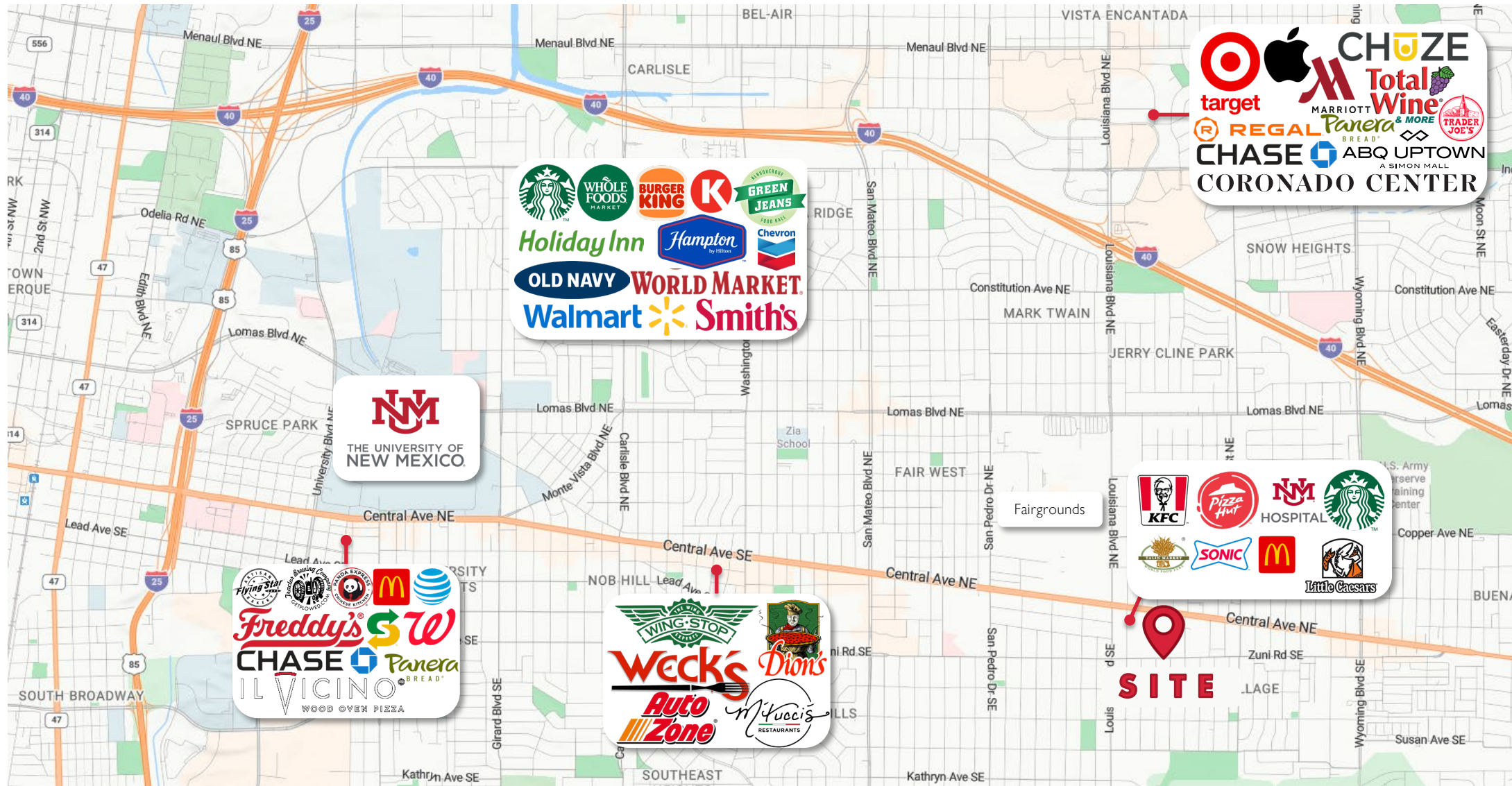
ALFREDO BARRENECHEA
 (505) 401-0135
 alfredo@go-absolute.net

JOAQUIN ALINDOGAN
 (505) 985-8181
 joaquin@go-absolute.net



131 Madison NE Albuquerque, NM 87108
 505-346-6006 info@go-absolute.net

TRADE AREA



GROCERY ANCHORED RETAIL CENTER

FOR LEASE / 7226 Central Ave. SE, Suite J, Albuquerque, NM 87108

ALFREDO BARRENECHEA

(505) 401-0135

alfredo@go-absolute.net

JOAQUIN ALINDOGAN

(505) 985-8181

joaquin@go-absolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net



Terry's Mini Mart

NOW OPEN! LAUNDROMAT NOW OPEN!

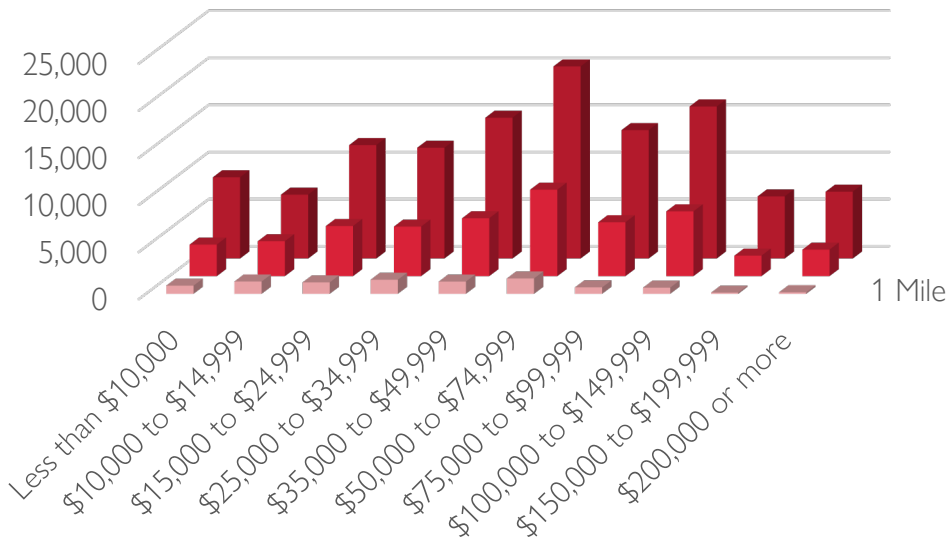
GROCERY ANCHORED RETAIL CENTER

FOR SALE / 7226 Central Ave. SE, Suite J, Albuquerque, NM 87108

DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

Radius	Population	Median HH Income	Median Age
1 Mi	22,452	\$38,531	36.1
3 Mi	110,684	\$60,066	38.8
5 Mi	253,767	\$62,842	39.5

TRAFFIC COUNTS

Central Ave. 23,400 VPD

Louisiana Blvd. 22,000 VPD

GROCERY ANCHORED RETAIL CENTER

FOR LEASE / 7226 Central Ave. SE, Suite J, Albuquerque, NM 87108

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net

JOAQUIN ALINDOGAN
(505) 985-8181
joaquin@go-absolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.



"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



Median HH Income

\$53,936

2020 Estimates

GROCERY ANCHORED RETAIL CENTER

FOR LEASE / 7226 Central Ave. SE, Suite J, Albuquerque, NM 87108

ALFREDO BARRENECHEA

(505) 401-0135

alfredo@go-absolute.net

JOAQUIN ALINDOGAN

(505) 985-8181

joaquin@go-absolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net



BROKERS



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net



ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.

Joaquin Alindogan

Associate Broker

(505) 985-8181 / joaquin@go-absolute.net

Joaquin is a licensed real estate broker with a focus on industrial and multifamily real estate. Having lived in New Mexico for the past 17 years, he sports extensive local market knowledge and expertise. Being able to apply that experience to where it is most effective. Joaquin has developed a knack for developing great relationships and strives to not just help the needs of the client in the moment, but throughout their real estate journey.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.



GROCERY ANCHORED RETAIL

FOR LEASE / 7226 Central Ave. SE, Suite J, Albuquerque, NM 87108