



FREESTANDING IN NOB HILL

SEC OF CENTRAL & GIRARD
2900 Central Ave SE, Albuquerque, NM 87106



FOR LEASE

AVAILABLE SPACE

Suite A: 1,650 – 3,615 SF
Suite B: 1,965 – 3,615 SF

RATE

Call for Pricing

Daniel Kearney

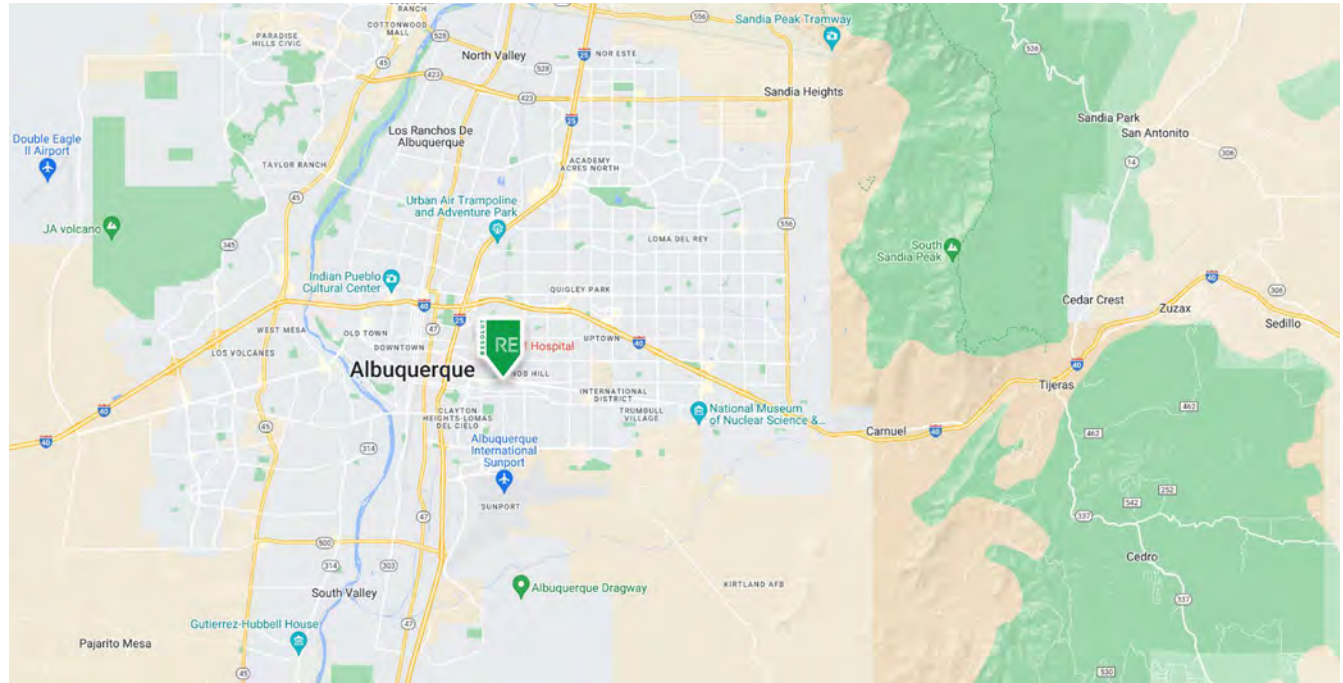
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PROPERTY HIGHLIGHTS

- New Construction on Hard Corner
- Ideal for Restaurant Users
- Rooftop Patio & Grade Level Patio
- Located at the Gateway in between Nob Hill & UNM
- Cross Parking with center
- Large Monument Sign
- Breaking Ground Q1 2024
- Delivery Conditions Negotiable
- High Efficiency Building with Solar Array



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2023

 **102,876**
POPULATION
3-MILE RADIUS

 **\$70,756.00**
AVG HH INCOME
3-MILE RADIUS

 **137,090**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Central Ave: 18,890 VPD
Girard Blvd: 7,152 VPD
(Costar 2021)

PROPERTY OVERVIEW

2900 Central has historically been a restaurant property, home to Mannies Restaurant since the late 60's. The former structure was demolished in 2023, and a new state of the art structure is being constructed in its place. The property will have 1,850-3,635 SF of interior square footage along with 1,444 SF of patio space at grade level and rooftop. The new building features striking architectural features, and will begin construction in Q1 of 2024 with a completion date TBD, but ideally within 12-18 months. The property is located adjacent to Bosque Brewing and Walgreens in Nob Hill, and benefits from abundant surface parking.

Suites offered in a warm shell condition, to be further defined/negotiated.

LOCATION OVERVIEW

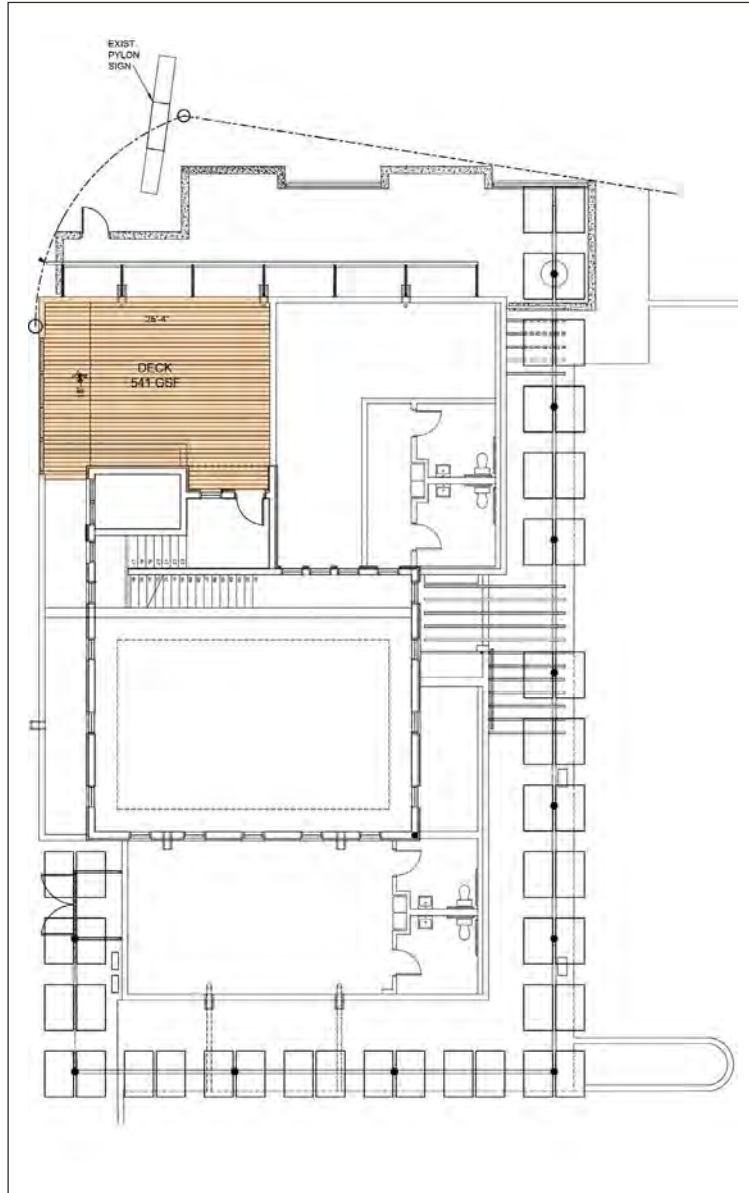
2900 Central is located on the Hard Corner of Central and Girard. This property is located at the "gateway" between Nob Hill and the UNM submarkets, benefiting from being in close proximity to two very distinct Albuquerque submarkets. The property is located 5 minutes from the I-40 & Carlisle interchange, and a 5 minutes drive time from the Carlisle gate at AFRL.

PROPERTY OVERVIEW

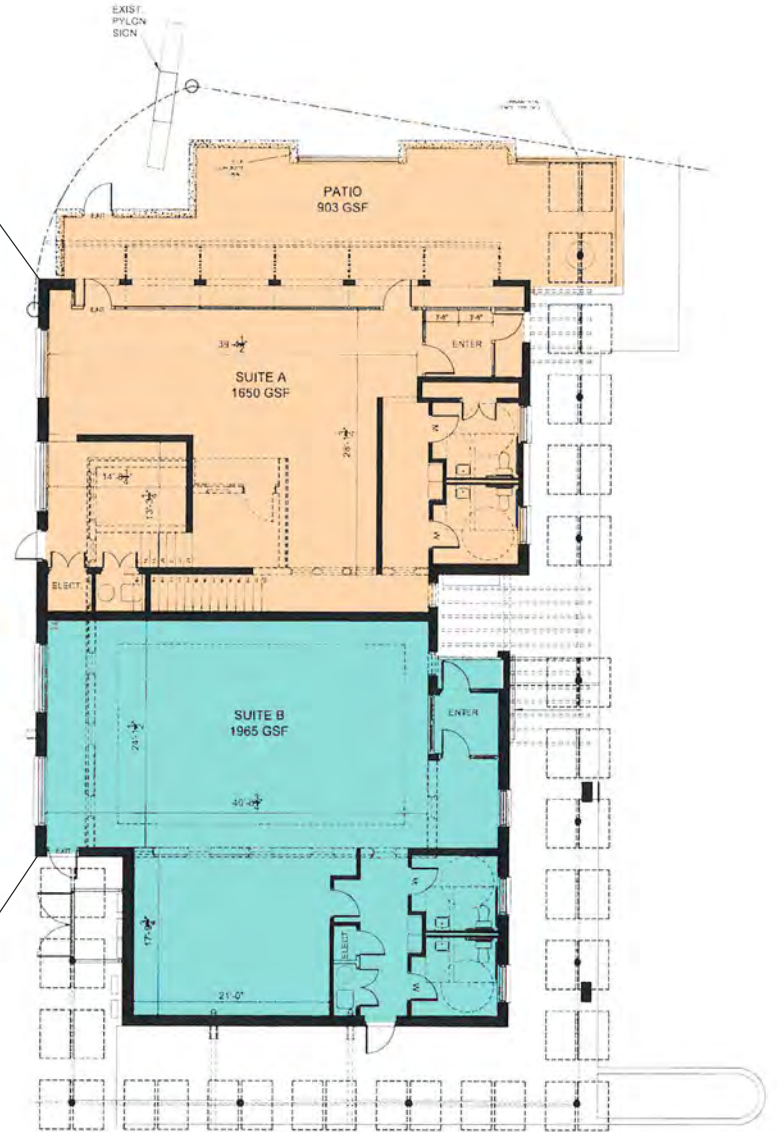
Available SF:	1,650 - 3,615 SF
Patio and Deck SF:	1,444 SF
Lot Size:	.4 AC
Sub-Market	Nob Hill
Zoning:	MX-M
Year Built	2024



ROOF DECK PLAN



GROUND FLOOR PLAN



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Mural by Jose Clement Orozco, used as an example of Art only.

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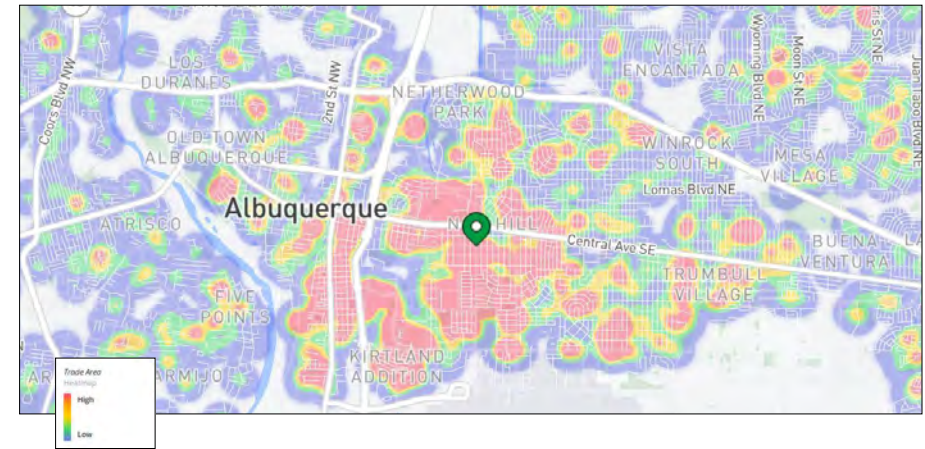




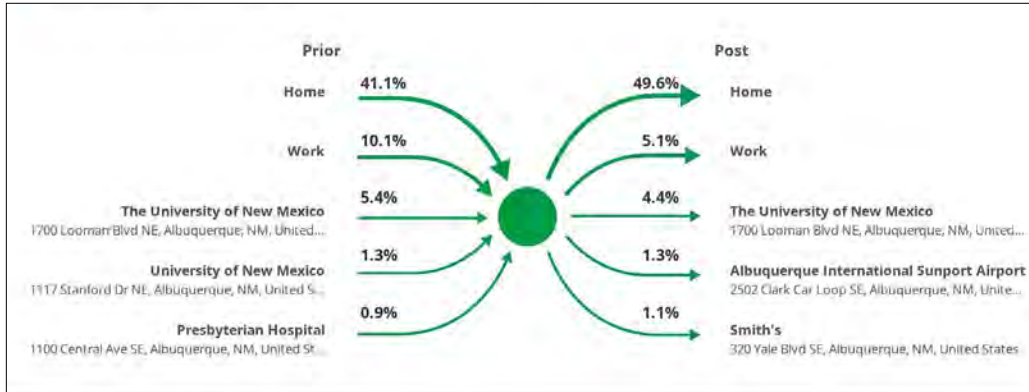
METRICS



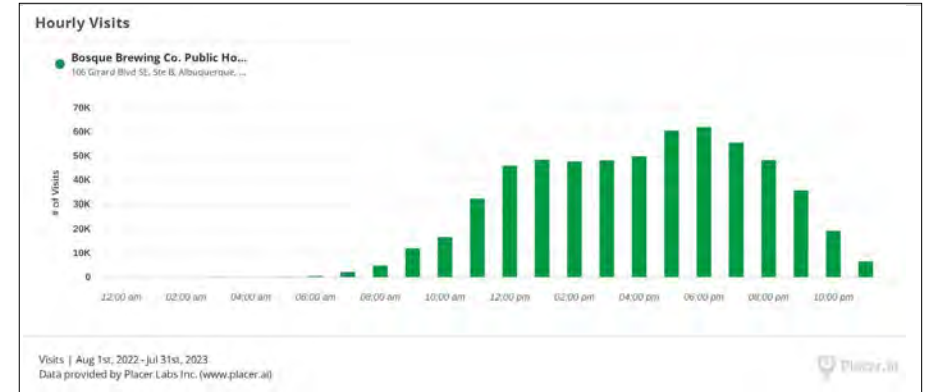
TRADE AREA HEAT MAP



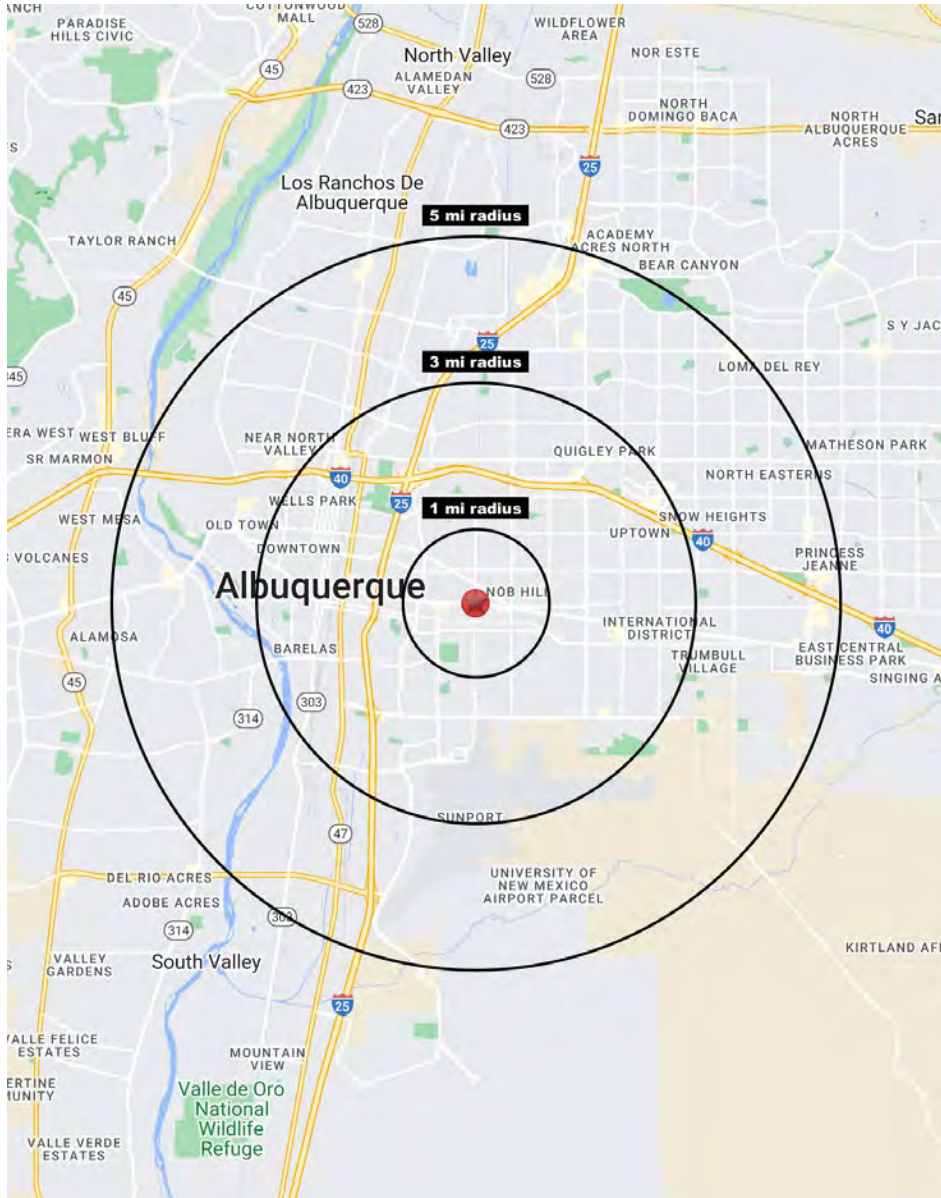
CUSTOMER JOURNEY ROUTES



HOURLY VISITS



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2900 Central Ave SE Albuquerque, NM 87106	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	16,998	102,876	233,047
2028 Projected Population	16,894	102,102	231,760
2020 Census Population	17,024	103,396	233,895
2010 Census Population	17,996	103,076	235,634
Projected Annual Growth 2023 to 2028	-0.1%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2023	-0.4%	-	-
2023 Median Age	34.4	37.3	38.6
Households			
2023 Estimated Households	8,482	49,054	104,973
2028 Projected Households	8,497	49,221	105,463
2020 Census Households	8,416	48,825	104,138
2010 Census Households	8,276	46,959	101,000
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.3%
Race and Ethnicity			
2023 Estimated White	56.9%	52.2%	51.7%
2023 Estimated Black or African American	3.5%	4.9%	4.3%
2023 Estimated Asian or Pacific Islander	13.5%	5.5%	3.7%
2023 Estimated American Indian or Native Alaskan	4.0%	5.6%	5.1%
2023 Estimated Other Races	22.0%	31.7%	35.2%
2023 Estimated Hispanic	31.6%	46.6%	51.2%
Income			
2023 Estimated Average Household Income	\$88,386	\$70,756	\$75,051
2023 Estimated Median Household Income	\$71,826	\$54,774	\$56,777
2023 Estimated Per Capita Income	\$44,696	\$34,160	\$34,133
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.7%	4.6%	4.9%
2023 Estimated Some High School (Grade Level 9 to 11)	2.0%	6.6%	6.7%
2023 Estimated High School Graduate	13.1%	21.0%	22.4%
2023 Estimated Some College	15.1%	20.2%	22.2%
2023 Estimated Associates Degree Only	6.1%	7.1%	8.4%
2023 Estimated Bachelors Degree Only	26.6%	20.2%	18.7%
2023 Estimated Graduate Degree	34.3%	20.4%	16.7%
Business			
2023 Estimated Total Businesses	1,070	10,915	19,666
2023 Estimated Total Employees	11,561	102,439	178,246
2023 Estimated Employee Population per Business	10.8	9.4	9.1
2023 Estimated Residential Population per Business	15.9	9.4	11.9

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