

A photograph of a Walgreens retail store. The building is a single-story structure with a light-colored facade and a tiled roof. Signs for 'PHARMACY' and 'LIQUOR' are visible on the upper level. The address '10300' is displayed above the entrance. A 'Walgreens' logo is on the right side of the building. A silver SUV and a black pickup truck are parked in the lot in front of the store. The sky is clear and blue.

Colliers

For Sublease

10300 Central Ave SE
Albuquerque, NM 87123

Ben Perich

Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

10300 Central Ave SE | For Sublease

Property Profile

Details

Lease Rate \$15.00 PSF

Lease Type Modified Gross

Available Space ± 16,510 SF

Lot Size 1.82 Acres

Submarket SE Heights

Zoning MX-H

Features

- Freestanding building in excellent condition
- Rare large format drive-thru availability along Central Ave
- Signalized hard corner at two major arterials
- Superior visibility and multiple access points
- Excellent exposure with traffic counts in excess of 60,925 VPD
- Sublease with Walgreens to expire on April 1, 2031
- All offers subject to Walgreens Real Estate Committee

Area Tenants

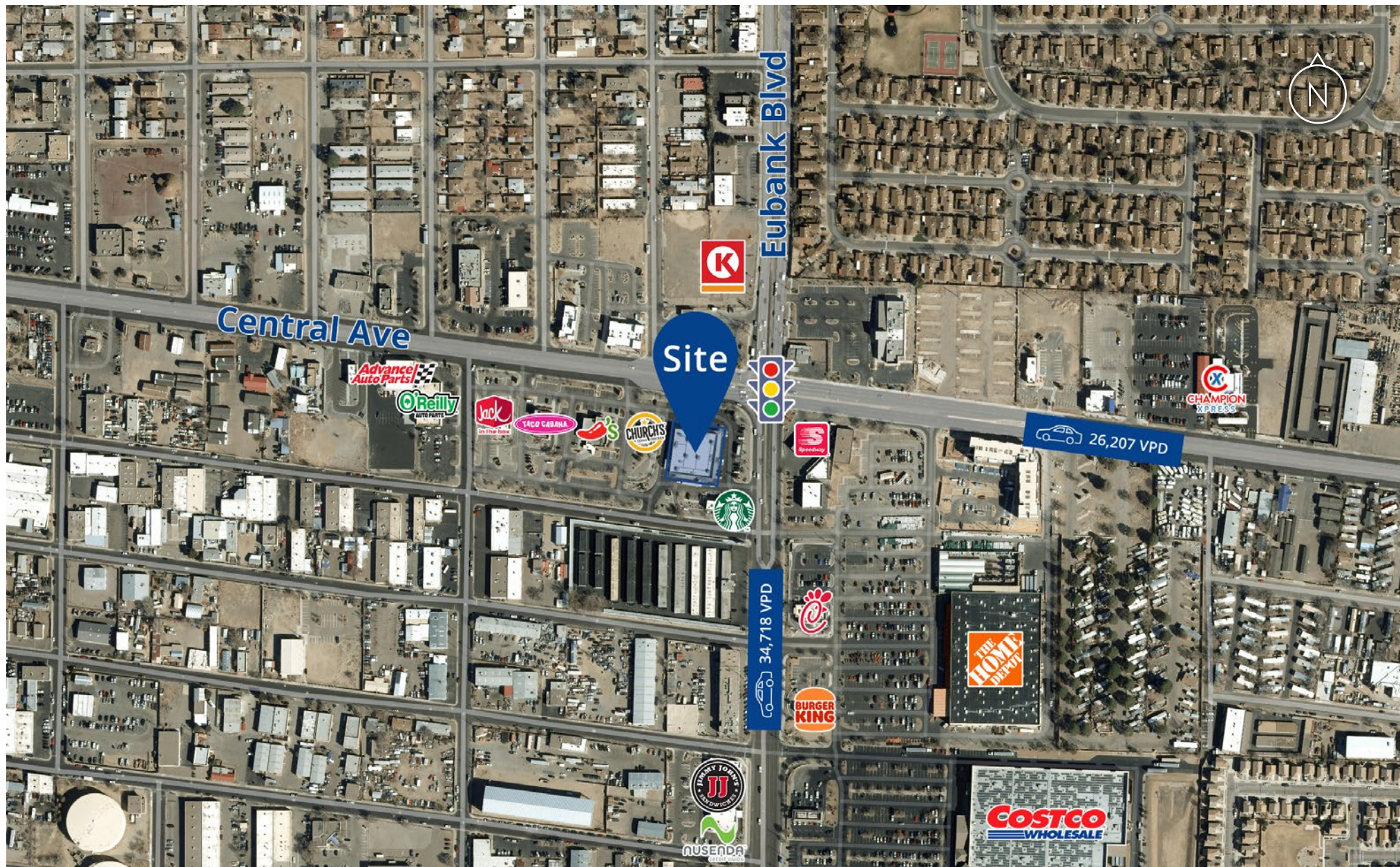


10300 Central Ave SE | For Sublease

Trade Area Aerial



Intersection Aerial



Site Plan



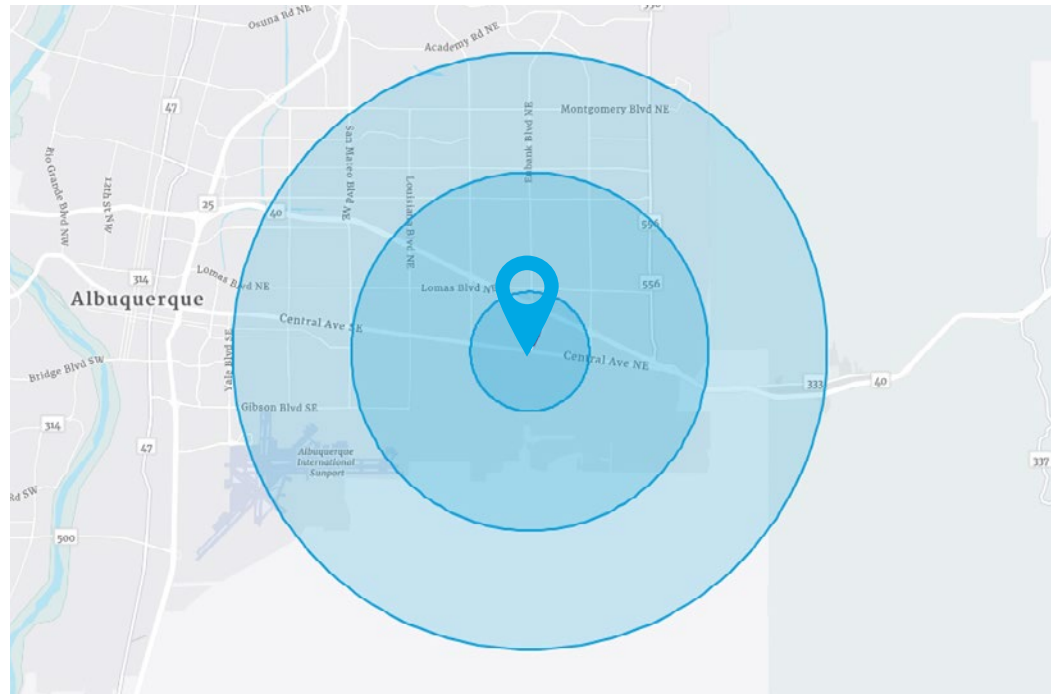
Central Ave



Eubank Blvd

Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	15,205	116,965	217,891
Households	6,042	51,144	99,428
Median Age	36.3	39.3	40.5
Average HH Income	\$78,313	\$76,762	\$87,699
Per Capita Income	\$31,350	\$33,736	\$40,157
Daytime Population	27,247	117,738	221,792



Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.

Ben Perich
Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966