

Newly Redeveloped Imperial Inn

701 Central Ave NE
Albuquerque, NM 87102



Shondeen Sierra
505.261.2224

Shondeen.Sierra@eXprealty.com

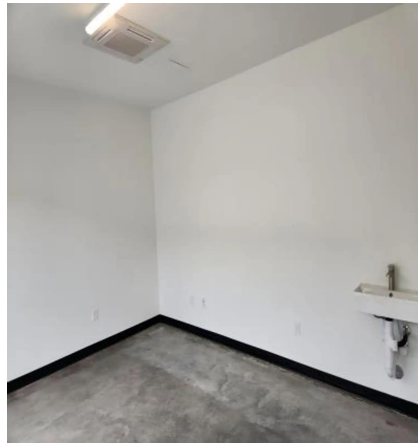
Coralee Quintana
505.639.1266

Coralee.Quintana@eXprealty.com

eXp Realty LLC One Sun Plaza NE Suite 650, Albuquerque, NM 87109, 505-554-3873

Disclaimer: The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

7 MICRO RETAIL SPACES (\$600 - \$1200 Mo.)



The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

Shondeen Sierra
505.261.2224

Shondeen.Sierra@eXprealty.com

Coralee Quintana
505.639.1266

Coralee.Quintana@eXprealty.com

1 FOOD POD (\$1650 Mo.) & FOOD COURT



The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

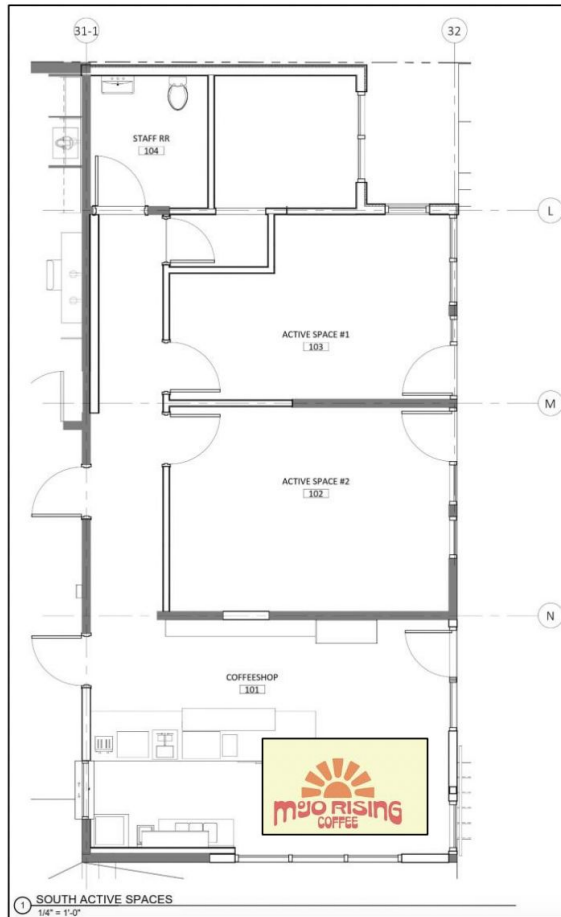
Shondeen Sierra
505.261.2224

Shondeen.Sierra@eXprealty.com

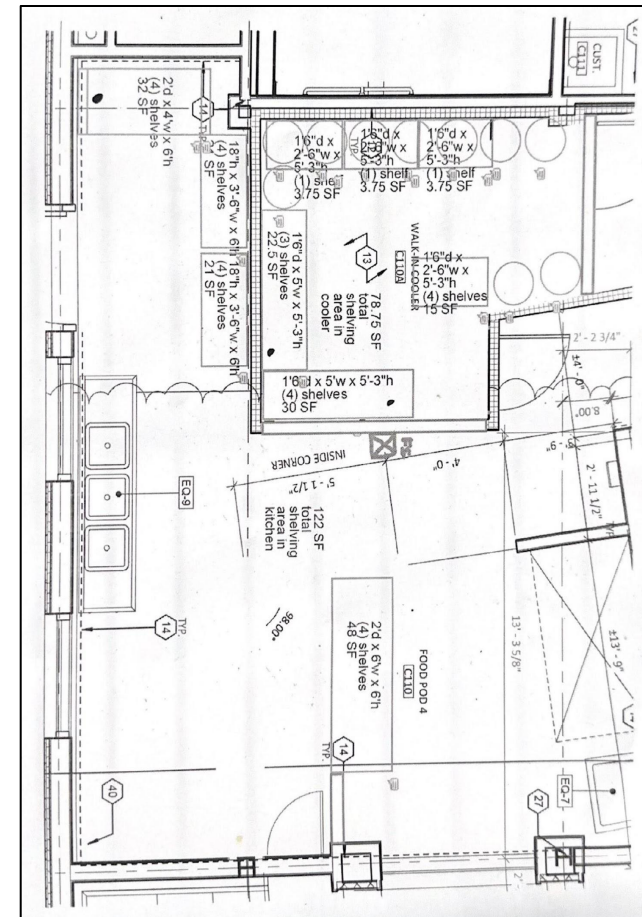
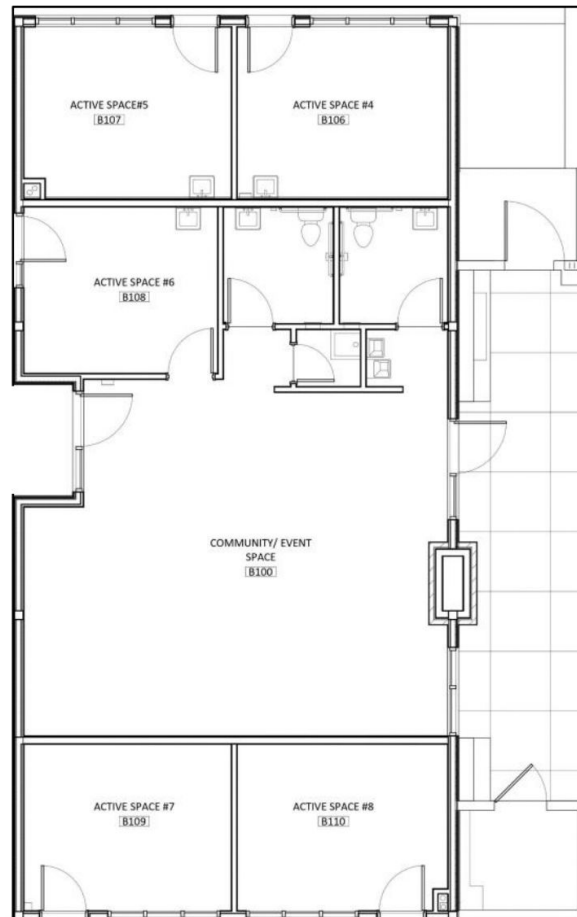
Coralee Quintana
505.639.1266

Coralee.Quintana@eXprealty.com

FLOOR PLANS



Retail Spaces



Food Pod

PROPERTY SUMMARY



NEWLY REDEVELOPED IMPERIAL INN AND EL VADO FOOD PODS

RETAIL SPACES:	7
PRICE:	\$600-\$1200 Mo.
FOOD PODS:	1
PRICE:	\$1650 Mo.

Features:

- Newly redeveloped Imperial Inn features 7 retail spaces.
- Includes 3 food pods and a food court.
- Free room night with signed lease.
- Mojo Rising discount coffee card with signed lease.
- Utilities and wifi included.
- On-site amenities include a gym and guest laundry facilities.
- The adjacent rec room offers 4 units.
- 2 spaces located behind the coffee shop, facing Central Avenue.
- 5 spaces situated in the yellow building.
- 2 of those spaces come equipped with sinks.



The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

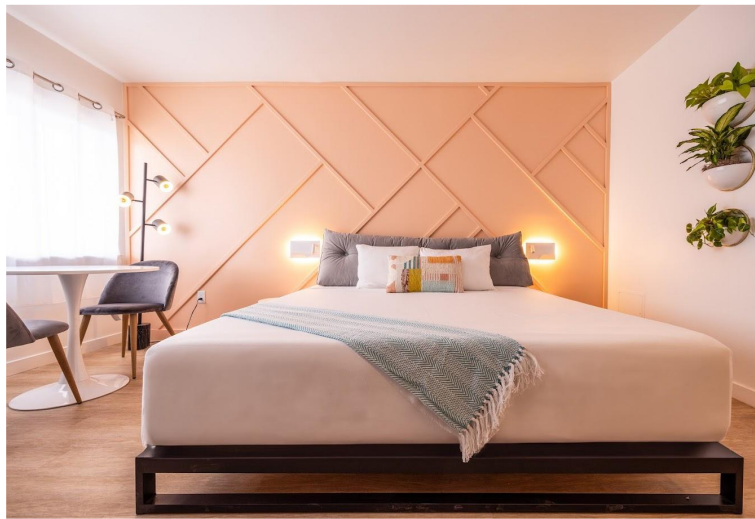
Shondeen Sierra
505.261.2224

Shondeen.Sierra@eXprealty.com

Coralee Quintana
505.639.1266

Coralee.Quintana@eXprealty.com

PROPERTY PHOTOS



The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, its agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

Shondeen Sierra

505.261.2224

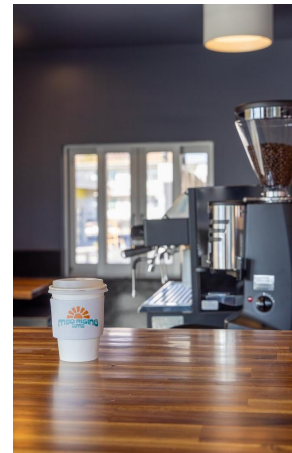
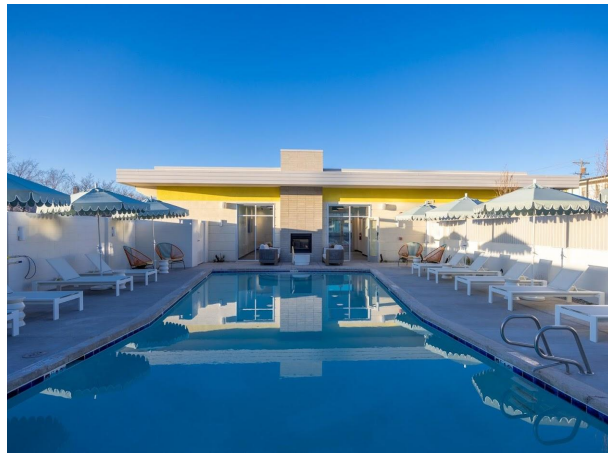
Shondeen.Sierra@eXprealty.com

Coralee Quintana

505.639.1266

Coralee.Quintana@eXprealty.com

ON-SITE GUEST AMENITIES



The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

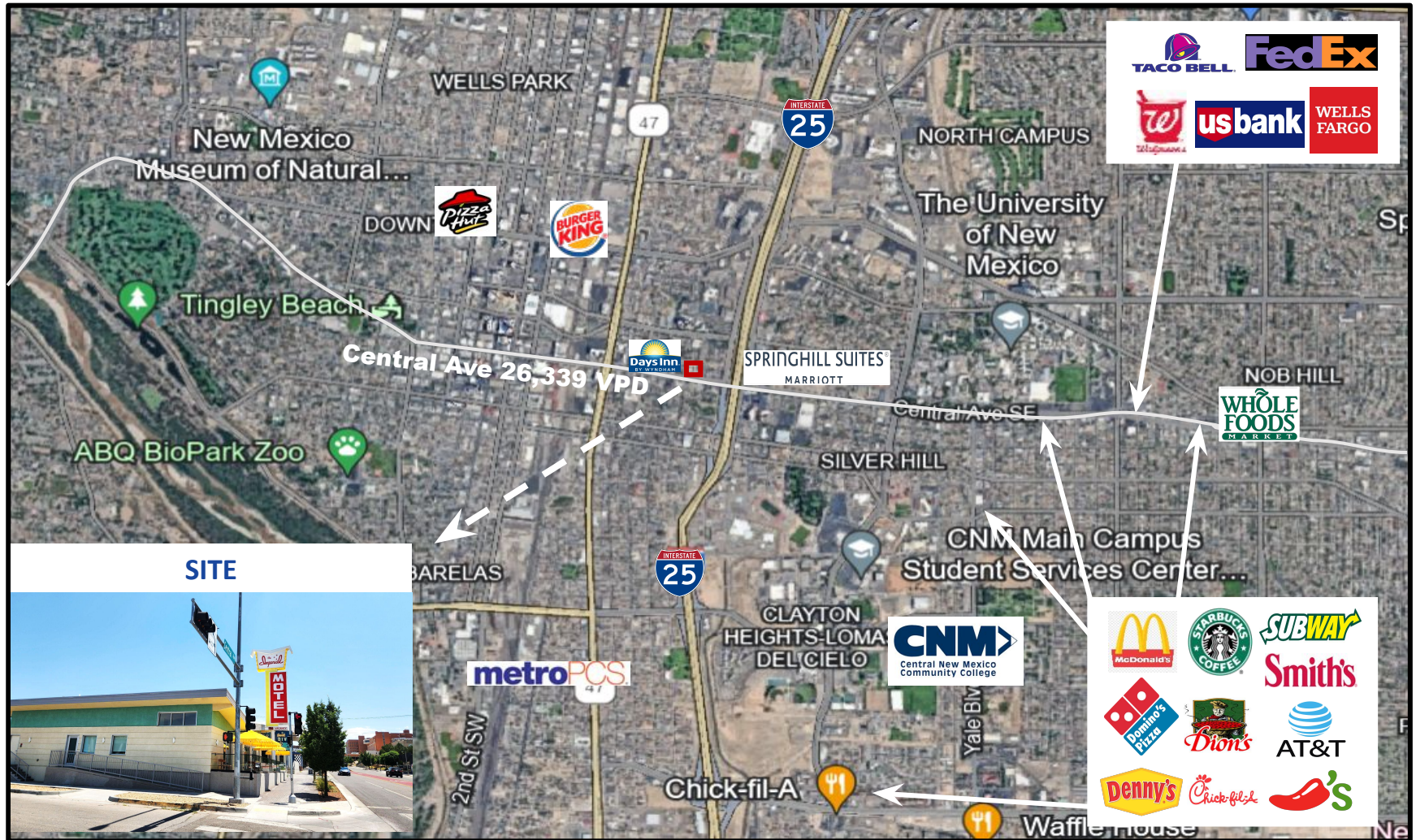
Shondeen Sierra
505.261.2224

Shondeen.Sierra@eXprealty.com

Coralee Quintana
505.639.1266

Coralee.Quintana@eXprealty.com

TRADE AREA



The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

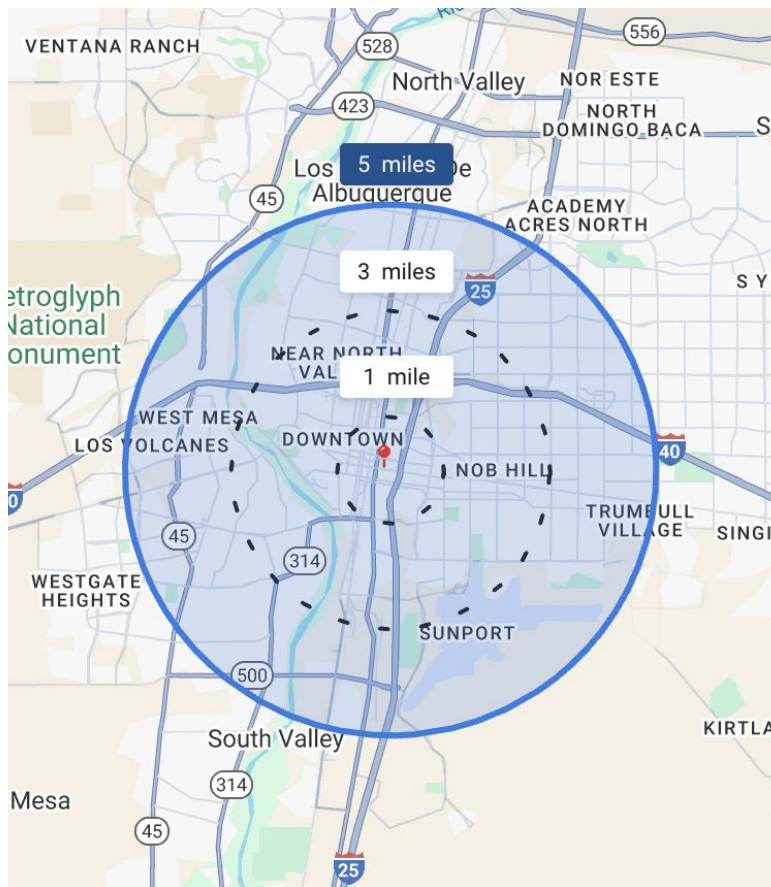
Shondeen Sierra
505.261.2224

Shondeen.Sierra@eXprealty.com

Coralee Quintana
505.639.1266

Coralee.Quintana@eXprealty.com

DEMOGRAPHICS



Proximity	1 Mile	3 Miles	5 Miles
Total Population	11,263	100,223	254,607
Households	5,507	42,258	103,977
Average Household Income	\$61,310	\$58,909	\$68,178



The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, its agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

Shondeen Sierra
505.261.2224

Shondeen.Sierra@eXprealty.com

Coralee Quintana
505.639.1266

Coralee.Quintana@eXprealty.com

LOCATION SUMMARY: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)



The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, its agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

Shondeen Sierra
505.261.2224

Shondeen.Sierra@eXprealty.com

Coralee Quintana
505.639.1266

Coralee.Quintana@eXprealty.com