

For
Sale

Hard-Corner Retail/Office Condo

GREAT STOREFRONT IN THE HEART OF DOWNTOWN



CENTURY PLAZA FIRST LEVEL
WITH STREET-SIDE PATIO

401 Copper Ave. NW | Albuquerque, NM 87102

±5,060 SF Available

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Genieve Posen

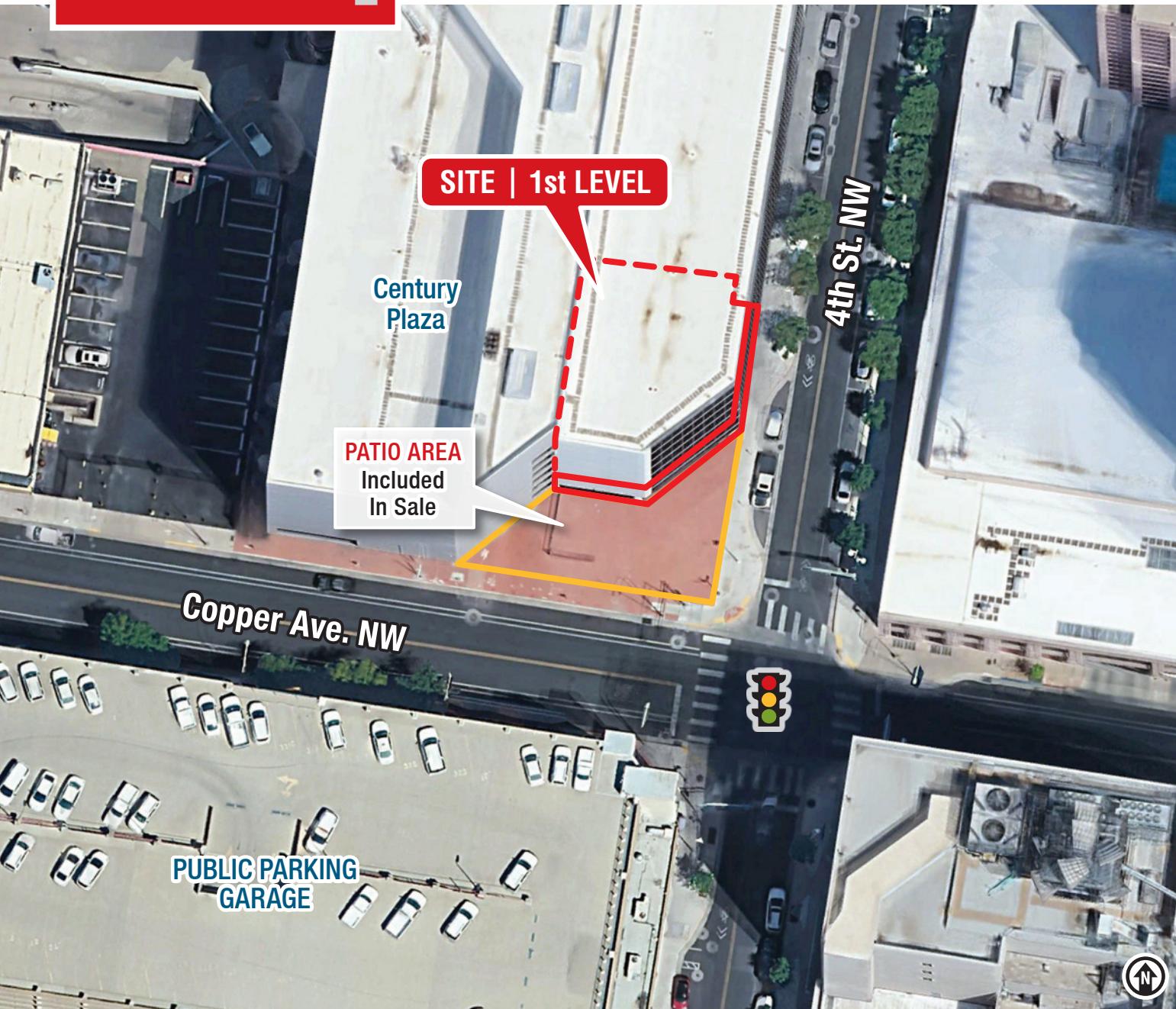
genieve@sunvista.com | 505 998 1568

John Algermissen CCIM

johna@sunvista.com | 505 998 5734

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PROPERTY

AVAILABLE $\pm 5,060$ SF

Suite A: $\pm 2,600$ SF

Suite B: $\pm 2,451$ SF

SALE PRICE

\$590,000 (\$116.60/SF)

HIGHLIGHTS

- Flexible floor plan allows for large suites that can be combined or divided
- Abundant natural light
- Over \$200,000 of improvements to the property including HVAC units, new lighting/ceiling tiles, updated electrical, new sprinkler and fire safety system
- Inviting storefront that opens onto a patio/plaza at the hard corner
- Prime downtown location with a daytime population of almost 37,000 within one-mile radius
- Highly visible to more than 3,200 cars per day at intersection
- Close to restaurants, hotels, businesses and more
- Street parking and public parking garage (immediately south) available
- Great location for coffee shop, café, and other retail/office uses

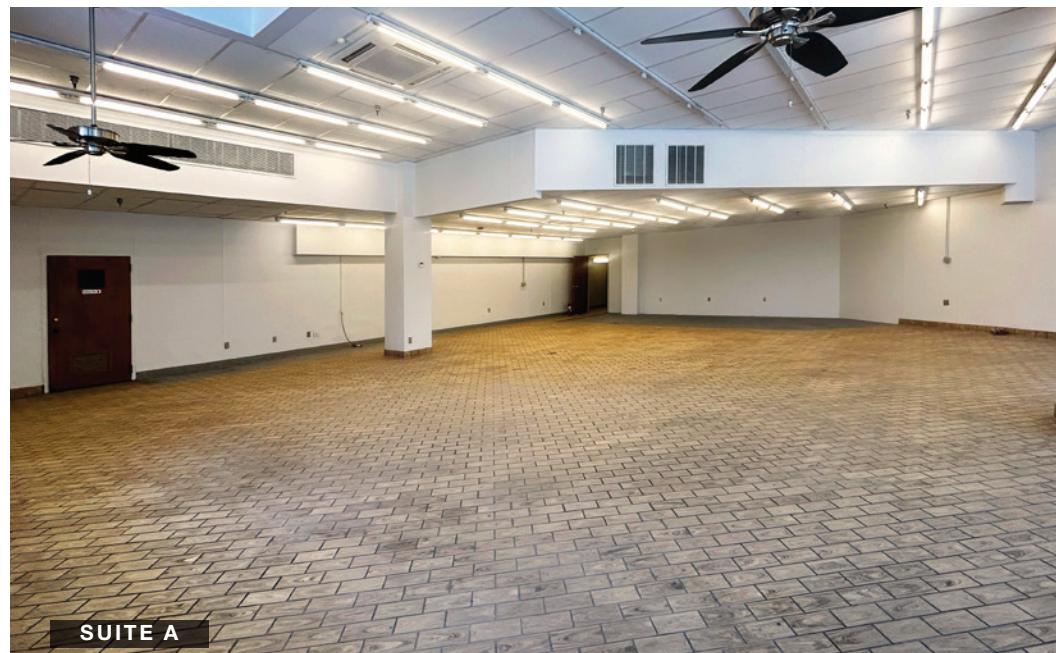
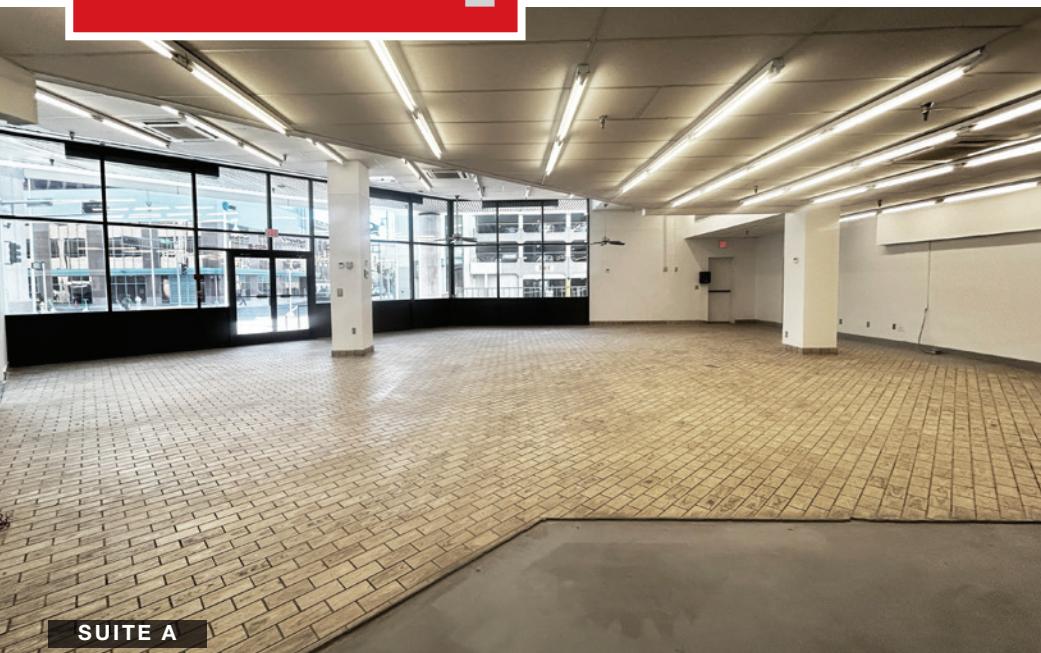
ZONING MX-FB-UD

LOCATION

NWC 4th St. & Copper Ave. NW

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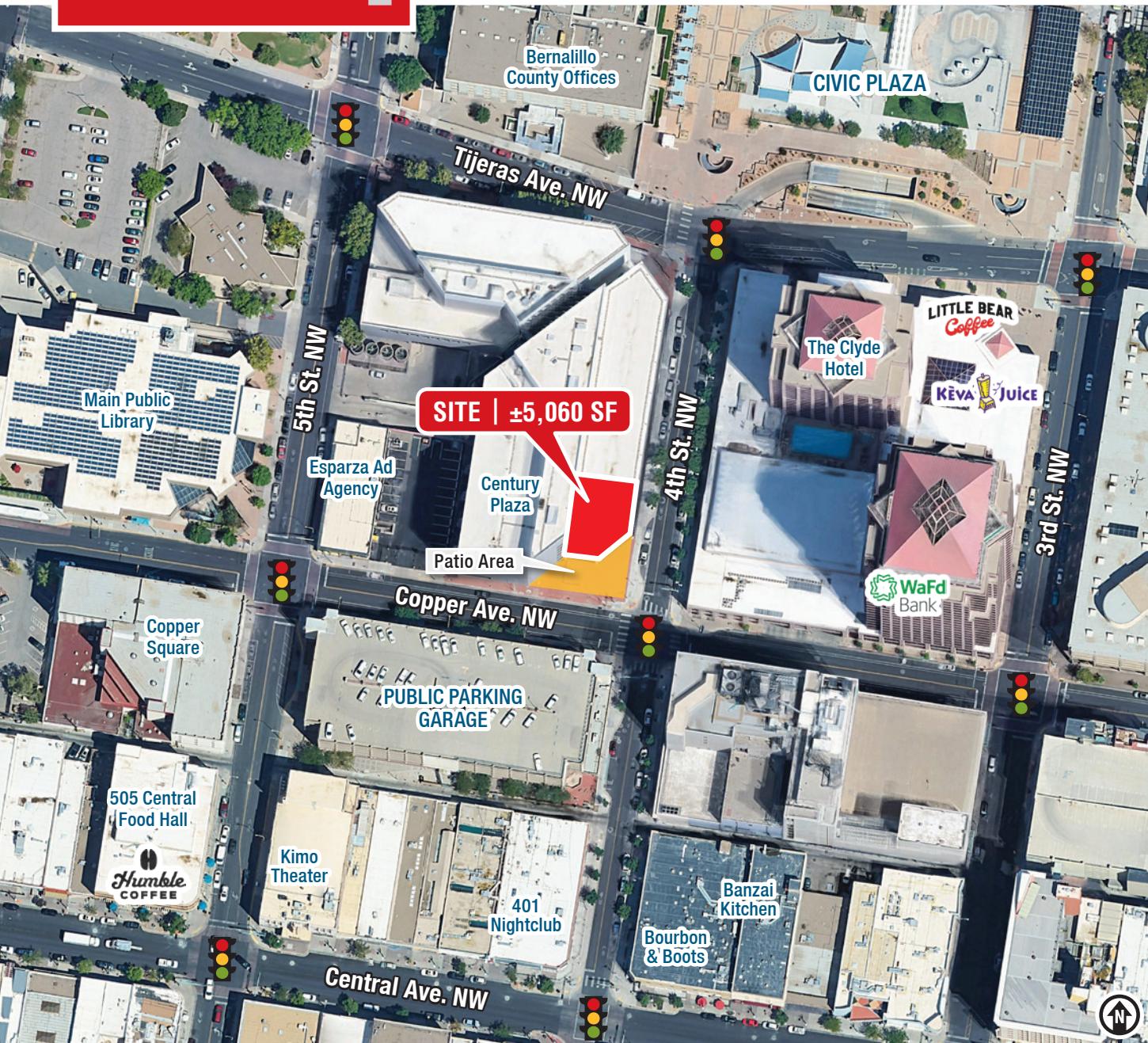
505 878 0001 | sunvista.com
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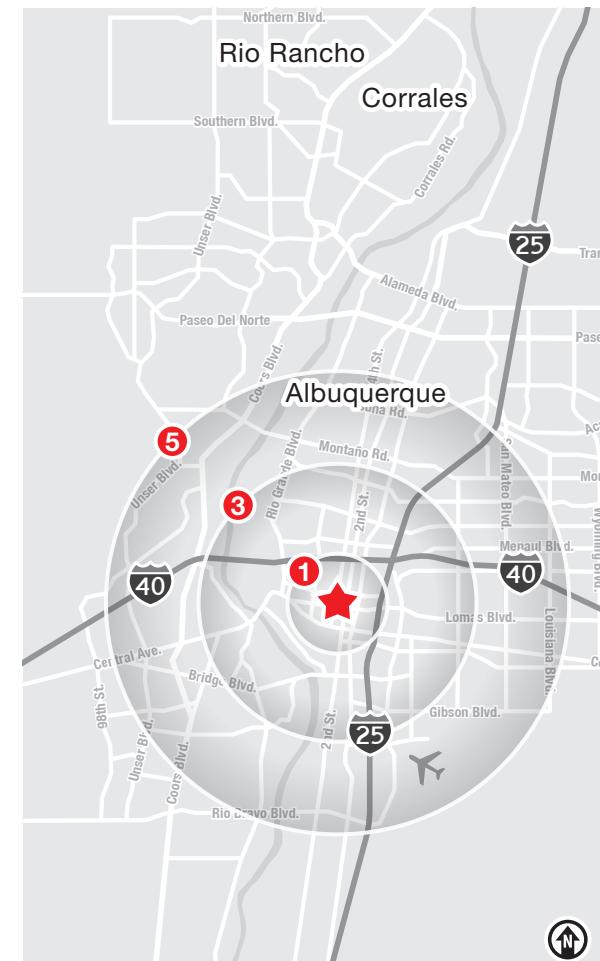
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,186	91,507	238,733
Average HH Income	\$71,114	\$79,644	\$79,562
Daytime Employment	36,827	90,192	168,681

2025 Forecasted by Esri



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DOWNTOWN



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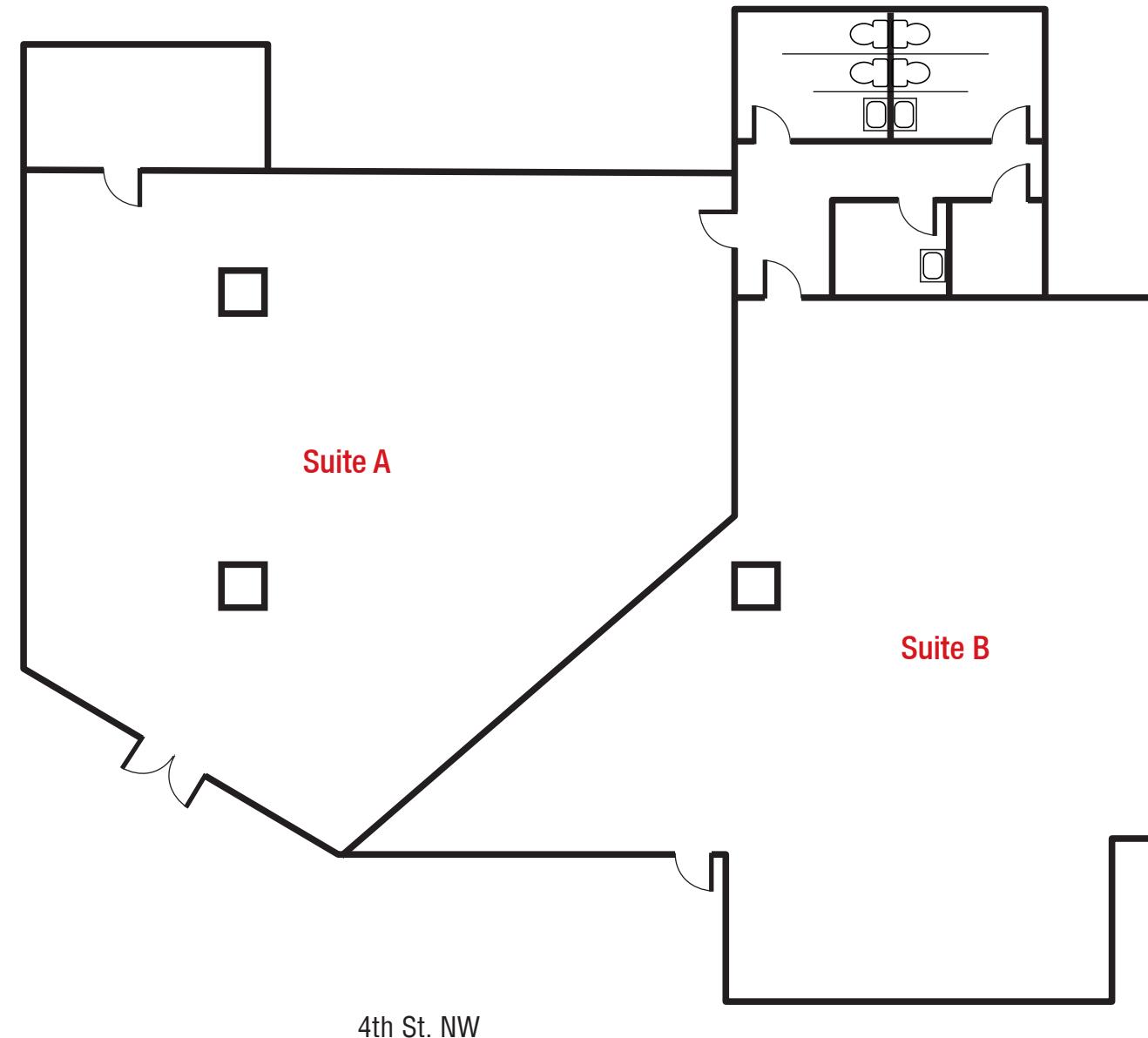
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FLOOR PLAN

Copper Ave. NW



GROUND LEVEL

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Suite B: $\pm 2,451$ SF

Total: $\pm 5,060$ SF

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Albuquerque

TRADE AREA ANALYSIS

DOWNTOWN | ALBUQUERQUE

Albuquerque's downtown is a vibrant community of entrepreneurs, artists, families and local businesses that collectively create a thriving central district. At the intersection of Route 66, the Atchison Topeka & Santa Fe Railroad, Pueblo Indian trade routes, and El Camino Real. It is the cultural crossroads of the southwest, and remains the employment, transportation, and tourism hub for all of New Mexico. The new APD Public Safety Center at Central & 4th is a valuable addition to Downtown Albuquerque. This facility, along with both foot and bike patrols, will provide a consistent street-level presence of security in the downtown core. Officers will be present downtown during work and entertainment hours.

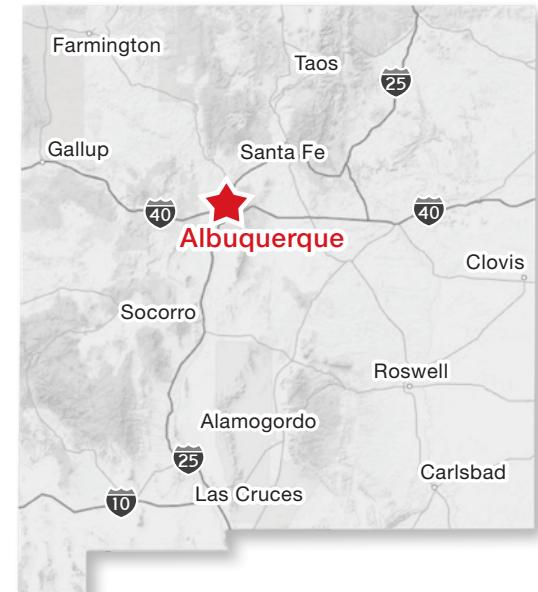
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque
Metro
Population

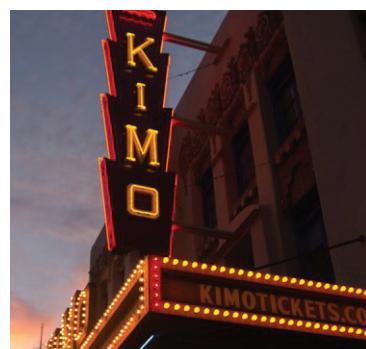


1
The
Largest
City in the State



DOWNTOWN UPGRADE

Downtown is in the midst of a major multimillion-dollar revitalization. Several key catalytic projects, such as the Rail Trail and Rail Yards, will be magnets for economic investment and innovation.



A Cultural and Entertainment Hub

Downtown is a leader in the creative economy providing numerous cultural experiences, including public art and historic building walking tours; and a wealth of food selections, micro-breweries and distilleries.

\$29M

City Commitment for
Revitalization Projects
Downtown

\$36M

Investment for the
Downtown
Rail Trail Project

\$94M

Total (Committed and
Pending) Non-City Public
and Private Funding

DOWNTOWN HOUSING

There are currently more than 1,500 housing units in Downtown Albuquerque. **The Downtowner**, a \$50 million public-private project, will bring 166 additional housing units. Several housing projects that will increase the number of residents are currently in the works.

**THERE'S BEEN A
60%
Increase in
Downtown Residential
Population
(Since October 2000)**

