



# SWQ CENTRAL & ATRISCO RETAIL PAD SITE

SWQ CENTRAL AVE AND ATRISCO  
4430 CENTRAL AV SW, ALBUQUERQUE, NM 87105



**FOR SALE**

**AVAILABLE SPACE**  
29,268 SF

**PRICE**  
\$225,000

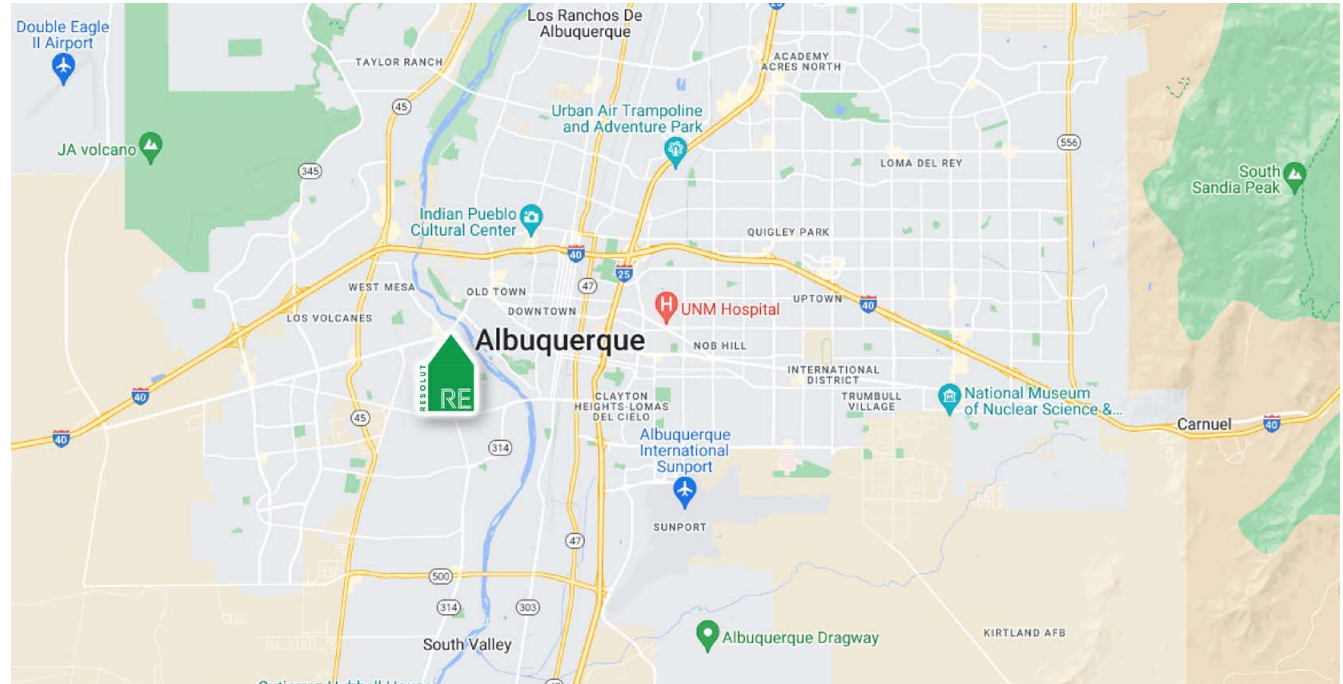
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**PROPERTY HIGHLIGHTS**

- Surrounding National Retail Cotenancy
- Drive-Thru Permissible
- Exposed to over 29,000 Cars per Day
- MX-M Zoning
- Fronting Central
- Right by the Central River Crossing
- Adjacent to West Central Plaza
- Shadow Anchored by Burlington & Harbor Freight



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2023**



**107,088**  
**POPULATION**  
3-MILE RADIUS



**\$78,786.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**86,561**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Central Ave: 25,532 VPD  
Atrisco Dr: 11,307 VPD  
(Costar 2022)

## PROPERTY OVERVIEW

4430 Central is a +/- 29,268 SF pad site located at the SWC of Central and Atrisco in the South Valley trade area. Prime restaurant/retail QSR use with full access from Central Ave. This lot has a lot access/utility easement from Central going South until the tower easement. The tower on the lot is not a part of the property. A bus stop is situated at the NWC of the lot.

## LOCATION OVERVIEW

4430 Central is situated at the SWC of Central & Atrisco in the South Valley submarket. The signalized intersection of Atrisco and Central is the first main street once you cross the river. Central is 1 of the 7 river crossing accesses to the Westside of Albuquerque. There is major national retail synergy in close proximity with name-brand retailers such as Five Below, Harbor Freight, Ross, AutoZone, Burlington, etc... The South Valley is the most underserved trade area & is home to the newest shopping center development at Las Estancias.











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