

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

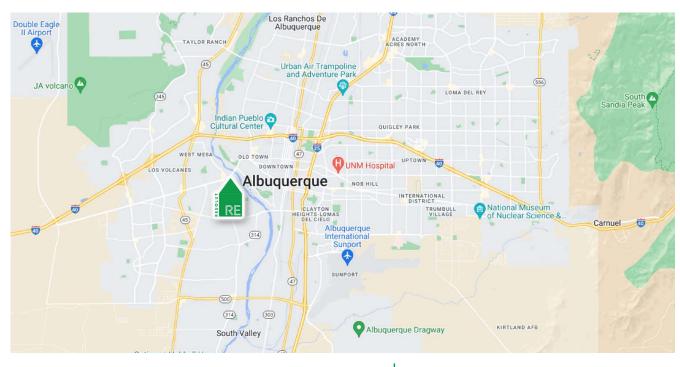
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PROPERTY HIGHLIGHTS

- 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

QUALITY TOOLS LOWEST PRICES

Burlington

2005

DOLLAR TREE

Connis

Remsa Troy

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DEMOGRAPHIC SNAPSHOT 2023



107,088 POPULATION 3-MILE RADIUS



\$78,786.00 AVG HH INCOME3-MILE RADIUS



86,561 DAYTIME POPULATION3-MILE RADIUS



TRAFFIC COUNTSCentral 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.

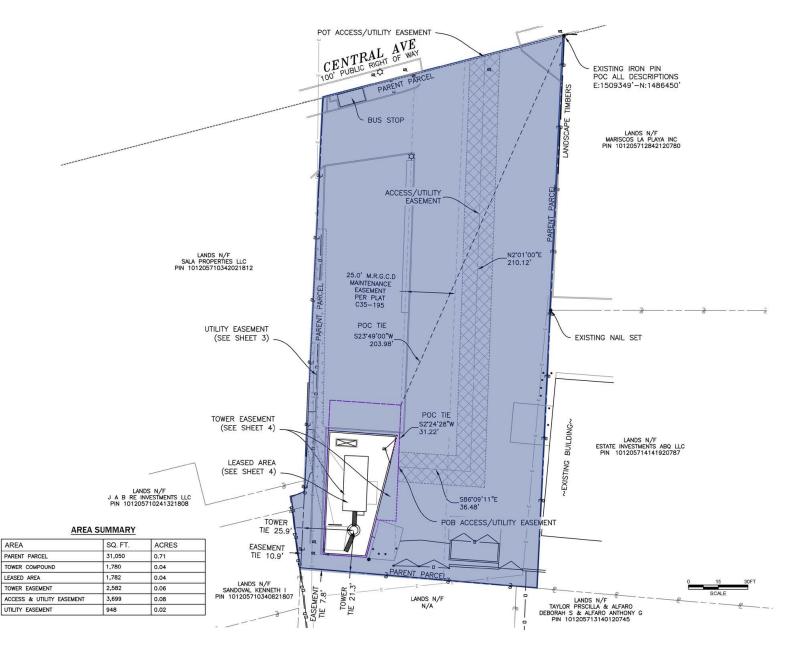
LOCATION OVERVIEW

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.





AREA







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