

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.The background of the advertisement is a photograph of a single-story brick building. The building has a prominent blue brick chimney on the left side. The words "BOSQUE BREWING" and "PUBLIC HOUSE" are mounted on the brick facade in a stylized, metallic font. There are several windows and a glass entrance. A blue awning is visible on the right side of the building. The sky is blue with light clouds.

BOSQUE BREWING

PUBLIC HOUSE

For Lease

Former Bosque Brewing - UNM  
106 Girard Blvd NE  
Albuquerque, NM

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106 Girard Blvd NE | For Lease

# Property Profile

## Details

Lease Rate	\$21.00 PSF + NNN
NNN	\$5.50 PSF
Space Available	± 5,840 SF
Lot Size	0.38 AC
Submarket	University
Zoning	MX-M

## Features

- Turn-key restaurant with patio
- Located in the historic Central Ave (Route 66) corridor
- High visibility with strong street presence along Girard Ave
- Surrounded by dense residential and local businesses
- Walking distance to UNM, Nob Hill, Popejoy, area hospitals, and numerous dining, drink and entertainment destinations
- Prominent signage opportunities

## Area Tenants

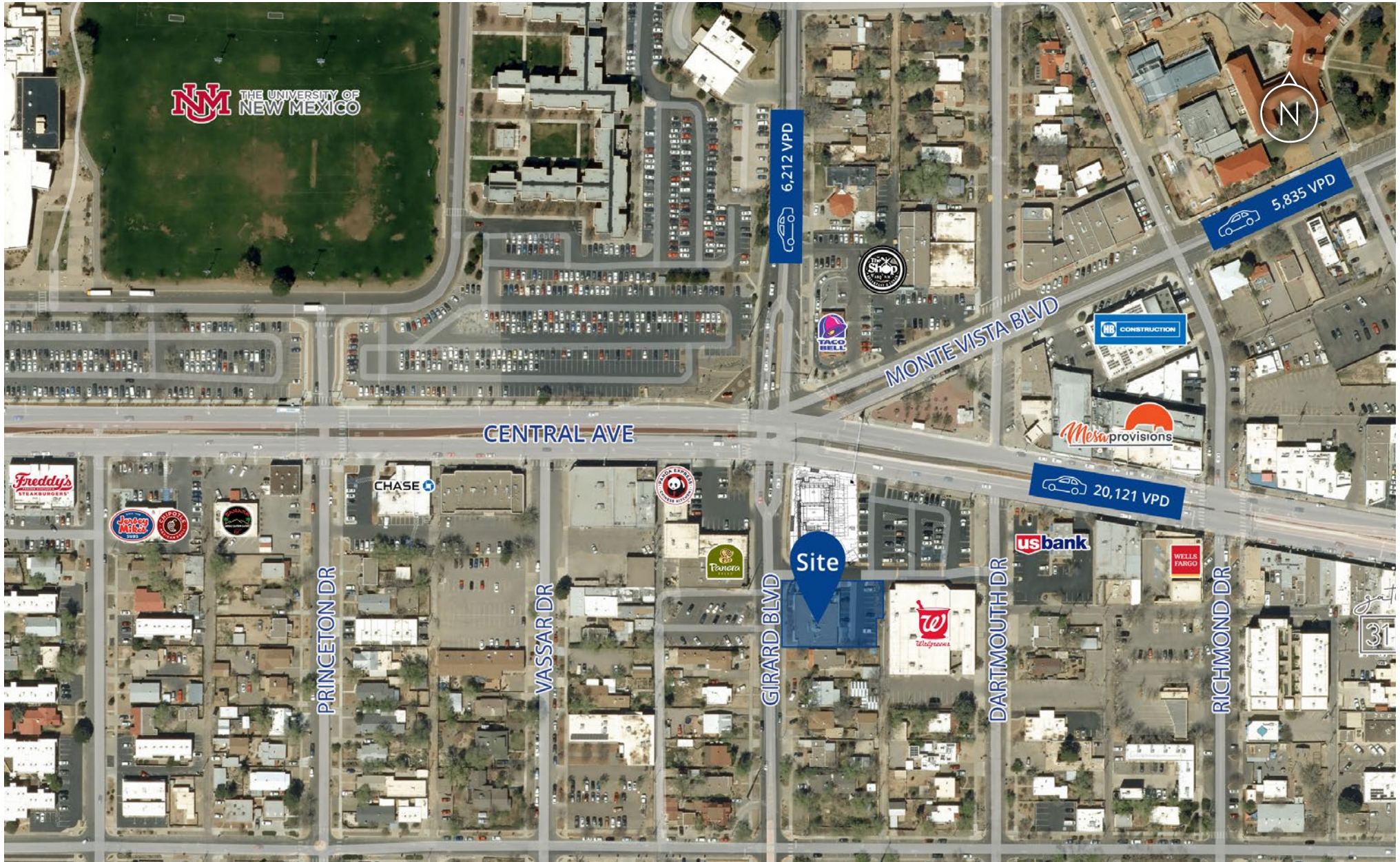


# Trade Area Aerial

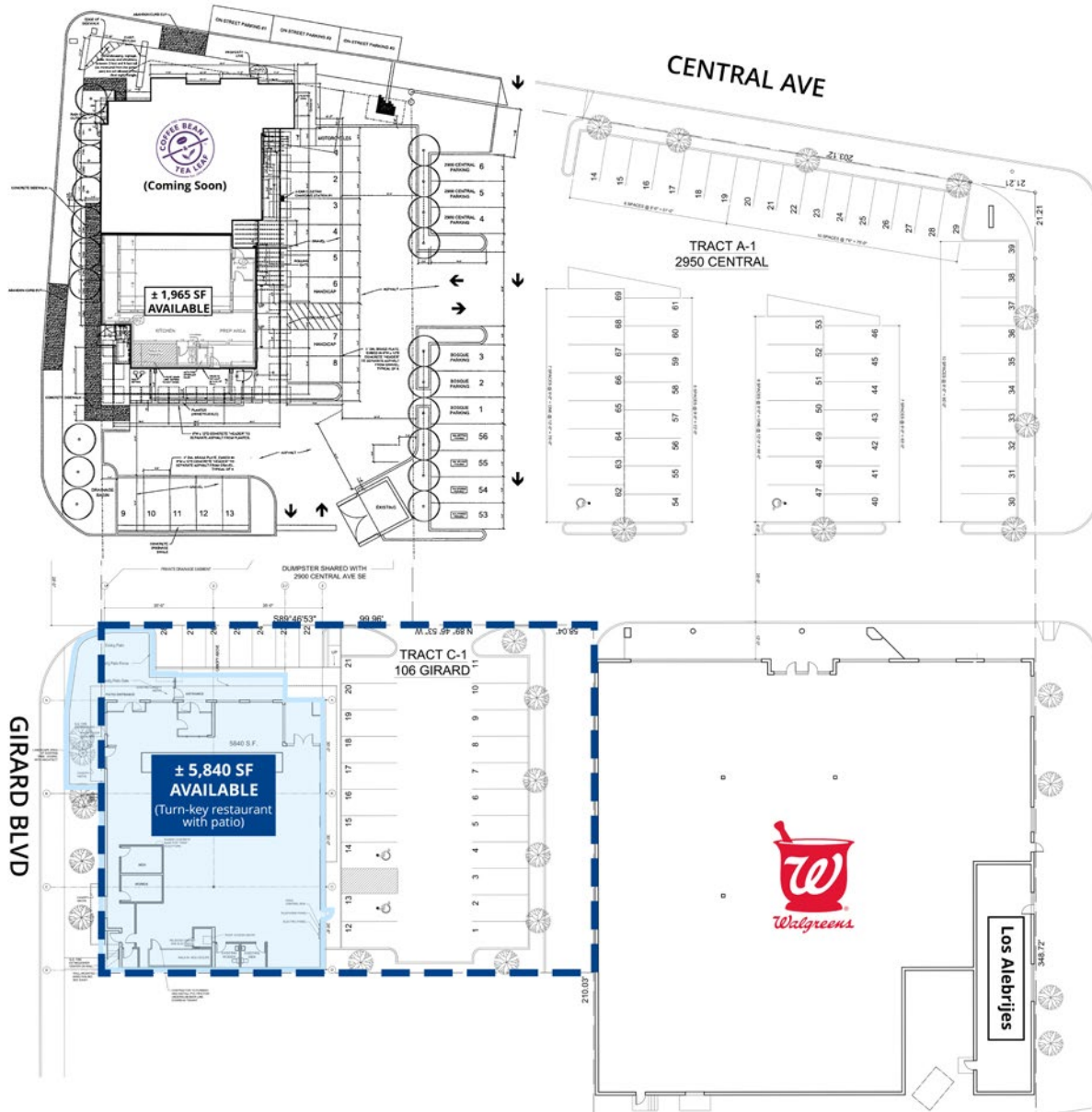


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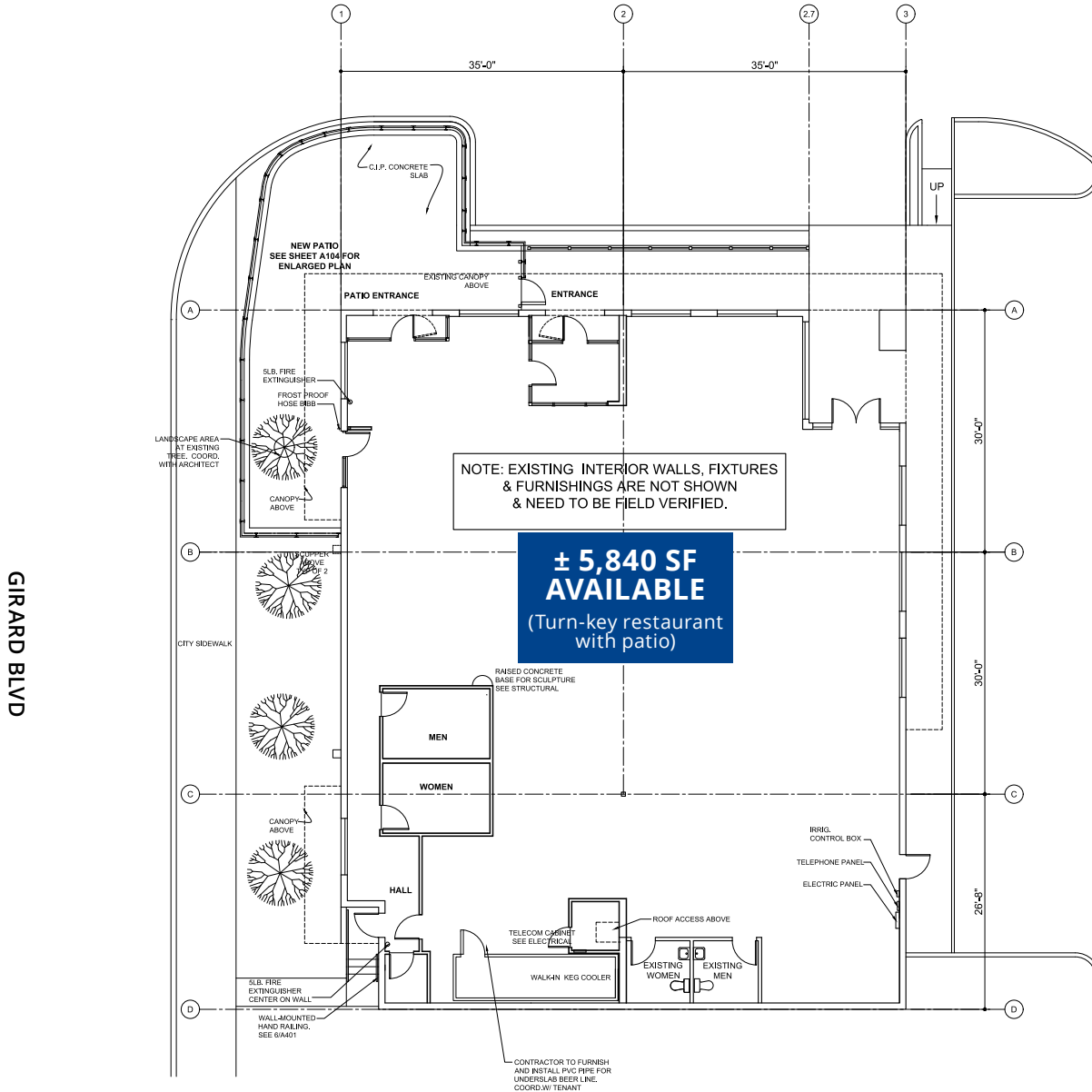
# Intersection Aerial



# Site Plan



# Shell Floor Plan

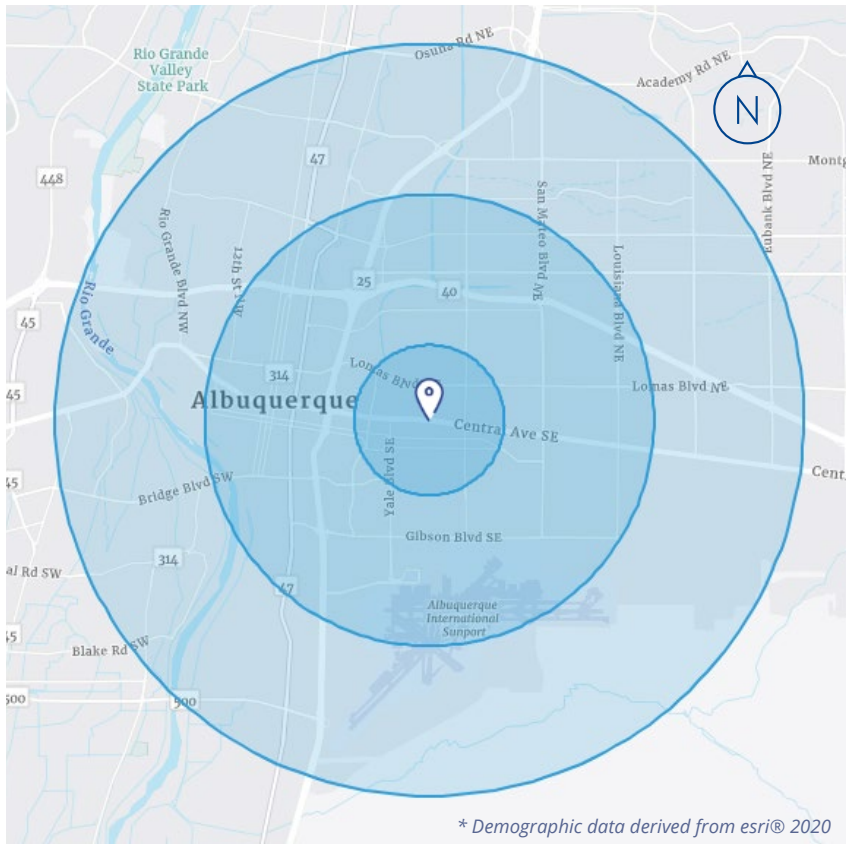


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# Property Gallery



# Demographics\*



	1 MILE	3 MILES	5 MILES
Population	16,593	99,565	228,206
Households	8,153	48,069	103,862
Median Age	34.4	38.5	39.1
Average HH Income	\$92,711	\$74,010	\$77,527
Per Capita Income	\$45,918	\$35,920	\$35,285
Daytime Population	20,242	168,464	328,090
College Education	71.3%	51.0%	48.0%



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Site

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