

NOB HILL CAFÉ or RETAIL

FOR LEASE / 3413 Central Ave. NE, Albuquerque, NM 87106



LEASE RATE: \$14.50 / SF / YR
\$4,950 / Mo

NNN: \$1.10/SF/YR
Taxes & Insurance

BUILDING SIZE +/- 4,099 SF

LAND SIZE +/- 0.07 Acres

ZONING MX-M

FEATURES

- Tenant Improvement Allowance Available
- Trophy Property on Route 66 (Central Ave.) in the Heart of Nob Hill
- Ideal Restaurant, Brewery, or Wine Bar
- Turn-Key Salon / Café
- New Roof in 2022
- 2 Levels with Street & Alley Access

Absolute Investment Realty
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505-346-6006 info@go-absolute.net

ALFREDO BARRENECHEA
Owner/Broker
(505) 401-0135
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Tenant Improvement Allowance Available

DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of the owner of this outstanding example of Route 66 architecture. Situated in Nob Hill on Route 66, this iconic building offers a chance to locate your business in Albuquerque's most desirable retail & restaurant district.

The building features 2 stories, the street level is +/- 2,450 SF and would be ideal for a café, brewery, restaurant, or music venue. The alley level (lower level) is +/- 1,649 SF, has alley access, a roll up door and a fully built-out bar area.

The building features unique architectural elements such as an outdoor seating area, a retractable storefront glass system, a vintage-style bar, a skylight and a down-stairs bar/lounge area. Most recently a Salon/Café & Wine Bar, its potential uses are limitless. Don't miss this unique opportunity to be located in one of the city's most recognizable properties.



INTERIOR VIDEO



EXTERIOR VIDEO

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PROPERTY SUMMARY

PROPERTY ADDRESS

3413 Central Ave. NE, Albuquerque, NM 87106

PROPERTY DESCRIPTION

Retail/Cafe

PROPERTY SIZE

(+/-) 0.07 Acres

TOTAL BUILDING SIZE

(+/-) 4,099 Gross, (+/-) 2,450 (Street Level), (+/-) 1,649 (Lower Level)

ZONING

MX-M. Medium Intensity Mixed-Use. Allows for a mix of residential and commercial uses.

ACCESS

Excellent. High walkability and bike-ability scores. Access from Central or alley.

VISIBILITY

Excellent direct street frontage.

SIGNAGE

On-building--excellent

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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Lower-Level Bar/Lounge Area with Alley Access

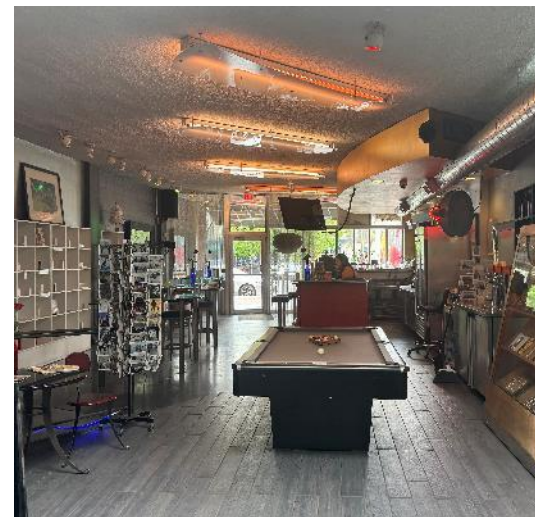
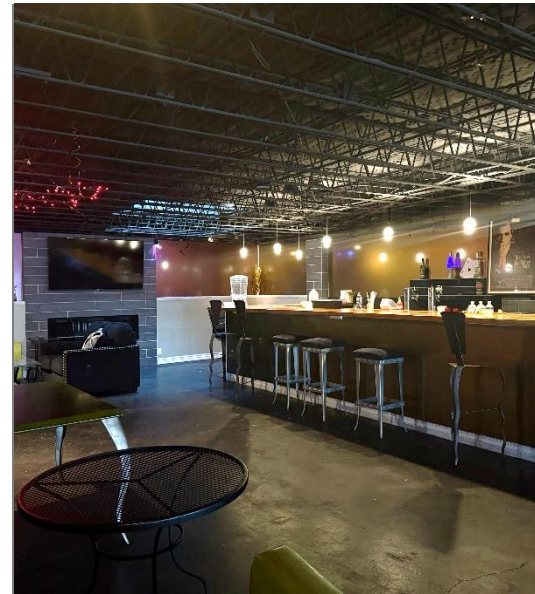
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PROPERTY PHOTOS



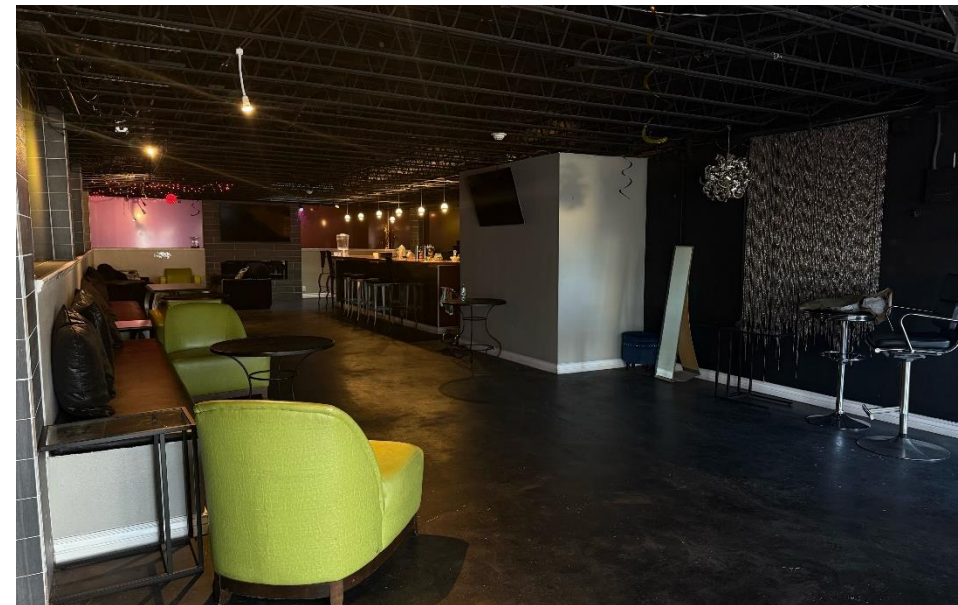
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TRADE AREA



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ABSOLUTE
Investment Realty

SITE CLOSE UP



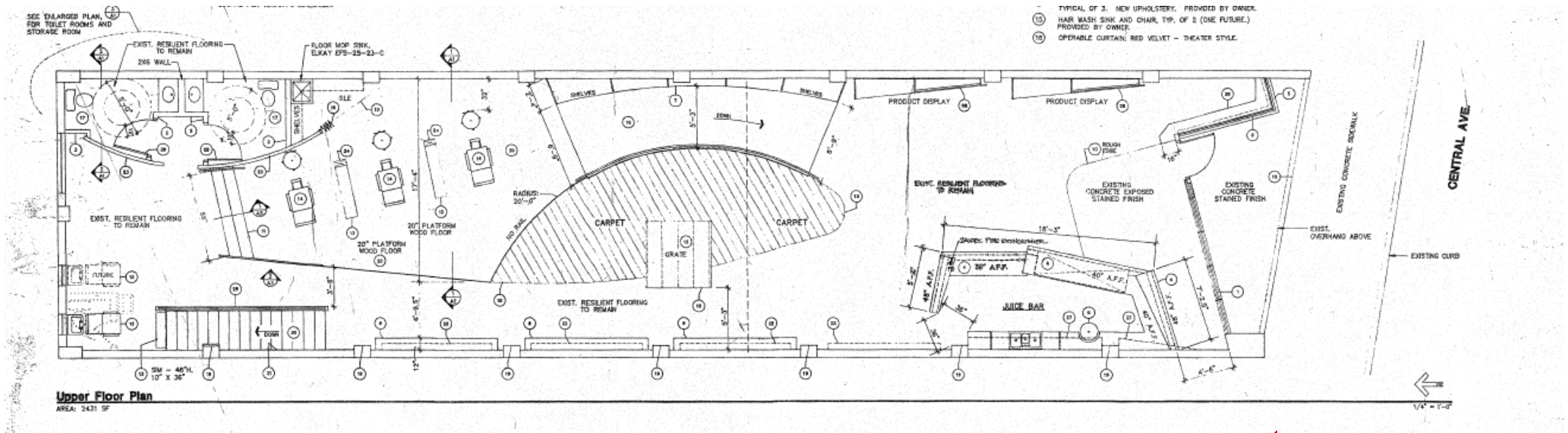
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Floor Plan Upper Level



 **North**

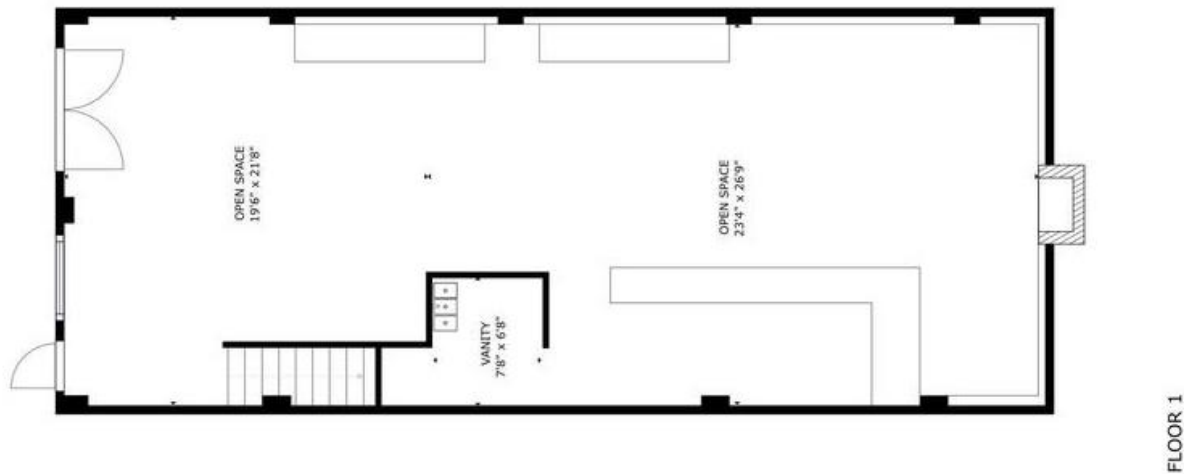
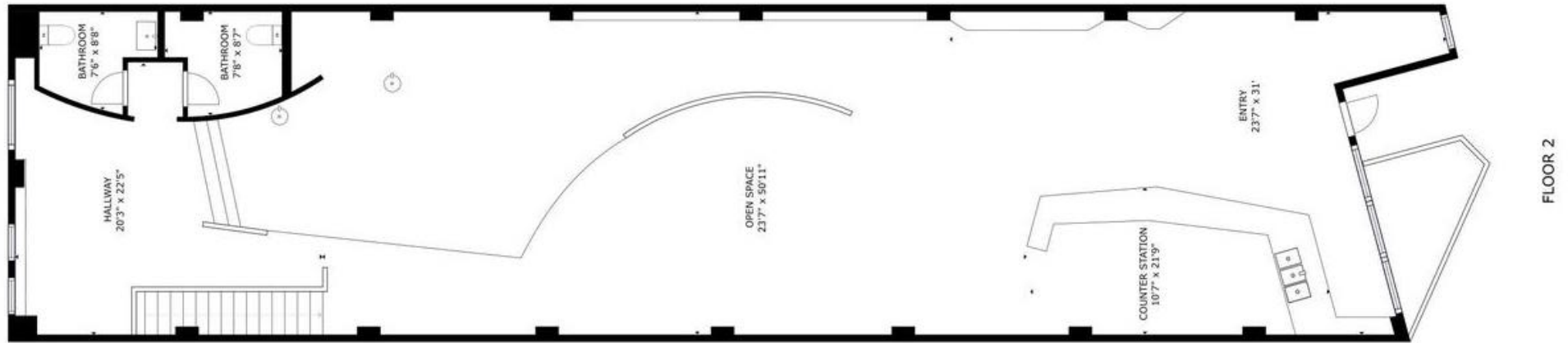
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Floor Plan Upper Level



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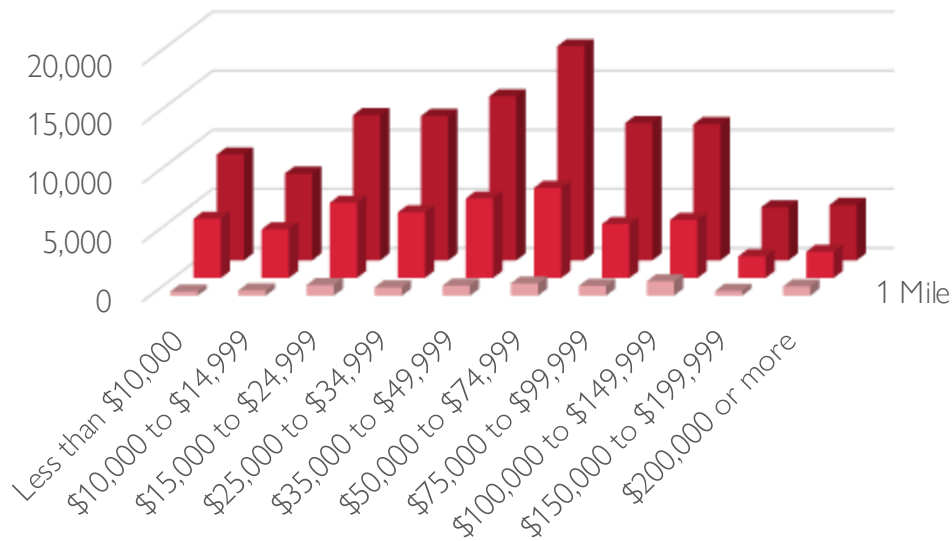
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DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



TRAFFIC COUNTS

CENTRAL AVENUE NE 18,800 VPD

CARLISLE BLVD. 15,200 VPD

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RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	15,692	\$72,123	38.3
3 Mi	101,913	\$49,400	37.5
5 Mi	235,191	\$53,249	38.2



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DEMOGRAPHICS

Businesses – 2 Mile

Consumer Spending Details

Radius	2 mile		
Expand All	Total Spending	Avg Household	Per Capita
Apparel	\$29,906,877	\$1,166	\$557
Entertainment, Hobbies & Pets	\$79,952,584	\$3,117	\$1,489
Food & Alcohol	\$155,571,768	\$6,064	\$2,898
Household	\$71,510,220	\$2,788	\$1,332
Transportation & Maintenance	\$129,404,067	\$5,044	\$2,410
Healthcare	\$28,734,460	\$1,120	\$535
Education & Daycare	\$33,826,541	\$1,319	\$630

Income – 2 Mile, 5 Mile, 10 Mile

Daytime Employment

Radius	2 mile		
	Employees	Businesses	Employees Per Business
Service-Producing Industries	57,555	5,385	11
Trade Transportation & Utilities	3,659	480	8
Information	905	77	12
Financial Activities	1,197	261	5
Professional & Business Services	3,987	472	8
Education & Health Services	38,307	3,235	12
Leisure & Hospitality	5,295	348	15
Other Services	2,625	455	6
Public Administration	1,580	57	28
Goods-Producing Industries	1,250	176	7
Natural Resources & Mining	11	3	4
Construction	621	97	6
Manufacturing	618	76	8
Total Employees	58,805	5,561	11

Consumer Spending – 2 Mile

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$61,899	\$56,489	\$71,945
Median Household Income	\$38,698	\$38,375	\$50,509
< \$25,000	8,911	36,405	63,851
\$25,000 - 50,000	6,627	28,241	61,566
\$50,000 - 75,000	3,374	16,465	42,177
\$75,000 - 100,000	1,958	9,140	27,458
\$100,000 - 125,000	1,658	6,889	21,605
\$125,000 - 150,000	1,022	3,177	11,536
\$150,000 - 200,000	937	2,932	11,633
\$200,000+	1,165	3,052	12,795

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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.



ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%

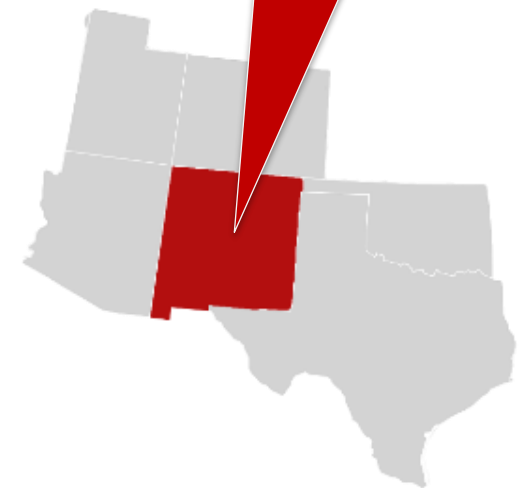


Median HH Income

\$53,936 2020 Estimate

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BROKER



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ALFREDO BARRENECHEA Qualifying Broker

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Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.

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WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.