

# Monterey Place

2320 Central Ave. SW  
Albuquerque, NM 87102

First Generation Retail For Lease



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# PROPERTY SUMMARY



## MONTEREY PLACE

Asking Price:	\$20-24 SF NNN
Suite 101:	1058 SF
Suite 104:	1008 SF
Parking Spaces:	43
Zoning:	MX-M

## MONTEREY PLACE FEATURES

- Warm shell with ADA Restroom
- Walkable Old Town Location
- Across from Botanical Gardens and Aquarium
- Adjacent to Patio & Indoor Dining
- Momo Cocktail Lounge & Ponderosa Tap Room
- 42 Apartments Onsite, 32 at El Vado
- 42 Adjacent Motel Rooms, new Stay At Hostel
- ABQ Rapid Transit Stop
- 26,100 Central Ave Vehicles Per Day
- 30,100 Rio Grande Blvd VPD



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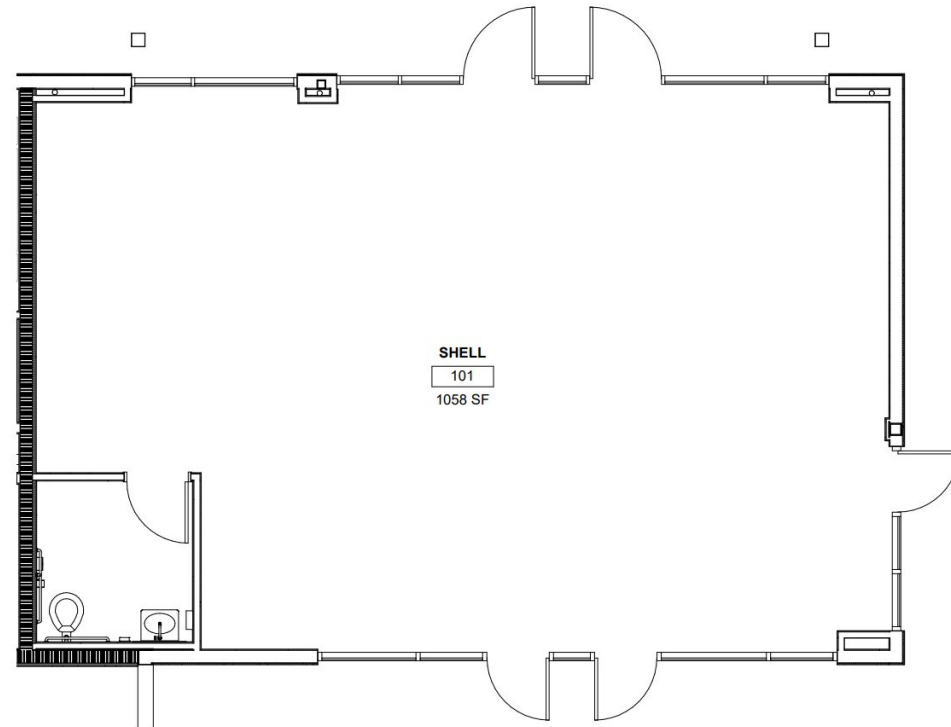
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# SUITE 101



Suite 101 offers 1058 SF with Central Avenue visibility, patio and parking lot access. Warm shell delivery with ADA Restroom.



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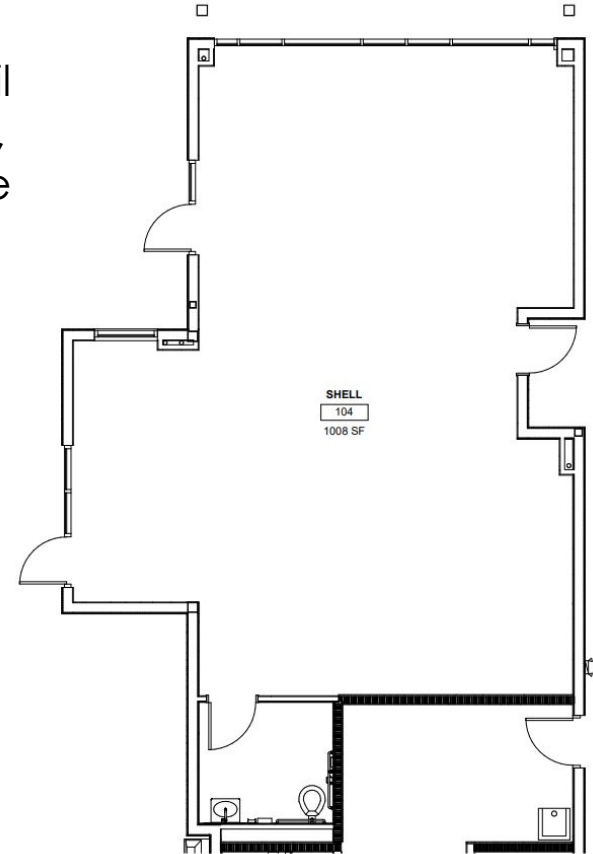
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# SUITE 104



±1008 SF First Generation Retail adjacent to Monterey Motel, Momo Cocktail Lounge & the Historic El Vado.



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# SITE SUMMARY



Wonderfully fun Route 66 Old Town development at the historic Monterey Motel with hostel, pool, apartments, boutique shops, event center, restaurants, amphitheatre, tap room, motels and much more! Surrounded by the El Vado Motel, Albuquerque Country Club Golf Course, Aquarium, Botanical Gardens, Old Town and local dining and shopping, this is a wonderful place to do business. Co-tenants include State Farm, Fit & Fabulous, Sol Searching Therapy, Lighthouse Photography Modern Beauty, Kaufman's Coffee & Bagels, Rollin' On In, Buen Provecho, Happy Chickenzz, Merc 66, Heavenly Taste Cakery, Hella Dog, 5-Star Express, Café Chica Southwest Cactus, Swinging Olive, Sapphire Studios, High Vibe and the Momo Cocktail Lounge.



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# TRADE AREA

## Trade Area Highlights

- 26,100 VPD on Central Ave, 30,100 on Rio Grande Blvd
- Located in the heart of the Central Avenue commuter corridor connecting the Southwest to Old Town and Downtown Albuquerque
- 3,676 Businesses within 3 miles
- 63,669 Employees within 3 miles



**SITE**

## SAWMILL MARKET

27 individual local merchants and THE YARD - an outdoor dining/play space



Harbor Freight Tools

ABQ BioPark - Botanic Garden

ALBUQUERQUE LITTLE THEATRE

DOWNTOWN

Albu



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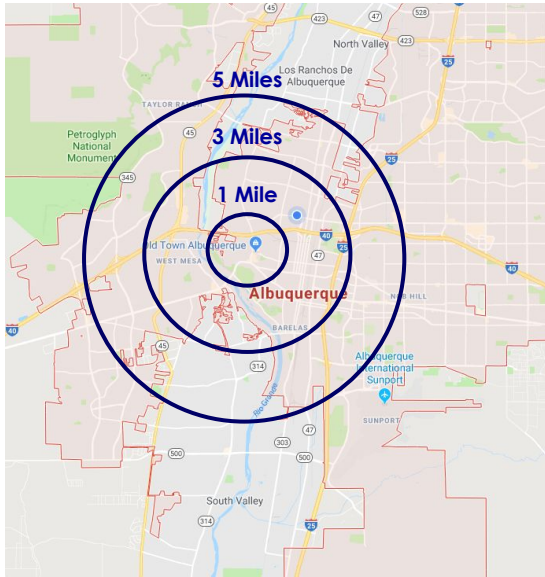
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# DEMOGRAPHICS



The Albuquerque metro area's population totals 908,252 residents. Historically, the area has grown at a steady pace of 1-2 percent per year. The city is one of the most culturally diverse in the nation.

## COMMUTE TIMES

Despite the growth of the Albuquerque area, commute times are very reasonable, thus enhancing the work/life balance valued by many. Albuquerque was ranked the 13th best commute city in the nation. Approximately 69 percent of Albuquerque metro residents have a commute time of 29 minutes or less with the average commute time of 26 minutes.

Proximity	1 Mile	3 Miles	5 Miles
Total Population	16,726	153,065	346,895
Households	9,225	123,342	279,594
Average Household Income	\$56,045	\$48,641	\$55,224



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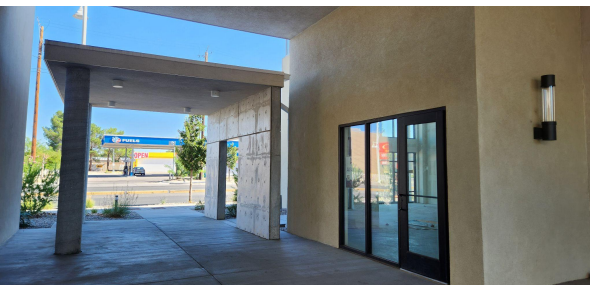
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# ADDITIONAL PHOTOS



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# LOCATION SUMMARY: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: [www.visitalbuquerque.org](http://www.visitalbuquerque.org))



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