

# FOR LEASE

## Nob Hill Business Center

3500 Central Ave SE | Albuquerque, NM 87106



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## PROPERTY OVERVIEW

Lease Rate:	\$20.00- \$24.00 PSF
NNN:	\$6.18 PSF
Available SF:	754 SF - 3,863 SF
Zoning:	MX-M
Lot Size:	1.72 Acres
Parking:	2 hour free customer parking (see site plan)
Traffic:	Central Ave: 18,243 VPD (Sites USA 2023) Carlisle Blvd: 6,566 VPD (Sites USA 2023)
Year Built:	1949
Submarket:	University

## PROPERTY SUMMARY

Registered on the Historic Places List for Bernalillo County, the Nob Hill Business Center has been a landmark for the surrounding community since the 1940's and is recognized as Albuquerque's first shopping center. The property features local favorite eateries Scalco's, Gecko's and Cinnamon Cafe and has Nob Hill's only grocery store, La Montañita Co-Op. The Nob Hill Business Center also features free 2 hour free customer parking and monument signage on Central Ave.

## PROPERTY HIGHLIGHTS

- Historic Nob Hill property at the intersection of Central & Carlisle
- Home to Nob Hill's only grocery store with a great tenant mix of restaurants, cafés, bars, shopping & salons
- Free customer parking within the property and in the surface lot to the south
- Same local ownership for over 20 years - longest in the property's history
- Nob Hill is Albuquerque's premier walking retail destination and is just minutes from the University of New Mexico

## AVAILABLE SPACES

SUITE #	PRICE	SIZE
Suite 108	\$24 PSF	1,475 SF
Suite 9	\$20 PSF	1,940 SF
Suite 7B	\$24 PSF	1,314 SF
Suite 109-B	\$24 PSF	754 SF



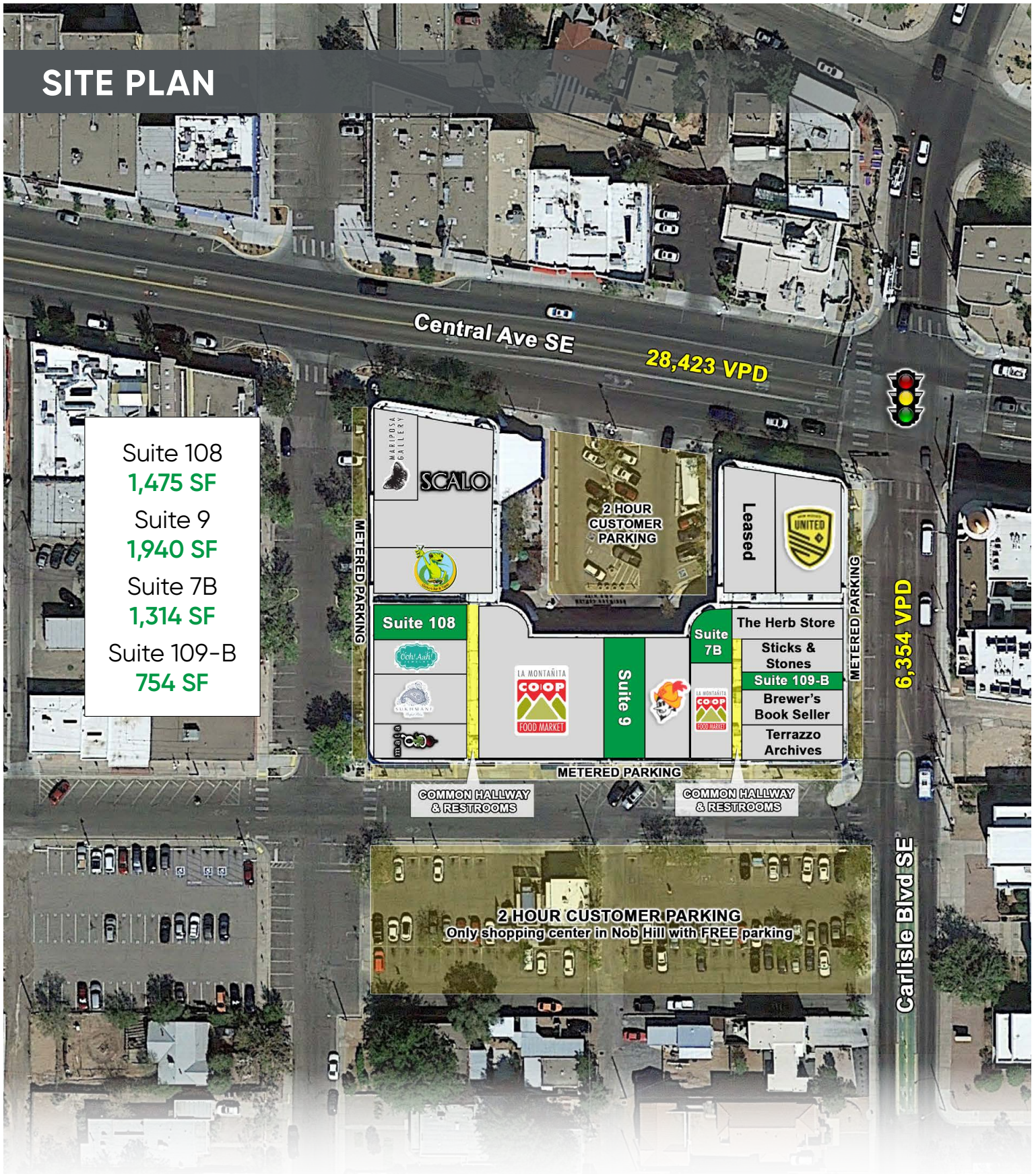
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# SITE PLAN



Suite 108  
**1,475 SF**  
 Suite 9  
**1,940 SF**  
 Suite 7B  
**1,314 SF**  
 Suite 109-B  
**754 SF**

Central Ave SE

28,423 VPD



6,354 VPD

Carlisle Blvd SE



COMMON HALLWAY & RESTROOMS

COMMON HALLWAY & RESTROOMS



2 HOUR CUSTOMER PARKING  
 Only shopping center in Nob Hill with FREE parking



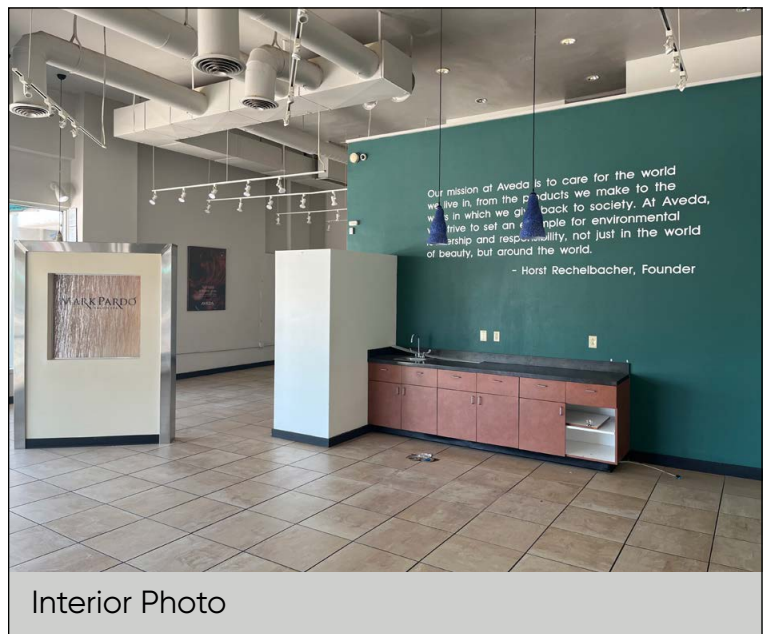
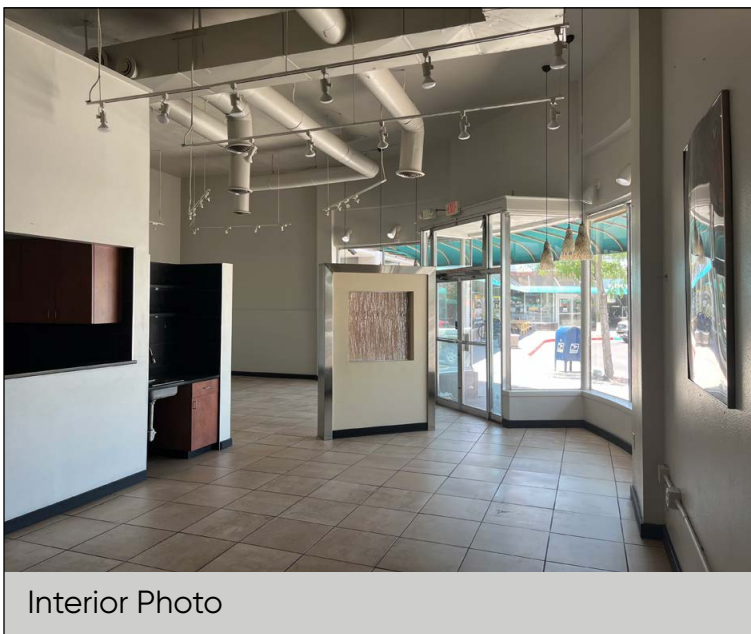
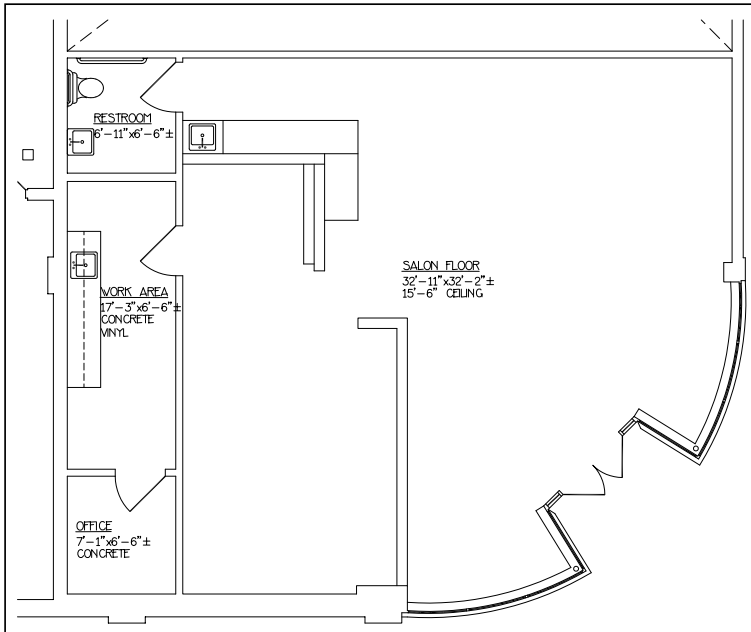
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# SUITE 7B - 1,314 SF



PRICE	SIZE	CEILING HEIGHT	HEATING/COOLING INFO
\$24.00 PSF	1,314 SF	15' 5"	HVAC

**Features:** Former salon in the prime corner position of the retail center. High end finishes and plumbing in place for a new tenant.



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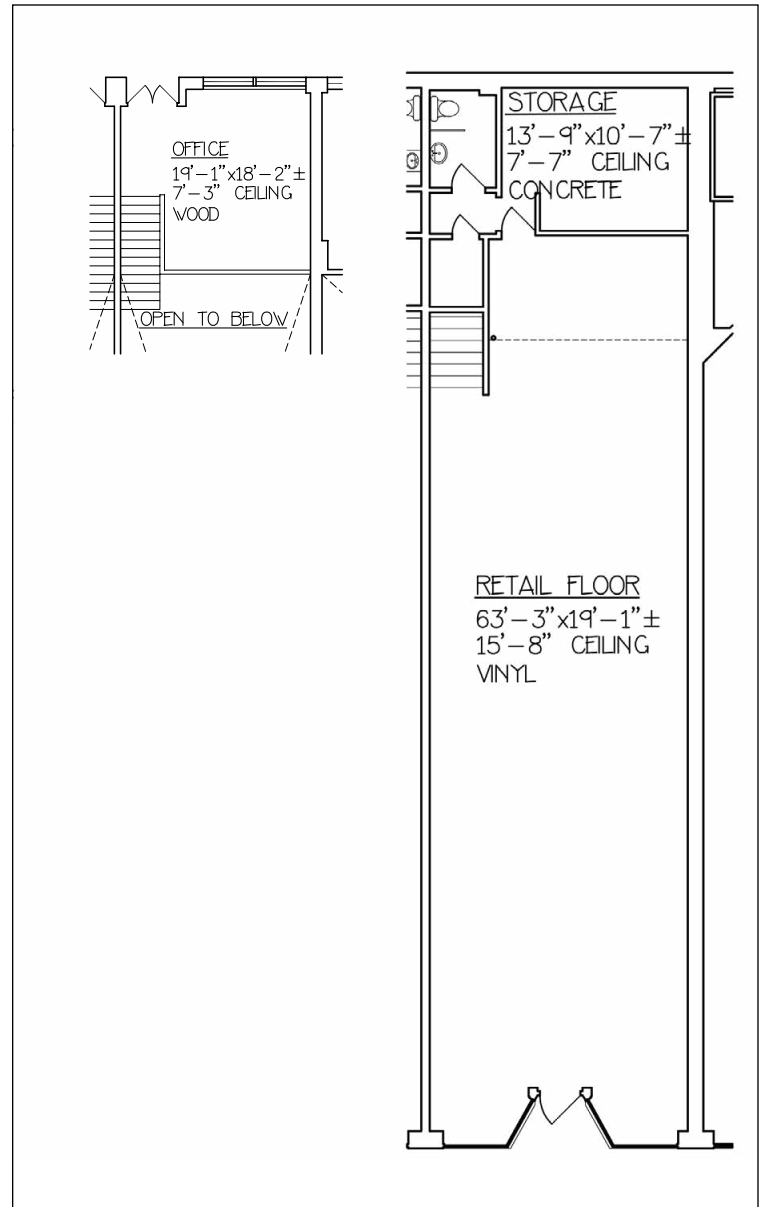
# SUITE 9 - 1,940 SF



Exterior Photo



Interior Photo



PRICE	SIZE	CEILING HEIGHT	HEATING/COOLING INFO
\$20.00 PSF	1,940 SF	15' 8"	Evaporative Cooler/Hanging Heater

**Features:** Open storefront with mezzanine, high ceilings and restroom. Option to have front and rear customer entrances.



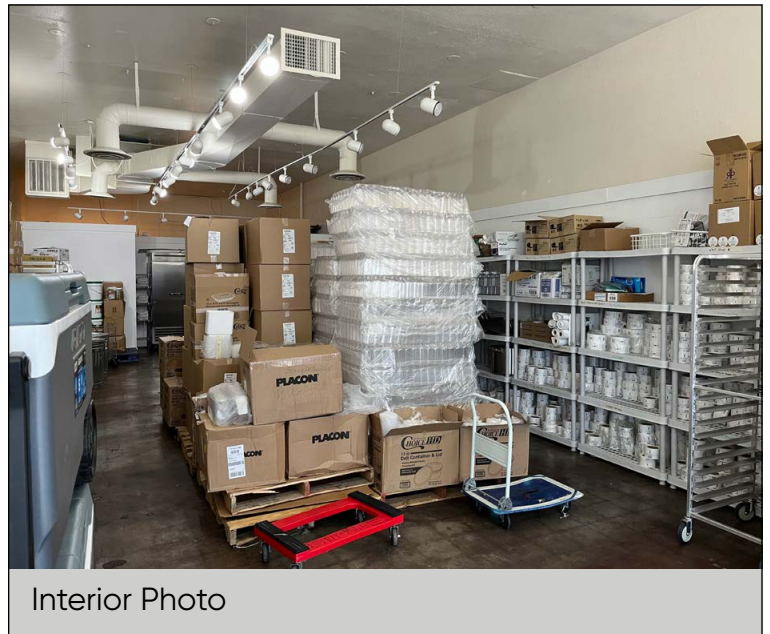
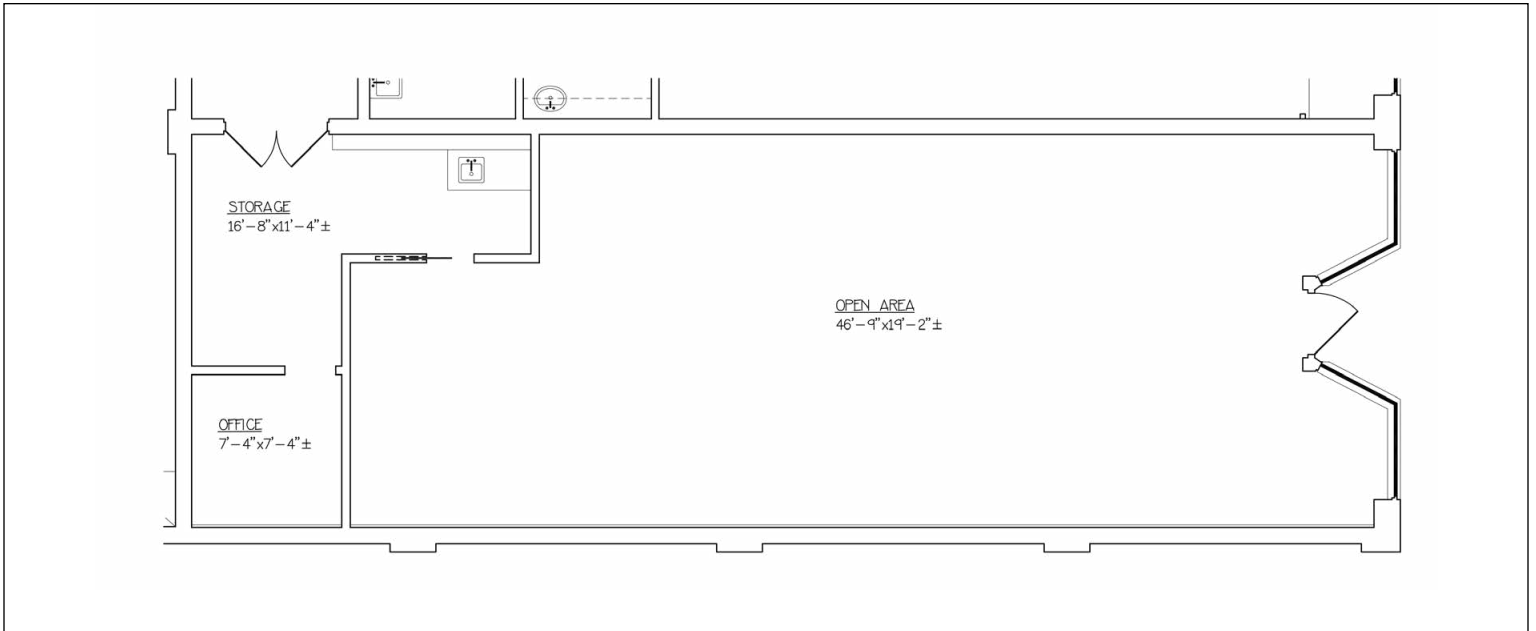
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# SUITE 108 - 1,475 SF



PRICE	SIZE	CEILING HEIGHT	HEATING/COOLING INFO
\$24.00 PSF	1,475 SF	12' 5"	HVAC

**Features:** Open storefront with back office, storage, a sink and access to common hallway to shared restrooms.

**Availability:** Month-to-month tenant. Call broker for details.



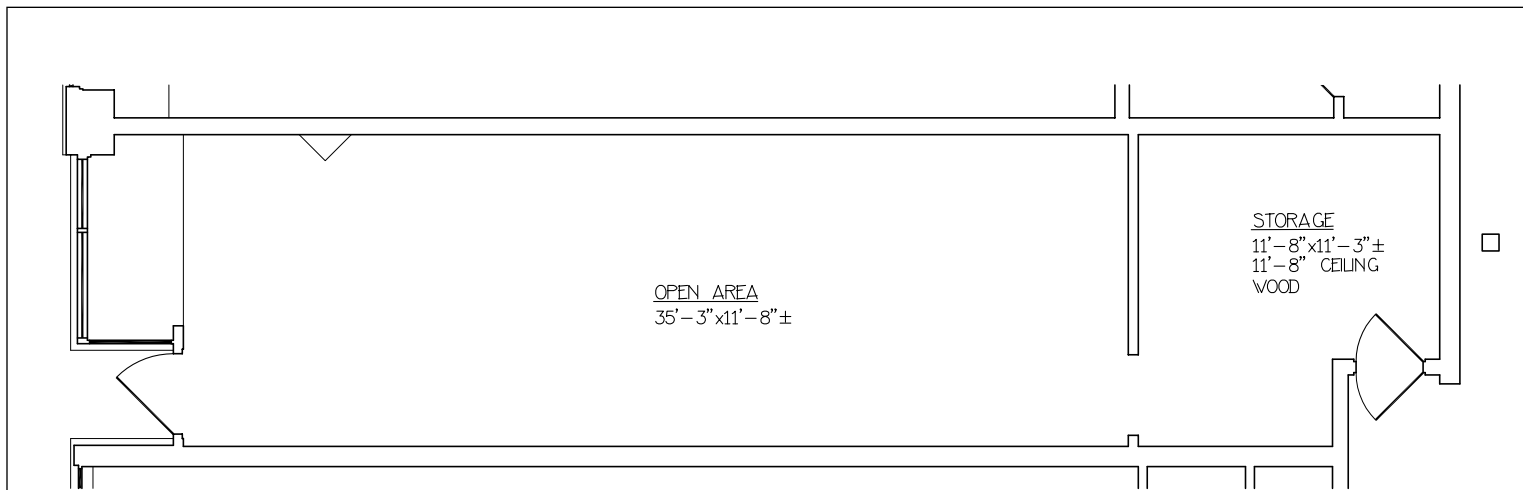
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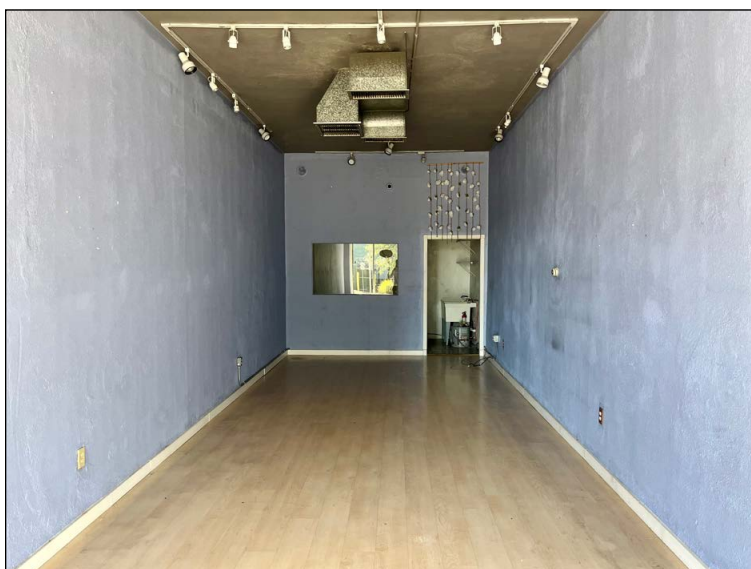
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# SUITE 109-B - 754 SF



Exterior Photo



Interior Photo

PRICE	SIZE	BUILD-OUT	HEATING/COOLING INFO
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\$24.00 PSF

754 SF

General Retail

HVAC

**Features:** Cozy retail store with display window and back storage room with wash sink. Bathroom is located in shared hallway.



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# PROPERTY PHOTOS





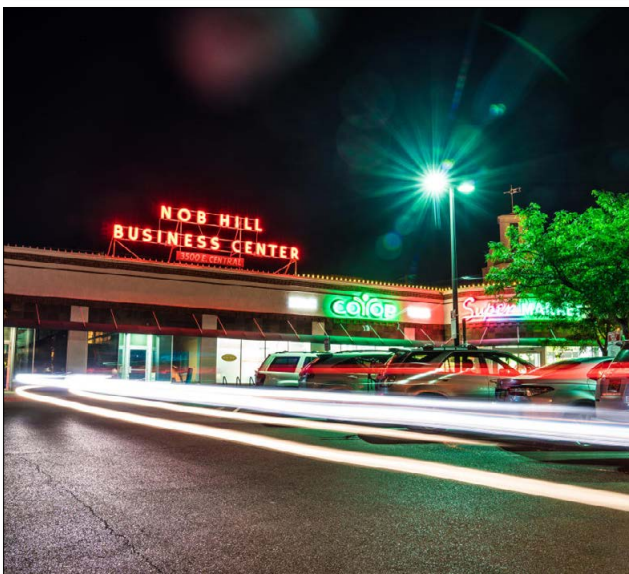
# NOB HILL



## NOB HILL BUSINESS CENTER

Albuquerque's first shopping center started construction in 1947 and was completed in 1949; a product of the Post World War II era and a sign of the city's eastward expansion from a congested Downtown dependency. The neighborhood center was a pioneer of its time, bringing grocery, pharmacy and needed goods and services directly to the eastward growing communities. The Nob Hill Business Center has remained true to its purpose and is still a unique icon of one of Albuquerque's last remaining walkable communities; today with local eateries, Nob Hill's only grocery store, furniture, home furnishings and clothing retailers.

Nob Hill today serves students and faculty of the University of New Mexico, the proud residents of the University submarket and the surrounding Nob Hill community and the strong tourist market that has a draw to Albuquerque's original shopping destination.

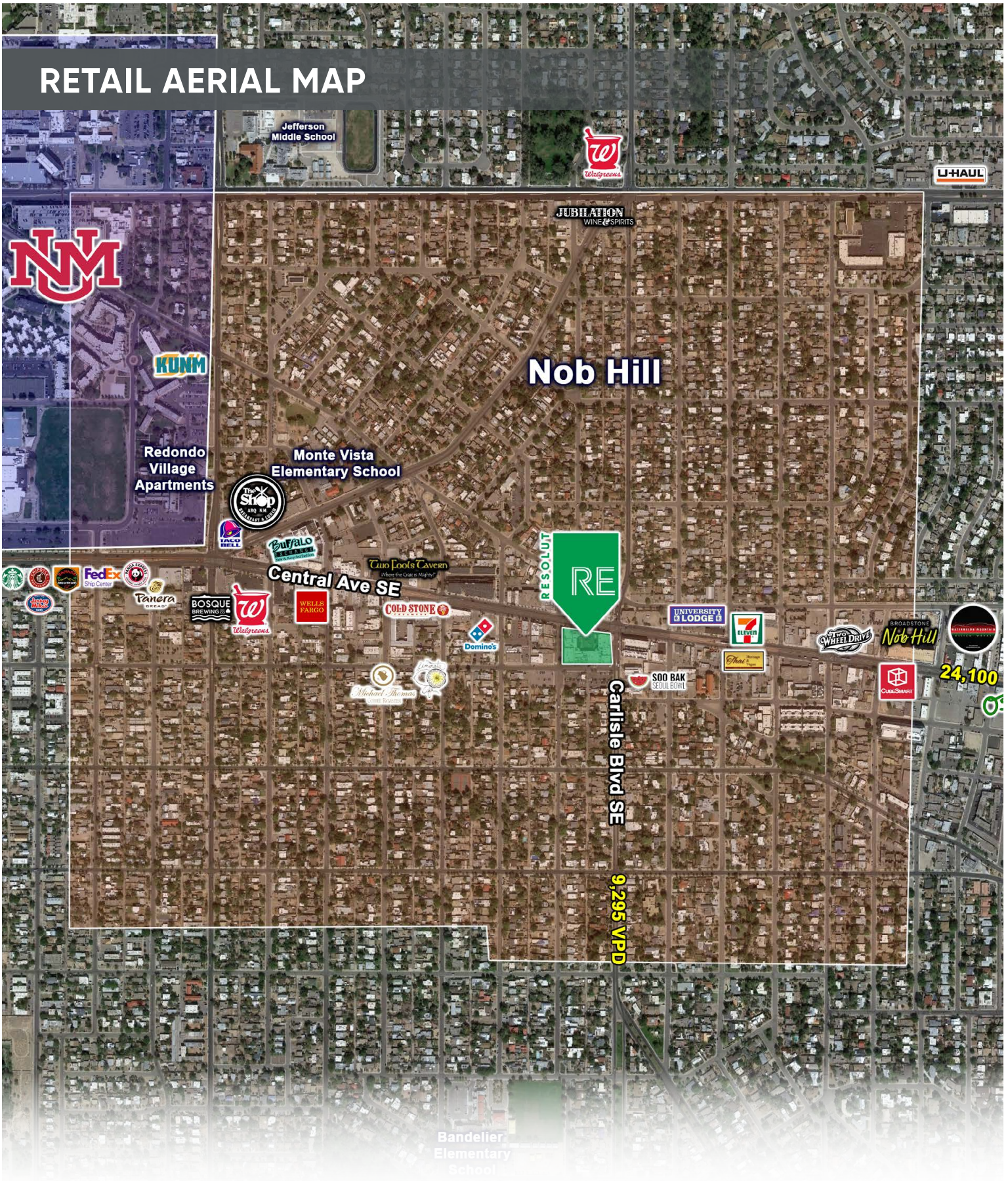


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# RETAIL AERIAL MAP



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