



3007 Central Ave NE

3007 Central Ave NE, Albuquerque, NM 87106



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CRES

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3007 Central Ave NE

\$15.33 /SF/YR

Located in the heart of Albuquerque's dynamic Nob Hill district, this 2,300 SF space offers excellent visibility and high foot traffic in one of the city's most sought-after retail and entertainment corridors. With two spacious patios, it's ideal for a restaurant, bar, or cafe concept. Just east of the University of New Mexico campus, the property benefits from a built-in customer base comprising students, faculty, and local residents. Positioned on the same block as the historic Lobo Theater, Buffalo Exchange, and Crazy Fish, it's surrounded by well-established businesses in a vibrant, walkable neighborhood....

- Prime Location: • Restaurant/Bar Potential: • Proximity to UNM: • Established Neighbors:



Rental Rate:	\$15.33 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	12,600 SF
Year Built:	1940
Walk Score ®:	94 (Walker's Paradise)
Transit Score ®:	45 (Some Transit)
Rental Rate Mo:	\$1.28 /SF/MO

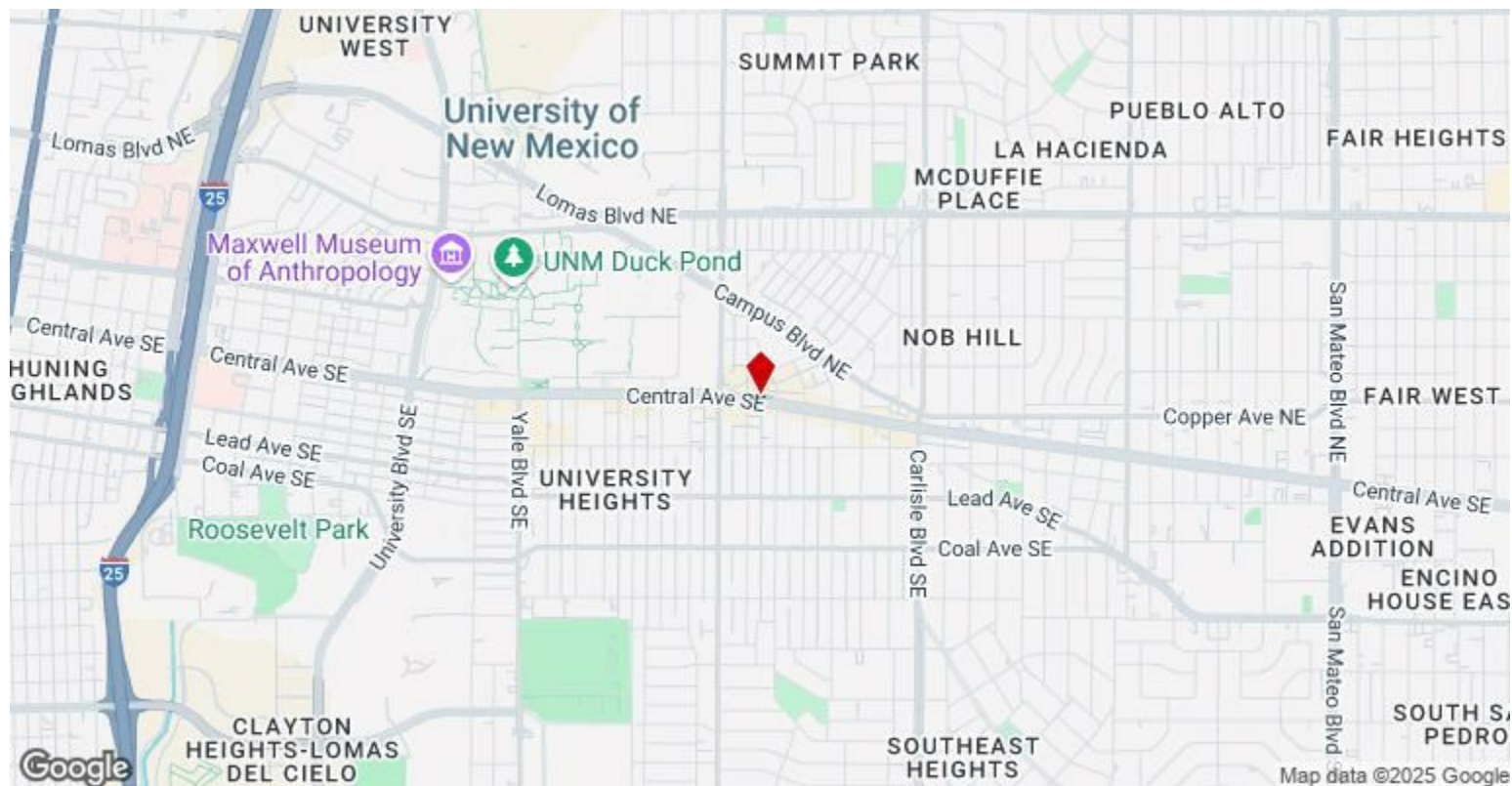
2nd Floor

Space Available	2,300 SF
Rental Rate	\$15.33 /SF/YR
Date Available	August 01, 2025
Service Type	TBD
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

Located in the heart of Albuquerque’s dynamic Nob Hill district, this 2,138 SF space offers excellent visibility and high foot traffic in one of the city’s most sought-after retail and entertainment corridors. With two spacious patios, it’s ideal for a restaurant, bar, or cafe concept. Just east of the University of New Mexico campus, the property benefits from a built-in customer base comprising students, faculty, and local residents. Positioned on the same block as the historic Lobo Theater, Buffalo Exchange, and Crazy Fish, it’s surrounded by well-established businesses in a vibrant, walkable neighborhood.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Buffalo Exchange	-	



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Property Photos



Building Photo



Building Photo

Property Photos



Property Photos

