



For Sublease

10300 Central Ave SE
Albuquerque, NM 87123

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Property Profile

Details

Lease Rate \$15.00 PSF

Lease Type Modified Gross

Available Space ± 16,510 SF

Lot Size 1.82 Acres

Submarket SE Heights

Zoning MX-H

Features

- Freestanding building in excellent condition
- Rare large format drive-thru availability along Central Ave
- Signalized hard corner at two major arterials
- Superior visibility and multiple access points
- Excellent exposure with traffic counts in excess of 60,925 VPD
- Sublease with Walgreens to expire on April 1, 2031
- All offers subject to Walgreens Real Estate Committee

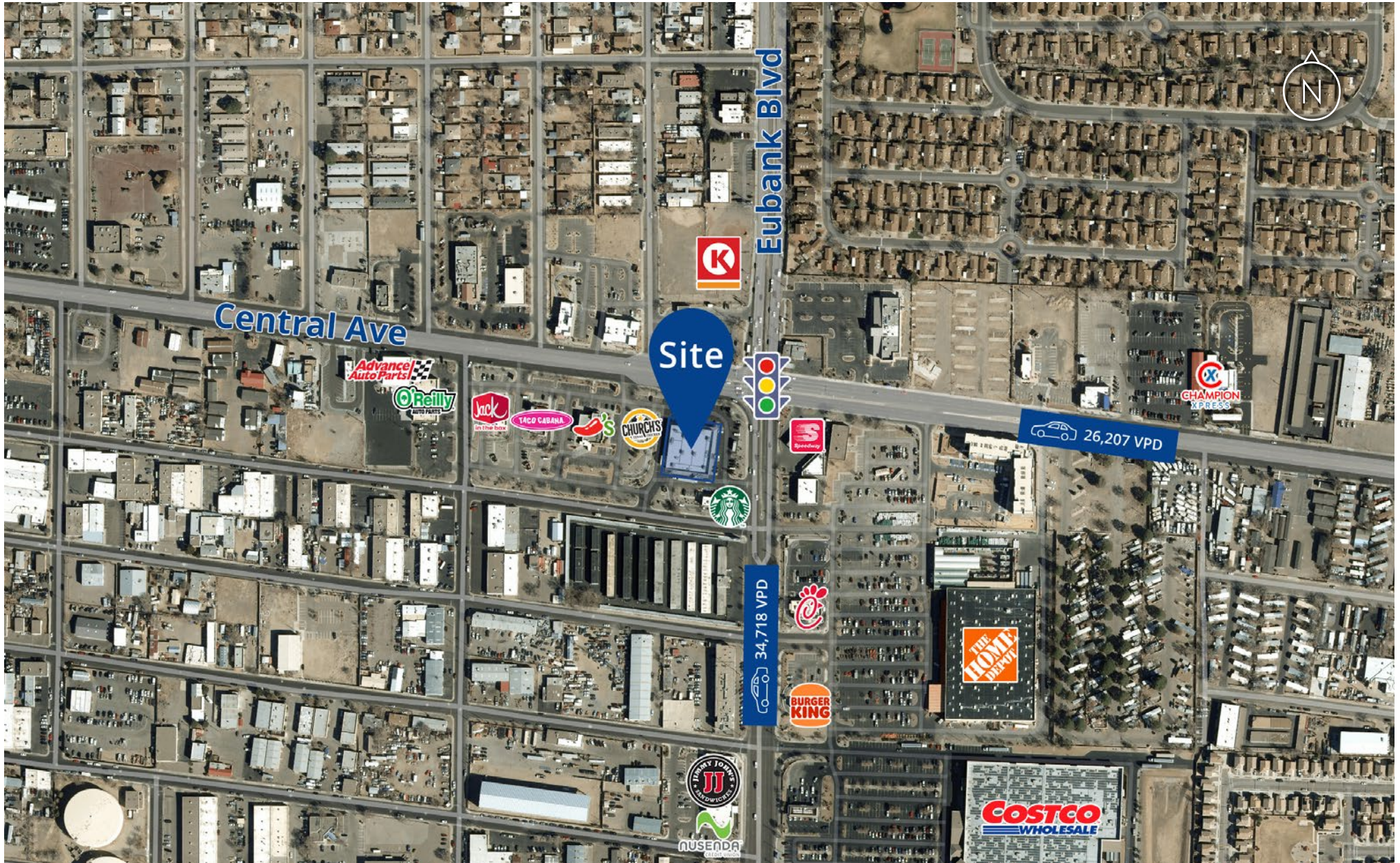
Area Tenants



Trade Area Aerial



Intersection Aerial



Site Plan



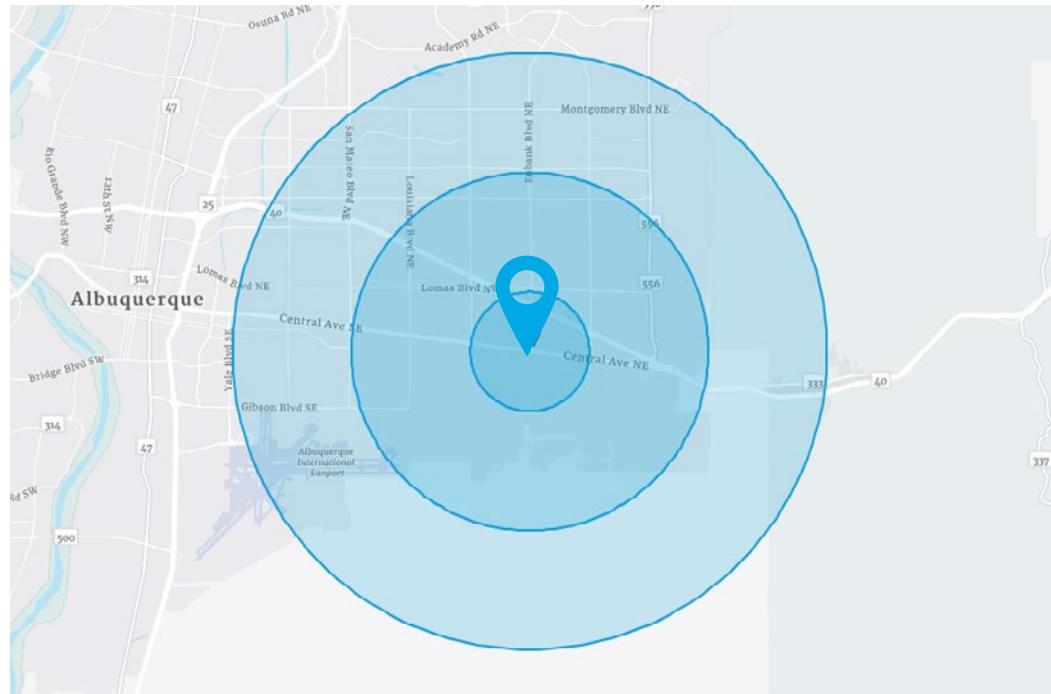
Central Ave



Eubank Blvd

Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	15,205	116,965	217,891
Households	6,042	51,144	99,428
Median Age	36.3	39.3	40.5
Average HH Income	\$78,313	\$76,762	\$87,699
Per Capita Income	\$31,350	\$33,736	\$40,157
Daytime Population	27,247	117,738	221,792



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