

DE ANZA COFFEE SHOP

NWC OF CENTRAL AVE NE AND WASHINGTON ST
4301 Central Ave NE, Albuquerque, NM 87108



FOR SALE

AVAILABLE SPACE
1,200 SF

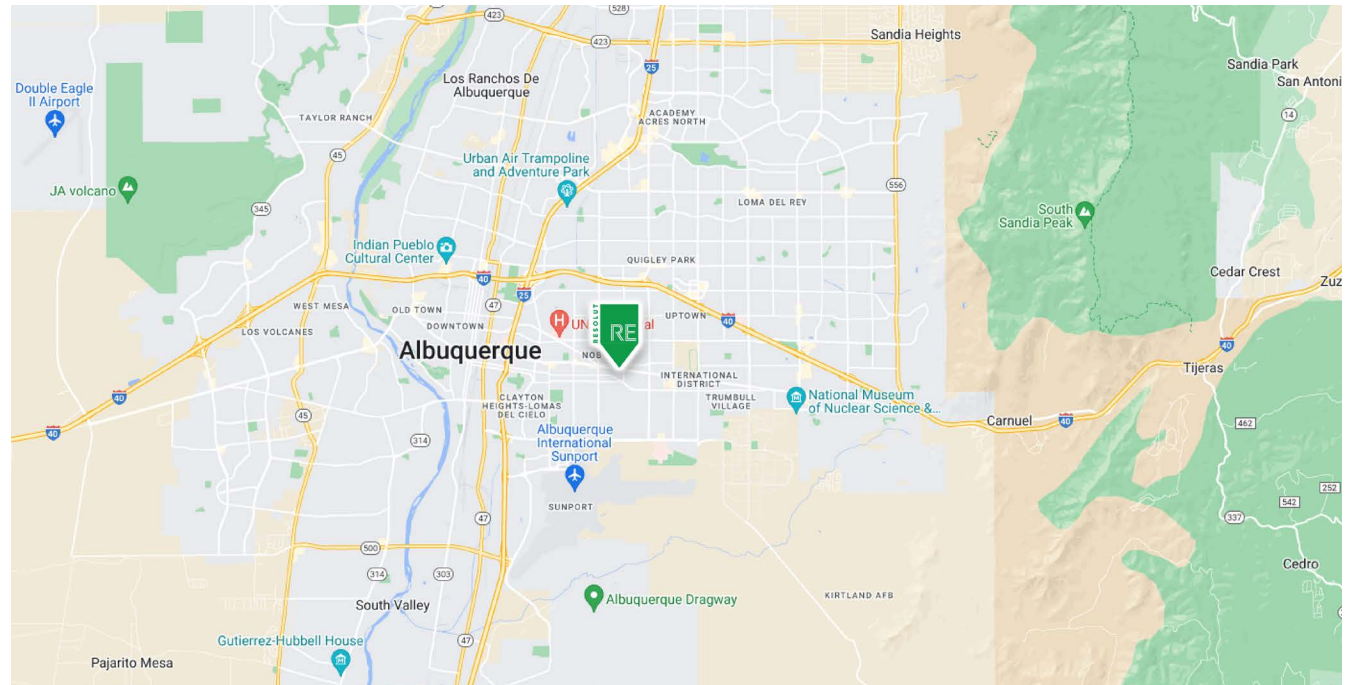
PRICE
\$350,000

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PROPERTY HIGHLIGHTS

- Historical property along famous Rt 66
- Excellent visibility for retail, café, coffee shop
- Nearly new roof, windows and building mechanical systems
- Adjacent to the beautiful De Anza apartments redevelopment
- Near Broadstone and Platinum luxury apartments
- Abundant parking on west side of building (see page 5)



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



120,206
POPULATION
3-MILE RADIUS



\$106,726.00
AVG HH INCOME
3-MILE RADIUS



76,564
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central Ave NE: 20,787 VPD
Washington St: 6,100 VPD
(Costar 2021)

PROPERTY OVERVIEW

Own a piece of history with this iconic property along famed Route 66 in Nob Hill. Built in 1939 as the Turquoise Cafe to service the guests of the De Anza Motor Lodge, this 1200+/- square foot gem has been meticulously renovated in the last two years including a new roof, HVAC, wiring, plumbing, windows, and exterior stucco. This space retains its vintage character including the stunning turquoise floor installed in the 1950s

LOCATION OVERVIEW

Located at Central Ave NE and Washington St within the vibrant redevelopment of the De Anza apartments, this property offers a unique opportunity to embrace the past while becoming part of a thriving future. Don't miss the chance to own a piece of Route 66 history in this prime location.

PROPERTY OVERVIEW

Price:	\$350,000
Available SF:	1,200 SF
Lot Size:	0.66 AC
Zoning:	MX-M
Sub-Market:	Southeast Heights SF
Year Built:	1939







Additional
Parking



20,787 VPD

Central Ave





