

For Lease

Nob Hill Retail with Outstanding Exposure

AT SIGNALIZED INTERSECTION OF CENTRAL & PRINCETON

2706 Central Ave. SE | Albuquerque, NM 87106

SEC Central Ave. & Princeton Dr. SE

33,800 CARS PER DAY



AVAILABLE 11/1/2021

LEASE RATE

- \$16.10 / SF + \$2.02 SF NNN
(\$9,644.37 includes NNN)

AVAILABLE

- Building: ±6,387 SF
- Land: ±0.5013 Acres

IDO ZONING **MX-M** 

PROPERTY HIGHLIGHTS

- Directly across from Johnson Field at UNM (±26,200 students)
- Suite currently has ±6,387 SF and is expandable to ±7,093 SF
- On historic Route 66, along the Albuquerque Rapid Transit (ART) route

- 4.7:1,000 parking ratio
- 1 mile from I-25, and in the middle of the Nob Hill Business District
- Formerly “Fed Ex Office Print & Ship Center”



This property is in a HUB Zone For small companies operating/employing people in Historically Underutilized Business Zones. 

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com    



FOR MORE INFORMATION:

Todd Strickland

todd@sunvista.com

505 450 1121

For Lease

Nob Hill Retail with Outstanding Exposure

AT SIGNALIZED INTERSECTION OF CENTRAL & PRINCETON

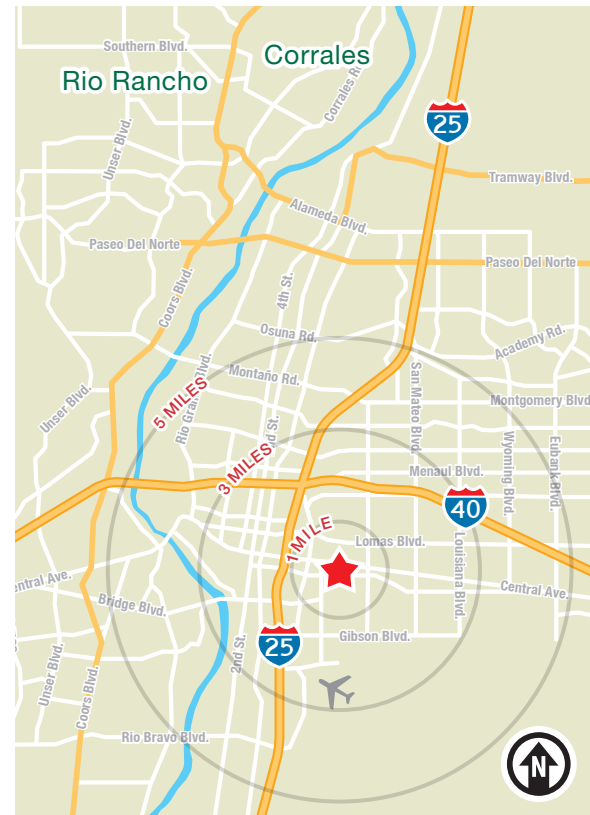
2706 Central Ave. SE | Albuquerque, NM 87106



LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	18,329	102,159	238,371
Average HH Income	\$62,643	\$55,605	\$57,747
Daytime Employment	24,134	125,122	202,951

2020 Forecasted by Esri



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

Todd Strickland
todd@sunvista.com
505 450 1121

For Lease

Nob Hill Retail with Outstanding Exposure

AT SIGNALIZED INTERSECTION OF CENTRAL & PRINCETON

2706 Central Ave. SE | Albuquerque, NM 87106

LOCATION



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

Todd Strickland

todd@sunvista.com

505 450 1121

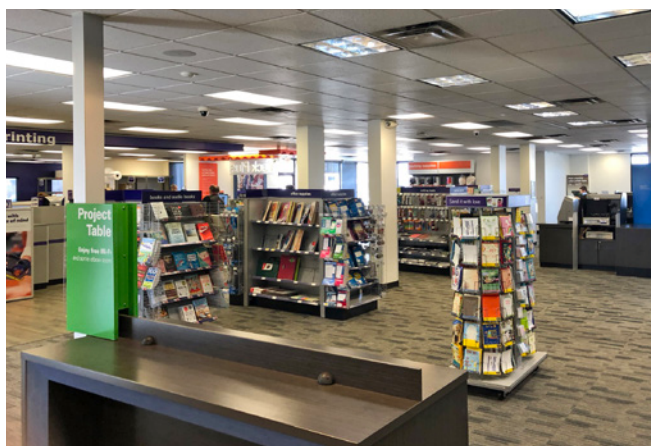
For Lease

Nob Hill Retail with Outstanding Exposure

AT SIGNALIZED INTERSECTION OF CENTRAL & PRINCETON

2706 Central Ave. SE | Albuquerque, NM 87106

PHOTOS



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

Todd Strickland

todd@sunvista.com

505 450 1121

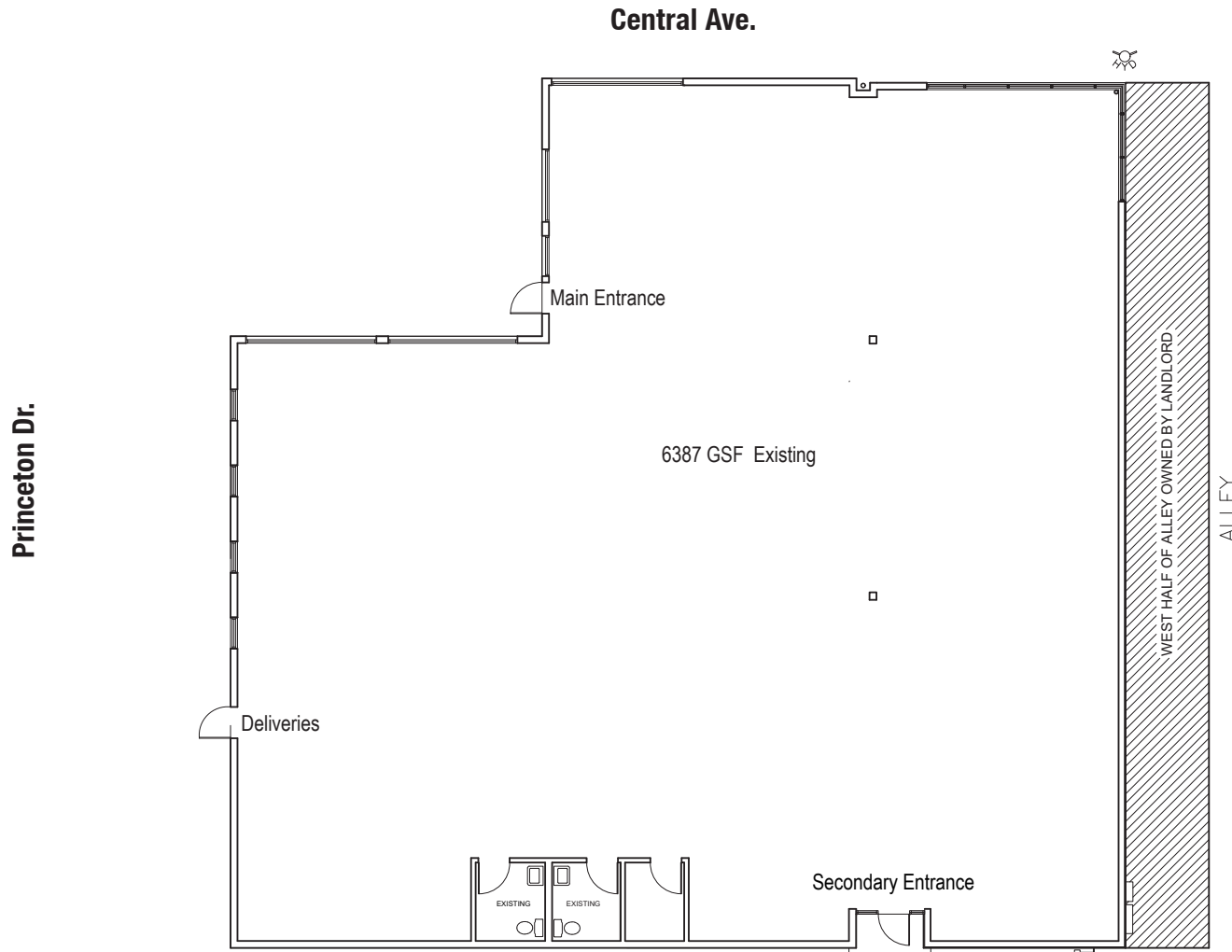
For Lease

Nob Hill Retail with Outstanding Exposure

AT SIGNALIZED INTERSECTION OF CENTRAL & PRINCETON

2706 Central Ave. SE | Albuquerque, NM 87106

FLOOR PLAN



EXISTING

±6,387 SF

NAI SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

Todd Strickland

todd@sunvista.com

505 450 1121

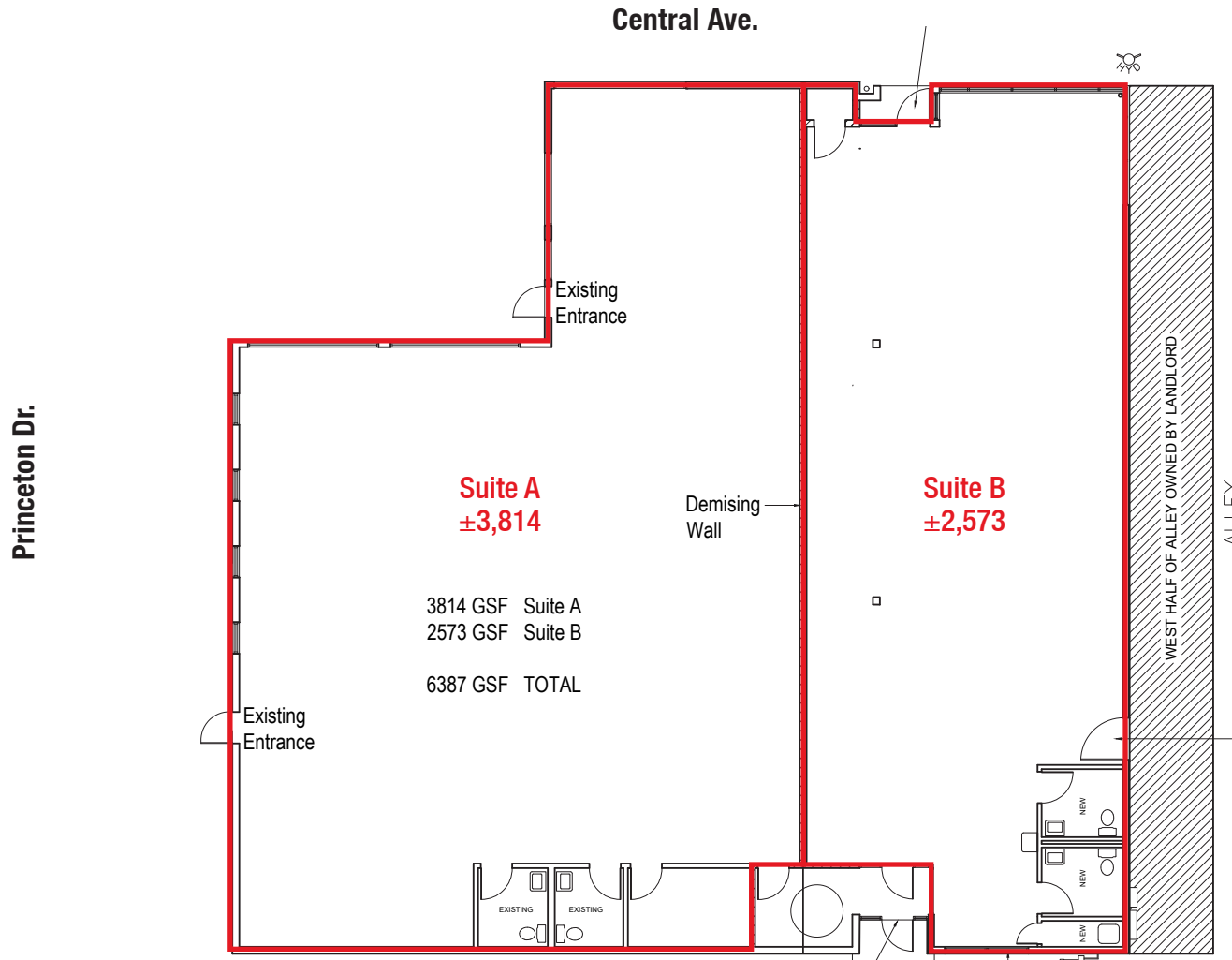
For Lease

Nob Hill Retail with Outstanding Exposure

AT SIGNALIZED INTERSECTION OF CENTRAL & PRINCETON

2706 Central Ave. SE | Albuquerque, NM 87106

FLOOR PLAN



2-SUITE CONCEPT

Suite A: ±3,831 SF

Suite B: ±2,573 SF

Suite A & B: ±6,387 SF

NAI SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

Todd Strickland

todd@sunvista.com

505 450 1121

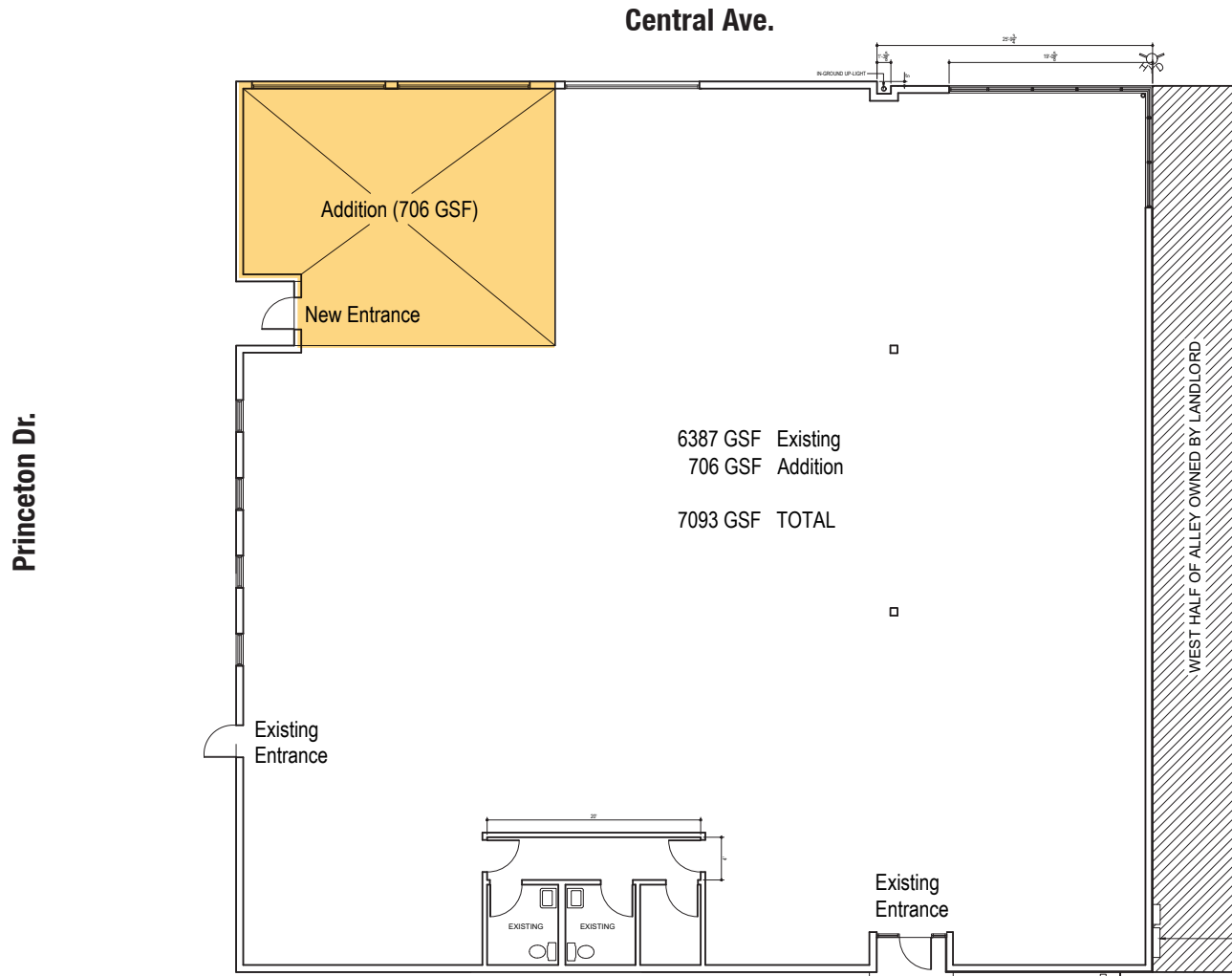
For Lease

Nob Hill Retail with Outstanding Exposure

AT SIGNALIZED INTERSECTION OF CENTRAL & PRINCETON

2706 Central Ave. SE | Albuquerque, NM 87106

FLOOR PLAN



EXPANDED CONCEPT

±7,093 SF

NAI SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

Todd Strickland

todd@sunvista.com

505 450 1121

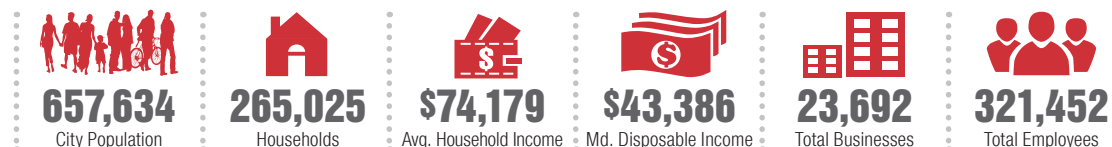
Albuquerque

TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, **Albuquerque** is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

City of Albuquerque by the Numbers (ESRI 2020 Demographics)

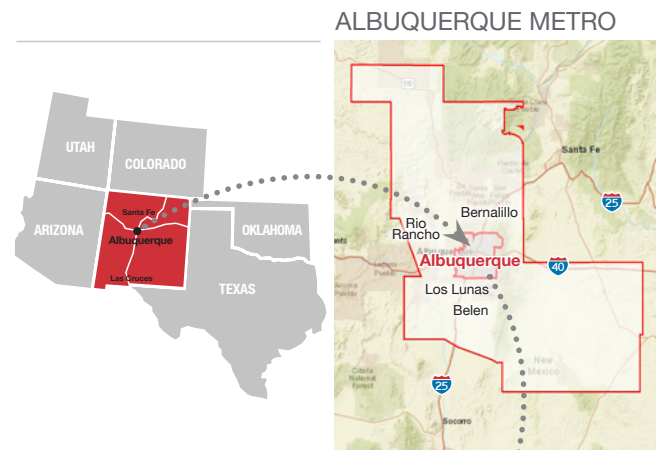


939,316

Albuquerque Metro Population

#1

The Largest
City in the State



ALBUQUERQUE CITY

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



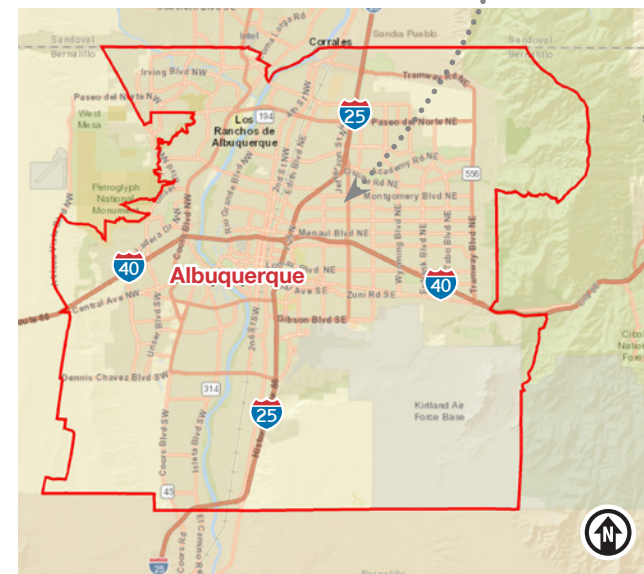
EDUCATION | SKILLED WORKFORCE

Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

Todd Strickland
todd@sunvista.com
505 450 1121