

**FOR SALE**

1700 & 1706 Central Ave. SE | Albuquerque, NM 87106

SWQ Central Ave. & University Blvd. SE

# Rare Office/Warehouse in UNM Area

HIGH TRAFFIC,  
HIGH VISIBILITY



## SALE PRICE

- \$1,260,000

## AVAILABLE

- Building: ±15,266 SF
- Land: ±0.48 Acres

## IDO ZONING

- MX-M, Moderate Intensity

## PROPERTY HIGHLIGHTS

- High traffic, high visibility
- Newly remodeled office
- Versatile for owner/user or great investment opportunity
- Existing tenant currently occupying ±7,645 SF
- Live/work space opportunities
- Excellent façade & monument signage
- Up to 5 roll-up doors

got space

**NAI SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [sunnvista.com](http://sunnvista.com)



FOR MORE INFORMATION:



**Isaac Romero**  
[isaac@sunvista.com](mailto:isaac@sunvista.com)  
505 554 5657



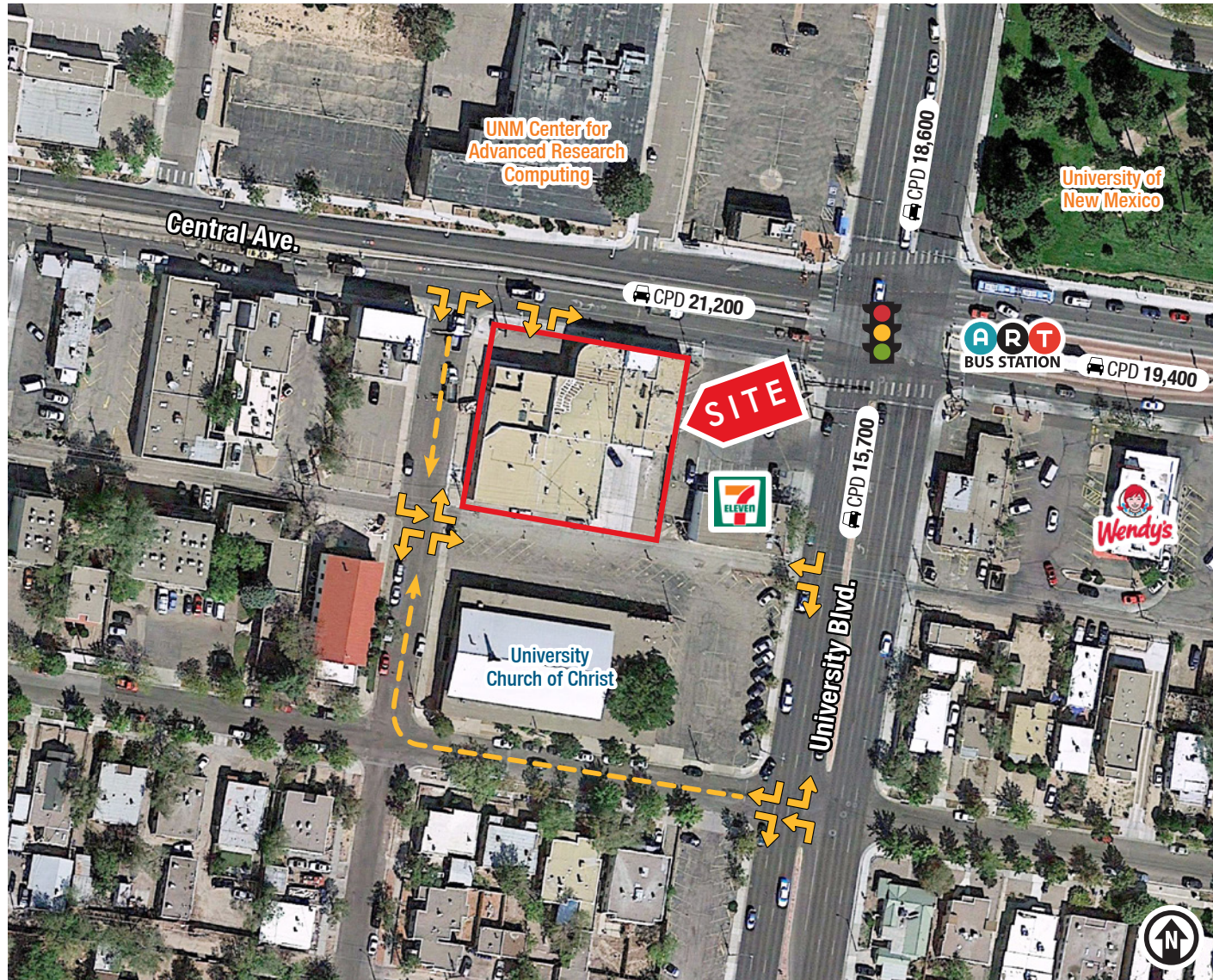
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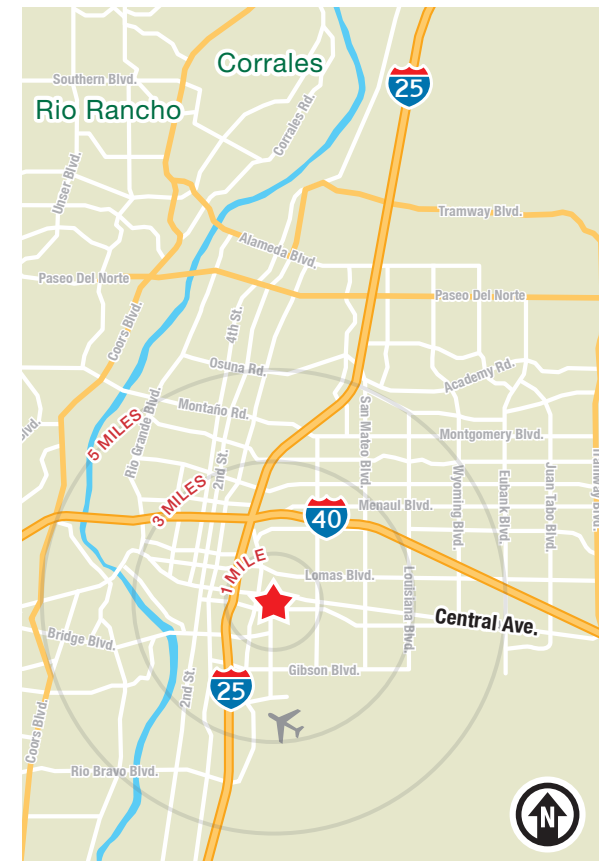
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2021 Demographics	1 mile	3 mile	5 mile
Total Population	13,531	92,737	236,694
Average HH Income	\$50,397	\$61,012	\$59,989
Daytime Employment	31,199	120,441	205,542

2021 Forecasted by Esri



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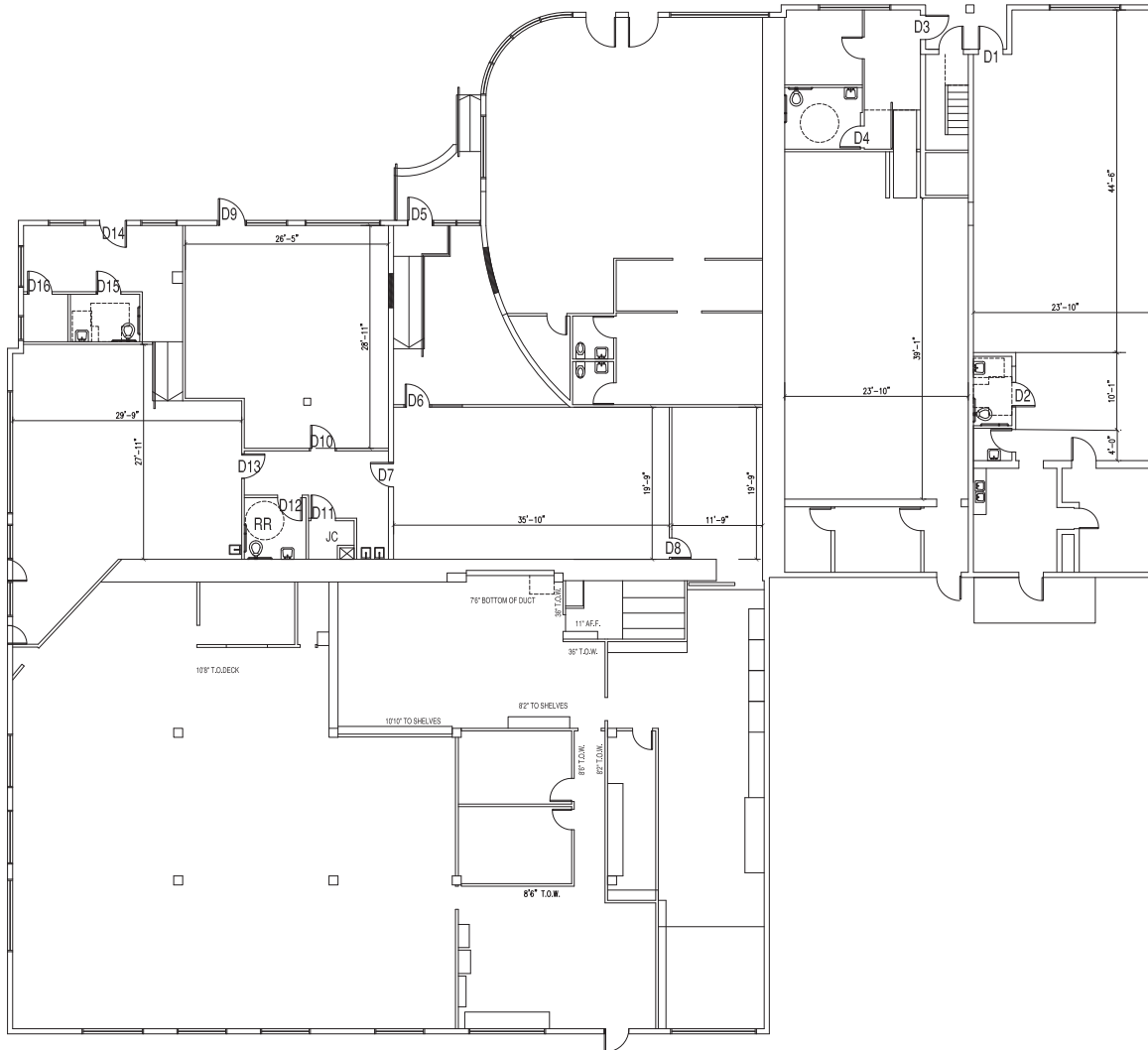
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## FLOOR PLAN

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