

For Sale
or Lease

Warehouse/Showroom Available

LOCATED A HALF-MILE FROM I-40

12815 Central Ave. NE | Albuquerque, NM 87123

NWQ I-40 & Central Ave. NE



Sale Price:
\$1,254,000



Lease Rate:
\$11.00/SF + NNN



Available:
Building: $\pm 10,450$ SF
Land: ± 0.85 Acres

IDO ZONING MX-H 

HIGHLIGHTS

- Clear-span building
- Ceiling height range 12' - 19'
- Skylights throughout
- Kitchen/break room & restrooms
- Central Ave. frontage with 25,500 cars per day
- Building & pylon signage
- 35 parking spaces
- Multiple access points
- Perfect location for showroom, day care, church, gym, catering, cannabis retail, grocery and more
- Up to ± 3 acres of additional adjacent land is also available – See Advisor for details

NASunVista

got space

Jim Hakeem
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505 878 0006

Genieve Posen
genieve@sunvista.com
505 998 1568

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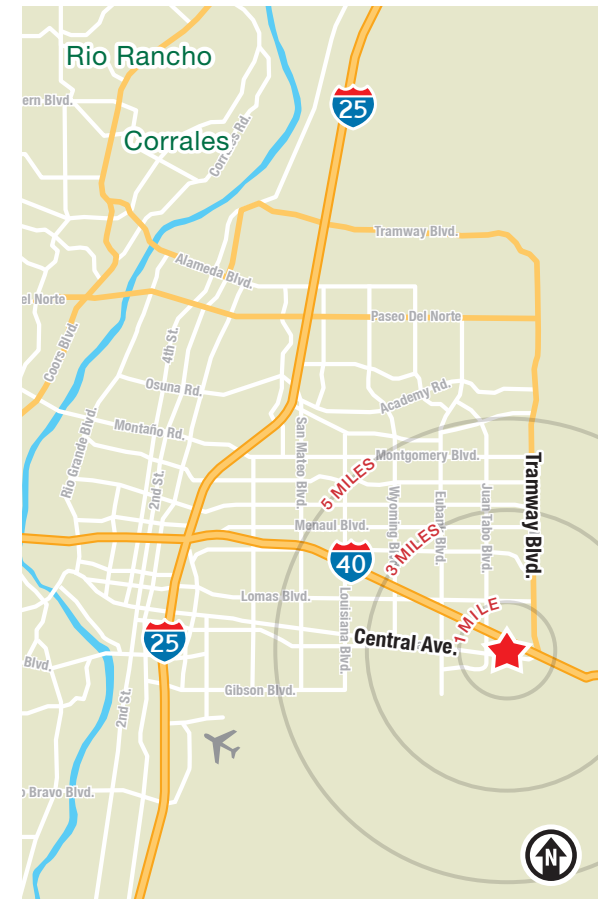
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	19,127	85,370	174,709
Average HH Income	\$61,637	\$72,726	\$70,864
Daytime Employment	3,480	27,938	75,738

2021 Forecasted by Esri



NAISunVista

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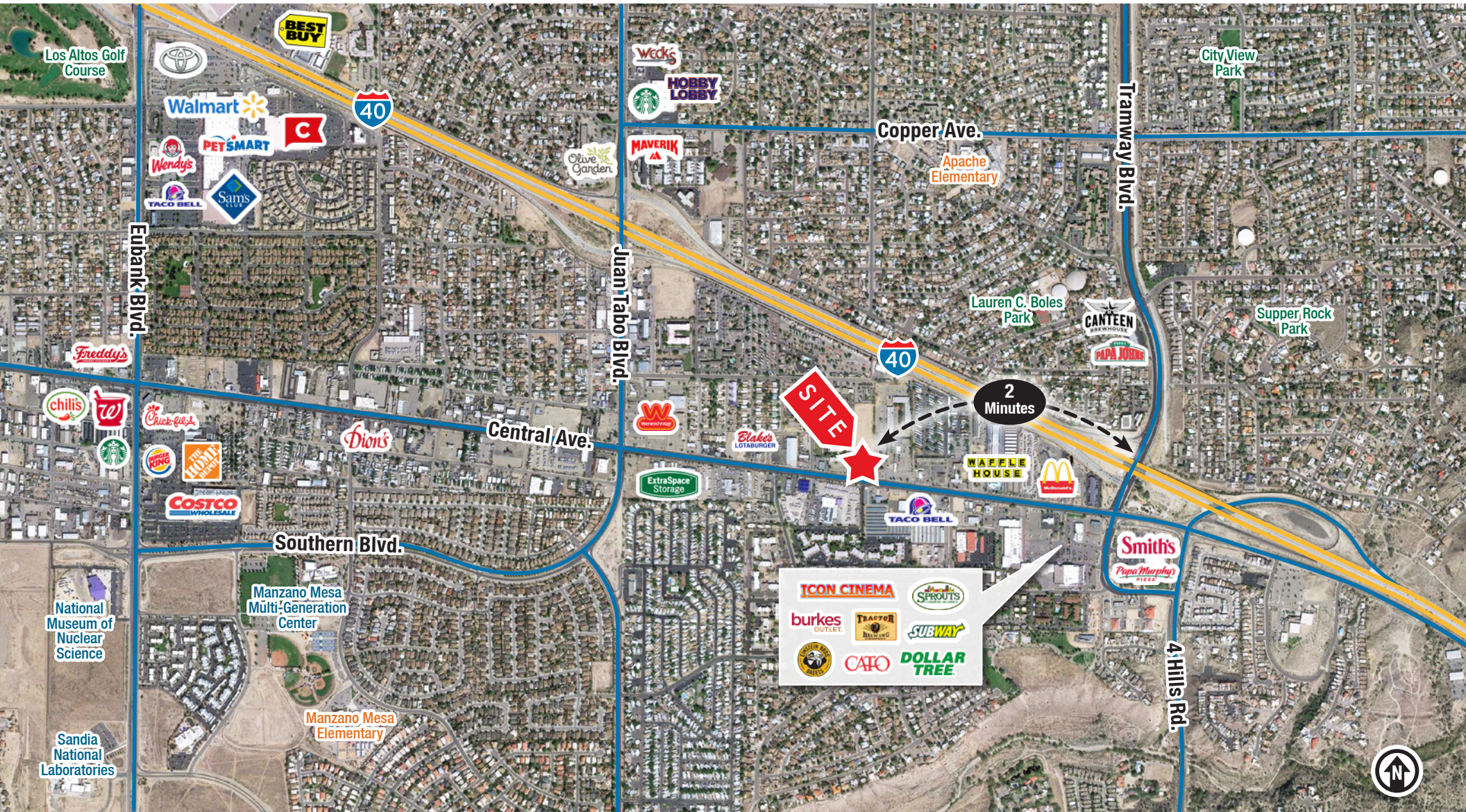
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PHOTOS



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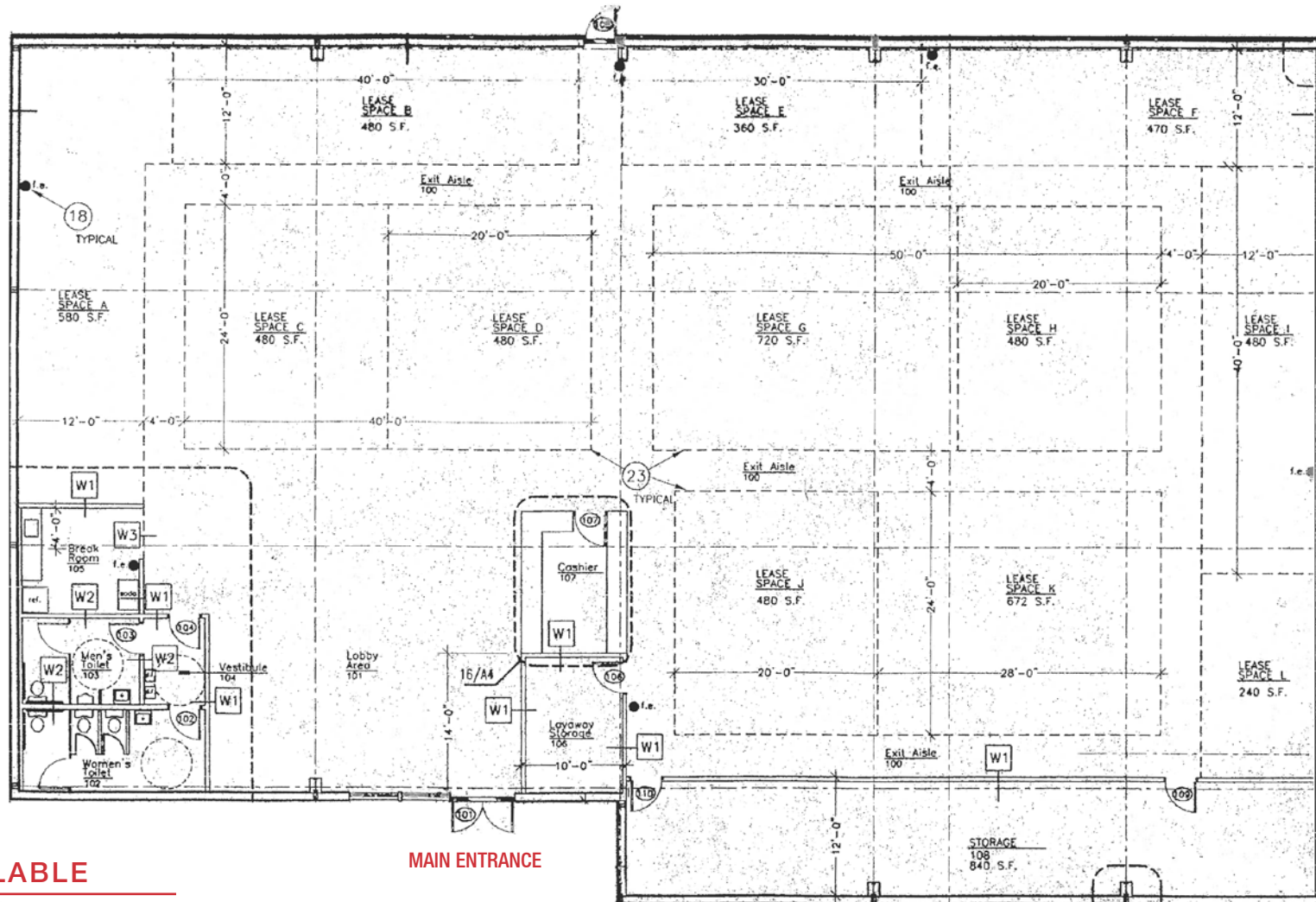
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FLOOR PLAN



AVAILABLE

±10,450 SF

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 2021 Demographics)



654,217

City Population



264,145

Households



\$77,810

Avg. Household Income



\$45,730

Md. Disposable Income



23,491

Total Businesses



332,805

Total Employees

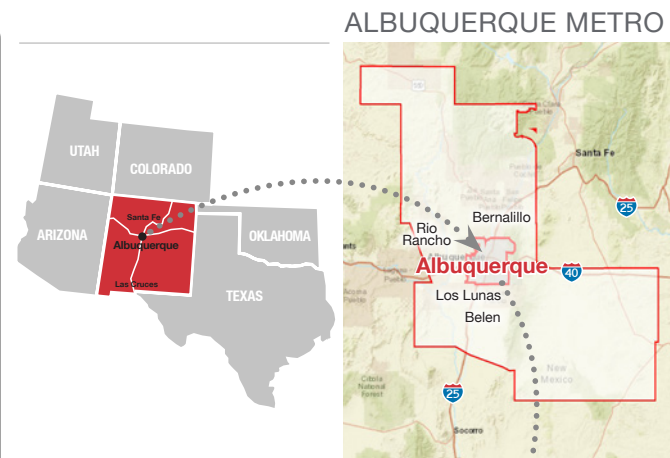


936,582

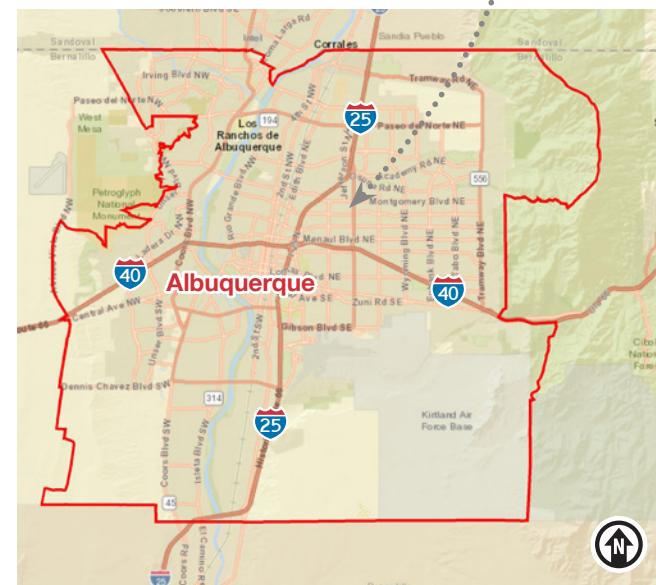
Albuquerque
Metro
Population

#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

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates - more than 70,000 college students reside in metro area. The area also 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, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.