

## Old Town Drive-Thru Pad Site

SWQ CENTRAL AVE & RIO GRANDE BLVD  
2124 CENTRAL AVENUE SOUTHWEST  
ALBUQUERQUE, NM 87104

## CALL FOR MORE INFORMATION



## PROPERTY SNAPSHOT



**942,39**  
2021 POPULATION  
3 MILE RADIUS



**138,737**  
2021 DAYTIME POPULATION  
3 MILE RADIUS



**\$58,760**  
2021 AVERAGE INCOME  
3 MILE RADIUS



**26,339 VPD**  
CENTRAL AVE

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## FOR SALE

\$550,000

## GROUND LEASE

\$85,000/year

## AVAILABLE SPACE

0.37 Acres

16,117 SF

## PROPERTY HIGHLIGHTS

- Valuable drive-thru permissive pad in Old Town, just west of the CPO boundary
- This area has seen massive redevelopment attention; including El Vado, The Monterey Inn, Country Club Plaza and the Sawmill Market
- Small existing restaurant on a hard corner with full site circulation and right in/right out access
- Join Champion Carwash, Walgreens, Subway, McDonald's and Baskin Robbins

## TRAFFIC COUNT

Central Ave: 26,339 VPD  
Rio Grande: 16,425 VPD  
(STDB 2022)

## AREA TRAFFIC GENERATORS



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## PROPERTY OVERVIEW

|                    |               |
|--------------------|---------------|
| Sales Price:       | \$550,000     |
| Ground Lease Rate: | \$85,000/year |
| Lot Size:          | 0.37 Acres    |
| Square Feet:       | 16,117 SF     |
| Zoning:            | MX-M          |
| Traffic:           | 34,927 VPD    |
| Frontage:          | 120'          |
| Submarket:         | Downtown      |

## PROPERTY OVERVIEW

2124 Central is a 2,000 square foot freestanding restaurant that is primed and ready for a redevelopment opportunity in Albuquerque historic Old Town. The property sits on approximately 0.37 acres, has curb cuts on three sides and features a large monument sign on Central Ave. This building is located just west of Rio Grande, making it available for drive-thru as it is outside of the Character Protection Overlay zone. The site is also accessible via ART (Albuquerque Rapid Transit) and is located between Champion Carwash and Filiberto's. This pad opportunity is perfect for a new retail use and is available via sale or ground lease.

## LOCATION OVERVIEW

West Downtown, Old Town and Sawmill all converge at this intersection of Central and Rio Grande, each bringing a unique style and development momentum that this site benefits from. Tourists come from all over the globe to stay in the boutique hotels nearby and shop within Old Town Plaza. Projects like Country Club Plaza, El Vado, Monterey Motel and Sawmill Market have helped to bring density, shopping, eateries and entertainment to an area that is so well deserving. This section of Central Ave connects commuters from UNN and Downtown to the West Mesa while Rio Grande Blvd is a short drive to I-40 and the North Valley.

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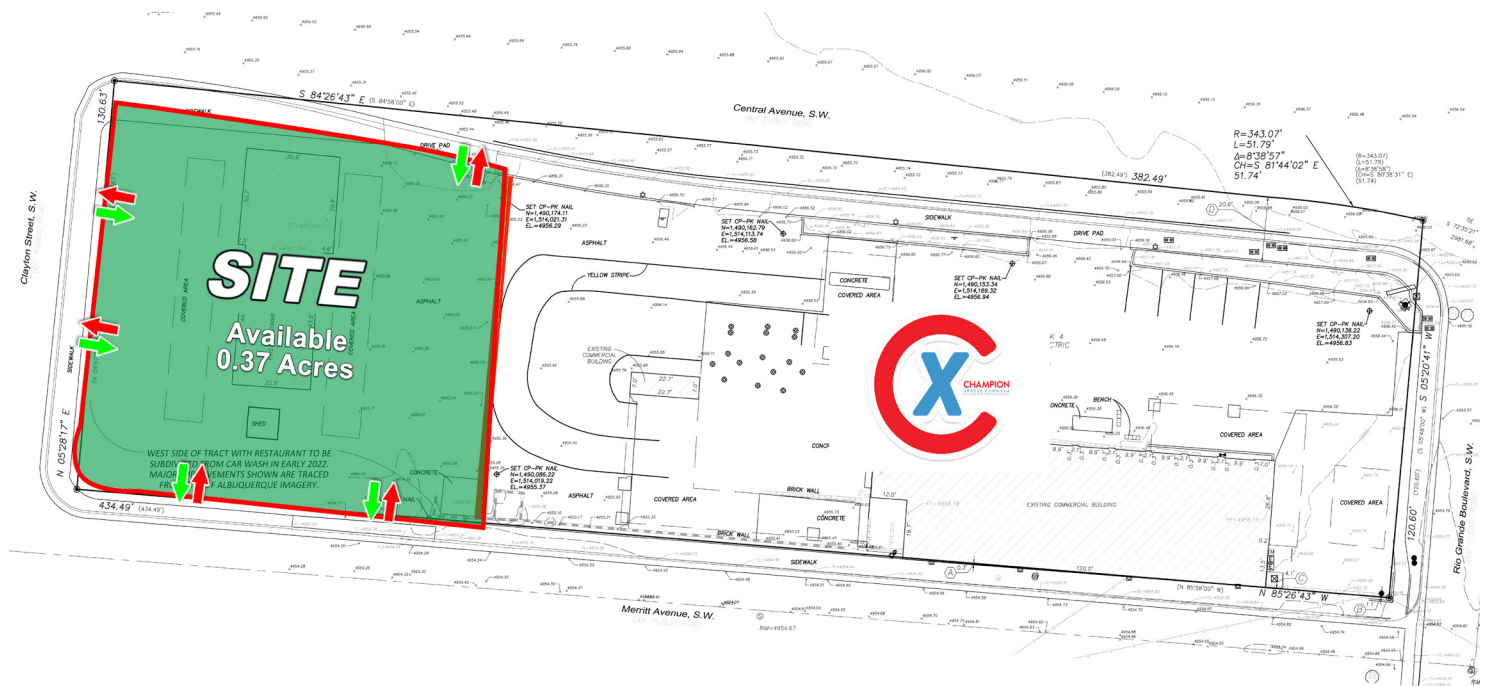


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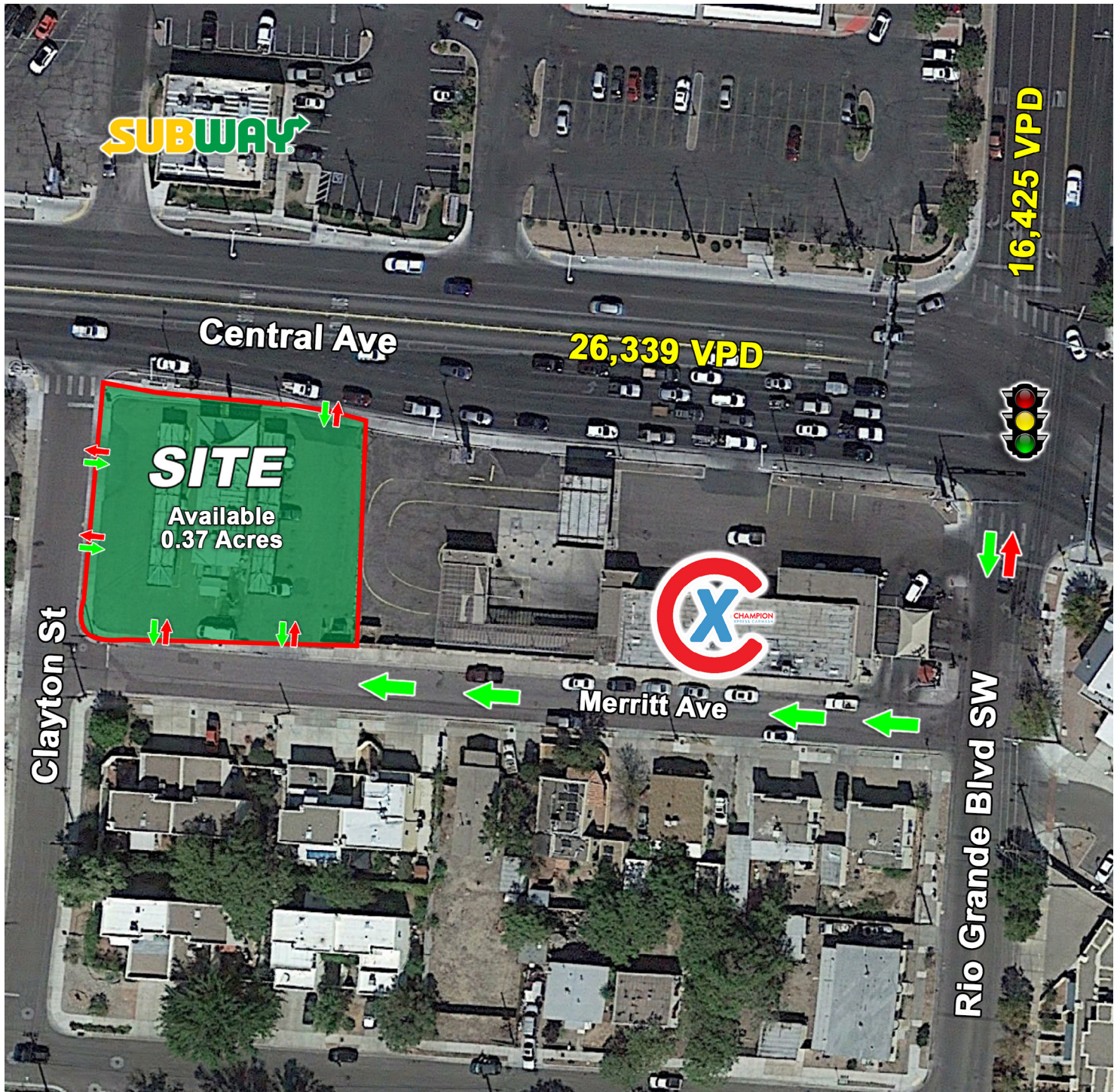


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