

FOR LEASE

# 218 GOLD AVE. SW

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## 218 GOLD STREET CAFFE BUILDING

Albuquerque, NM 87102

### PRESENTED BY:

KYLE KINNEY

O: 505.239.0612

NM ##52685

kyle.kinney@svn.com





### OFFERING SUMMARY

LEASE RATE:	\$12.00 Modified Gross
BUILDING SIZE:	2,154 SF
AVAILABLE SF:	2,470 SF
ZONING:	MX-FB-UD
MARKET:	Albuquerque
SUBMARKET:	Downtown

### PROPERTY OVERVIEW

GREAT downtown location  
 High foot traffic counts  
 Includes the popular restaurant space  
 Near many amenities  
 Minutes from Interstate 25

Landlord is responsible for property taxes, property insurance, major maintenance and repairs  
 Tenant is responsible for electric/gas, billed back water and trash, minor maintenance and repairs

### PROPERTY HIGHLIGHTS

- GREAT downtown location
- High foot traffic counts
- Includes the popular restaurant space
- Near many amenities
- Minutes from Interstate 25
- WALK-UP SERVING WINDOW!

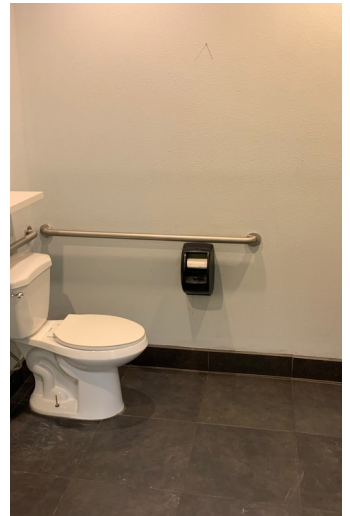
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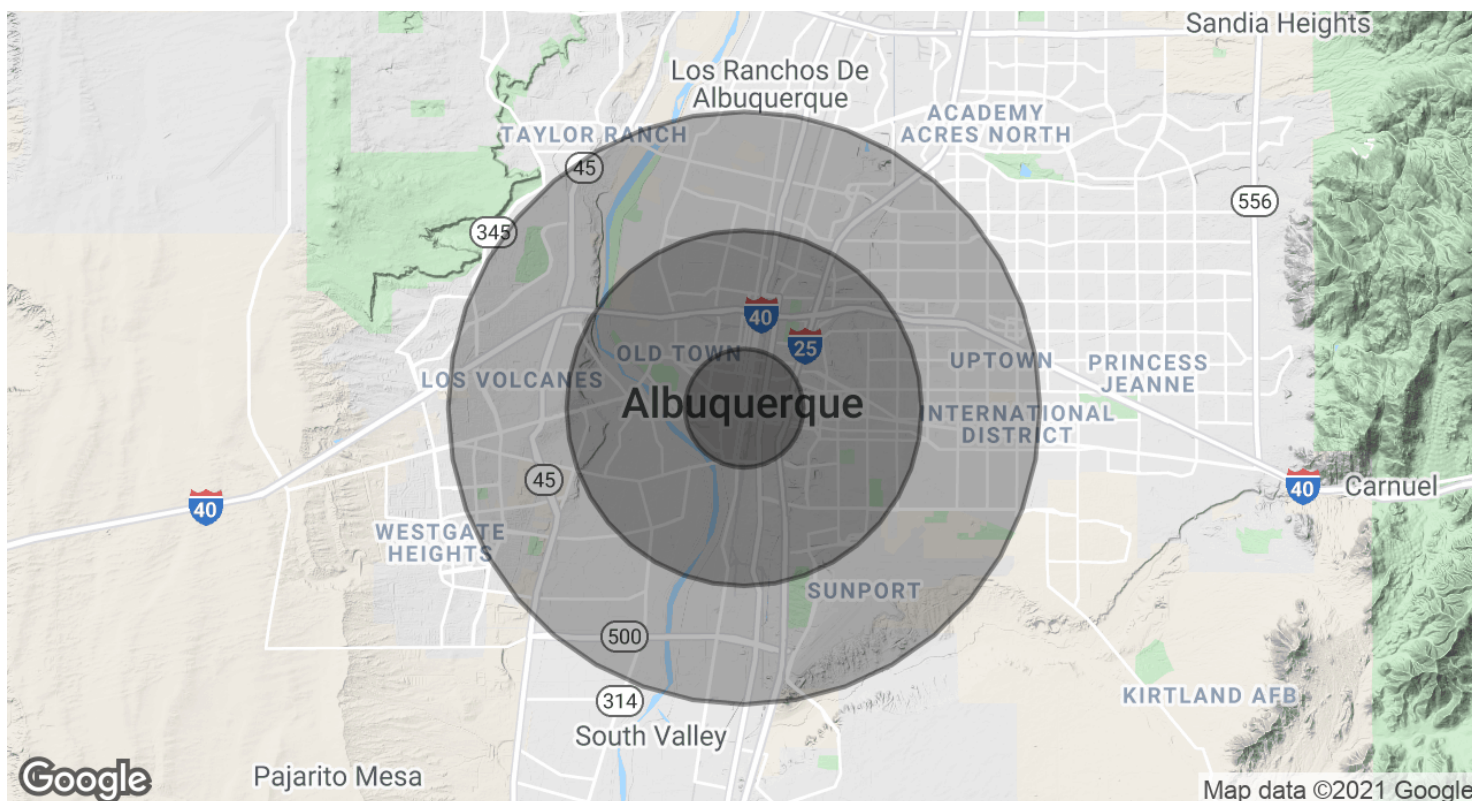
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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,964	87,747	220,503
AVERAGE AGE	36.1	34.0	34.8
AVERAGE AGE (MALE)	36.1	32.2	33.5
AVERAGE AGE (FEMALE)	35.7	35.3	36.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,360	36,227	90,564
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$38,961	\$46,438	\$51,754
AVERAGE HOUSE VALUE	\$176,946	\$233,817	\$199,918

\* Demographic data derived from 2010 US Census

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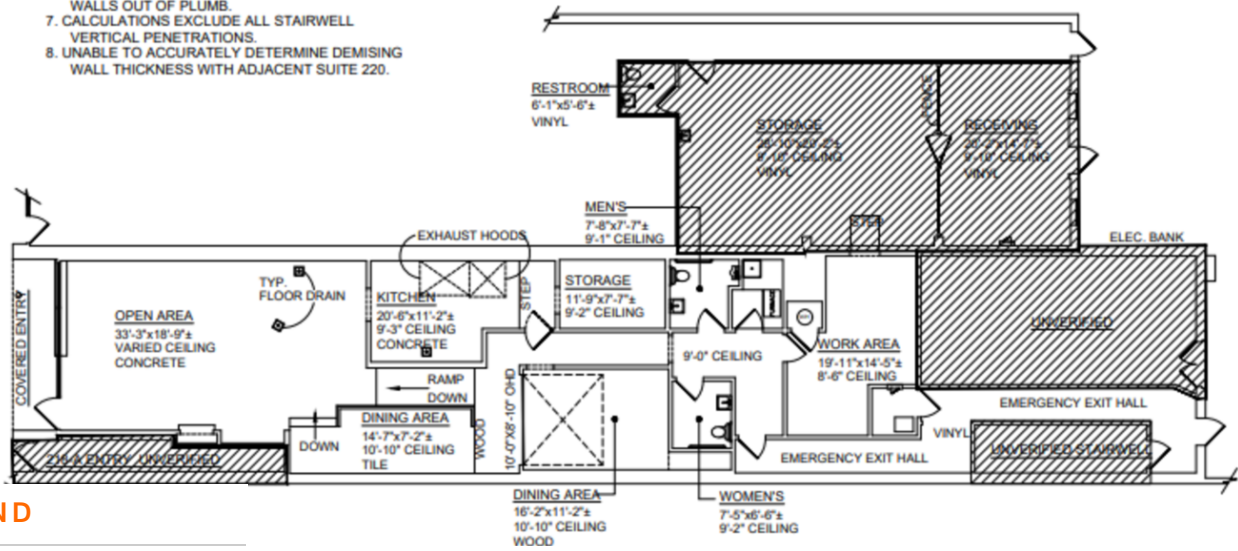


#### NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE UNFINISHED UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 7'-10" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. SOME DIMENSIONS MAY VARY DUE TO WALLS OUT OF PLUMB.
7. CALCULATIONS EXCLUDE ALL STAIRWELL VERTICAL PENETRATIONS.
8. UNABLE TO ACCURATELY DETERMINE DEMISING WALL THICKNESS WITH ADJACENT SUITE 220.

#### AREA CALCULATIONS:

SUITE 218 AREA 2154.13 SQ. FT.  
EXIT HALLWAY AREA 312.23 SQ. FT.  
HATCHED AREAS NOT INCLUDED IN CALCULATION



#### LEGEND

#### LEASE INFORMATION

LEASE TYPE:

Modified Gross

LEASE TERM:

Negotiable

TOTAL SPACE:

2,470 SF

LEASE RATE:

\$12.00 SF/yr

#### AVAILABLE SPACES

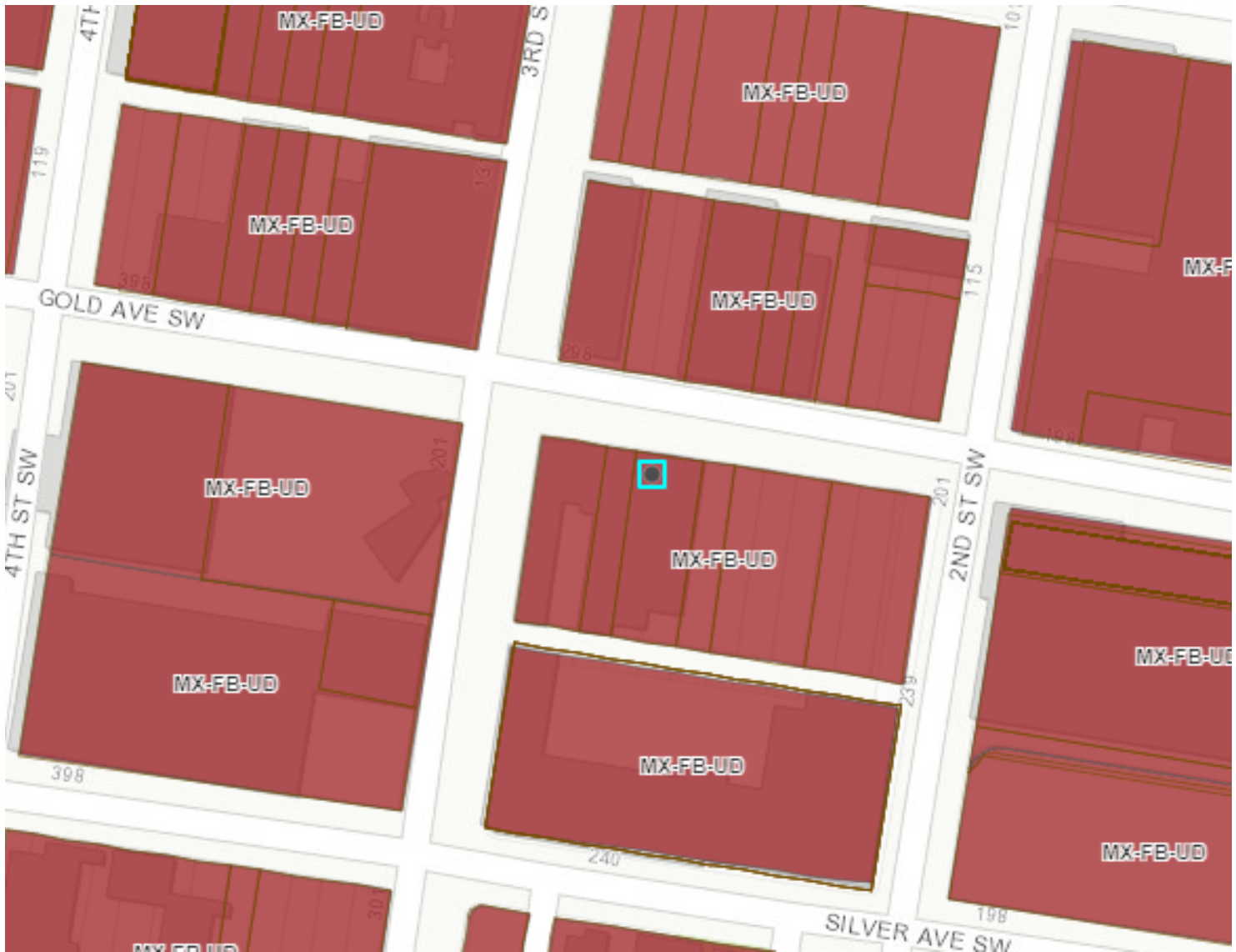
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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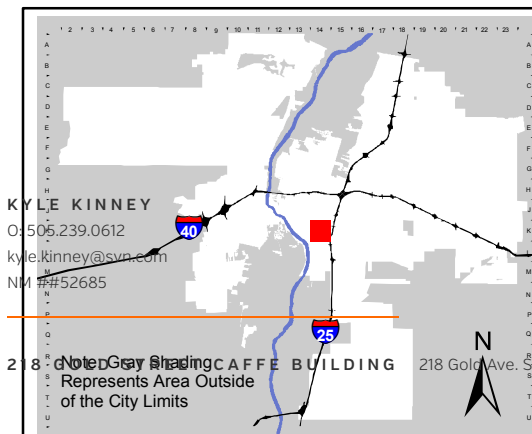
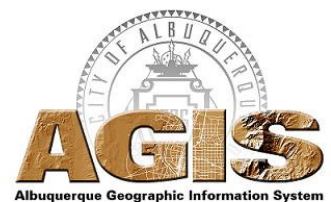


For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

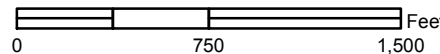
Address Map Page:

# K-14-Z

Map Amended through:  
3/17/2017



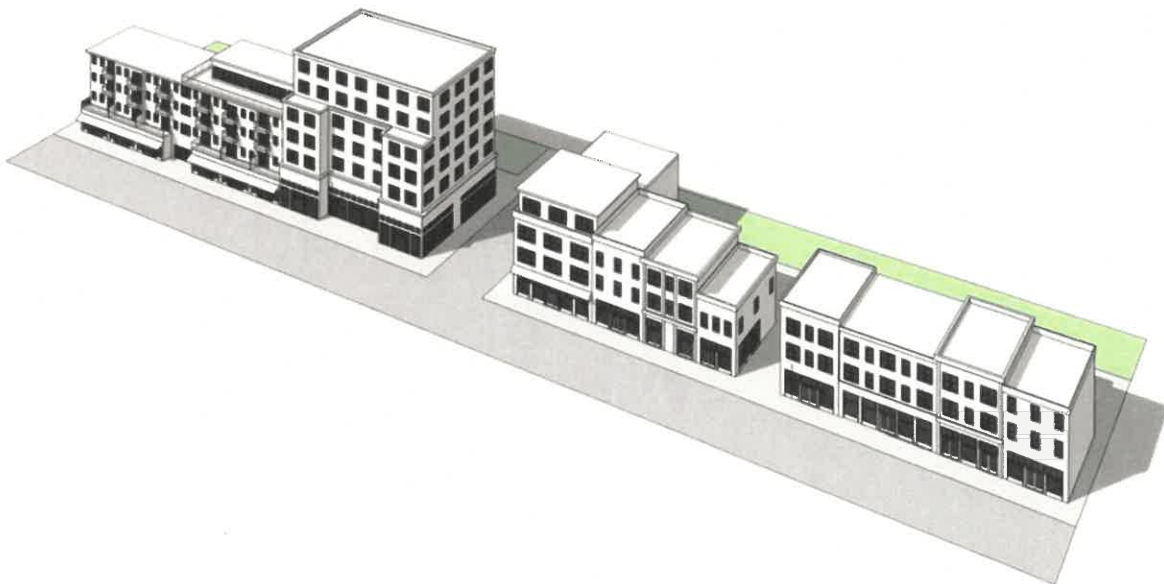
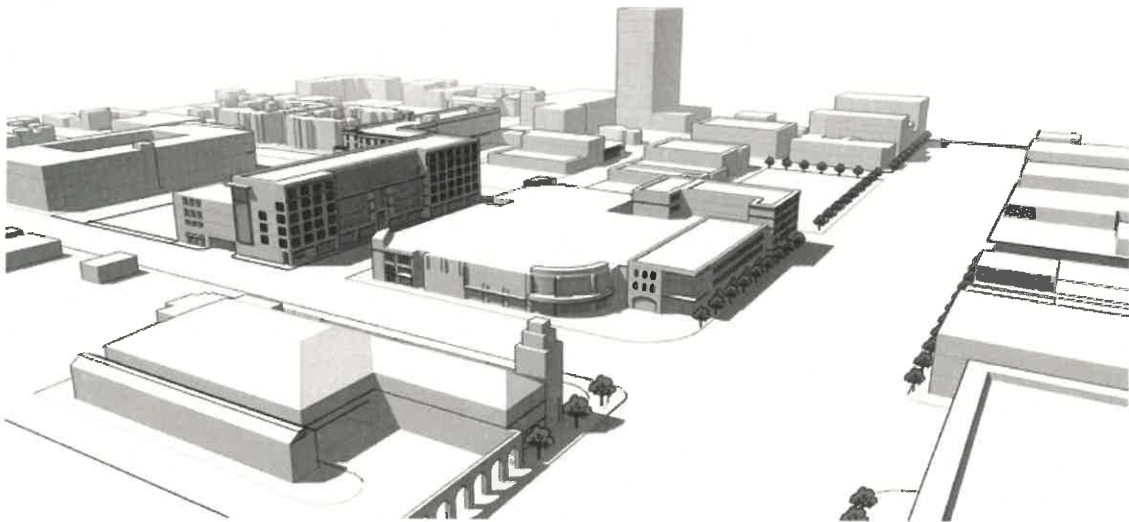
These addresses are for informational purposes only and are not intended for address verification.



**2-4(E) MIXED-USE – FORM-BASED ZONE DISTRICT (MX-FB)**

**2-4(E)(1) Purpose**

The purpose of the MX-FB zone district is to allow a wide range of residential, commercial, and institutional uses subject to form-based zoning controls to ensure that the buildings they occupy establish or reinforce a well-defined urban character. Sub-zones within this zone district contain form-based controls tailored to the distinct character of each area where the district is applied. Allowable and prohibited uses are specified for each sub-zone in Subsection 14-16-2-4(E)(3)(c).





**2-4(E)(2) Other Standards**

Form-based controls in this Subsection 14-16-2-4(E) prevail over other IDO standards. Where this Subsection does not specify a different standard, applicable IDO standards in other Sections apply.

**Table 2-4-9: Other Applicable IDO Sections**

Overlay Zones	Part 14-16-3
Allowable Uses <sup>[1]</sup>	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13
[1] Allowable Uses only apply in the FB-MX-ID sub-zone.	

**2-4(E)(3) District Standards****2-4(E)(3)(a) Eligibility for Rezoning**

Rezoning to the MX-FB zone district requires the approval of a Site Plan – EPC that furthers and implements applicable goals and policies of the ABC Comp Plan, as amended, and complies with all applicable requirements of the Development Process Manual (DPM). The Site Plan shall be submitted, reviewed, and decided at the same time and via the same process as the rezoning to the MX-FB zone district, as described in Subsection 14-16-6-7(F) (Zoning Map Amendment – EPC) or Subsection 14-16-6-7(G) (Zoning Map Amendment – Council).

**2-4(E)(3)(b) Form-based Sub-zones**

The MX-FB zone district includes the following 4 sub-zones, each of which has uses and development standards specified in this Subsection 14-16-2-4(E)(3).

1. **Form-based Infill Development (MX-FB-ID)**  
The purpose of the MX-FB-ID sub-zone is to encourage context-sensitive development on sites in developed areas along streets designated collector or higher in the LRTS Guide. The MX-FB-ID sub-zone provides opportunities to introduce neighborhood-scale uses to serve nearby residents.
2. **Form-based Flexible Development (MX-FB-FX)**  
The purpose of the MX-FB-FX sub-zone is to support pedestrian-scale mixed-use development that is integral to an area designated as an Area of Change in the ABC Comp Plan, as amended.

3. **Form-based Activity Center (MX-FB-AC)**  
The purpose of the MX-FB-AC sub-zone is to provide community-scale non-residential and high-density residential development in areas designated as Activity Centers in the ABC Comp Plan, as amended. Buildings are generally smaller than in the MX-FB-UD sub-zone.
4. **Form-based Urban Development (MX-FB-UD)**  
The purpose of the MX-FB-UD sub-zone is to allow a mix of high-density residential and high-intensity non-residential development in areas designated as Downtown or Urban Center in the ABC Comp Plan, as amended. The MX-FB-UD sub-zone is intended to create a compact, pedestrian-oriented urban form with uses that are served by and support transit.

**2-4(E)(3)(c) Use Regulations**

1. The allowable and prohibited land uses in each sub-zone are indicated in Table 2-4-10.
2. All allowable uses shall be conducted in a building with the following exceptions:
  - a. Any use in the Telecommunications, Towers, and Utilities use category
  - b. Community garden
  - c. Farmers' market
  - d. Garden
  - e. Mobile vending cart
  - f. Mobile food truck
  - g. Outdoor dining area
3. All allowable uses must follow any other applicable Use-specific Standards in Section 14-16-4-3.

Table 2-4-10: Allowable and Prohibited Uses in the MX-FB Sub-zones				
	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Allowable Uses	Per MX-T allowable uses in Table 4-2-1, unless listed as prohibited	All uses unless listed as prohibited		
Prohibited Uses	Any use that requires NR-SU zoning Adult Entertainment Adult Retail Paid Parking Lot Heavy Manufacturing Special Manufacturing Drive-through or drive-up facility			



3. **Form-based Activity Center (MX-FB-AC)**  
The purpose of the MX-FB-AC sub-zone is to provide community-scale non-residential and high-density residential development in areas designated as Activity Centers in the ABC Comp Plan, as amended. Buildings are generally smaller than in the MX-FB-UD sub-zone.
4. **Form-based Urban Development (MX-FB-UD)**  
The purpose of the MX-FB-UD sub-zone is to allow a mix of high-density residential and high-intensity non-residential development in areas designated as Downtown or Urban Center in the ABC Comp Plan, as amended. The MX-FB-UD sub-zone is intended to create a compact, pedestrian-oriented urban form with uses that are served by and support transit.

**2-4(E)(3)(c) Use Regulations**

1. The allowable and prohibited land uses in each sub-zone are indicated in Table 2-4-10.
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  - f. Mobile food truck
  - g. Outdoor dining area
3. All allowable uses must follow any other applicable Use-specific Standards in Section 14-16-4-3.

Table 2-4-10: Allowable and Prohibited Uses in the MX-FB Sub-zones				
	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Allowable Uses	Per MX-T allowable uses in Table 4-2-1, unless listed as prohibited	All uses unless listed as prohibited		
Prohibited Uses	Any use that requires NR-SU zoning Adult Entertainment Adult Retail Paid Parking Lot Heavy Manufacturing Special Manufacturing Drive-through or drive-up facility			

