



Sale Price: \$375,000.00

Building Size: +/- 2,800 SF

Land Size: 0.25 Acres

Zoning: MX-M

Features:

- Great Visibility
- 5 bay doors
- Ideal Redevelopment Candidate
- Desirable Old-Town Trade Area
- Existing Rental Income
- Great Location
- Mixed Use Zoning Allows for a Variety of Commercial and Residential uses.

Old Town Investment, Owner/User or Redevelopment Opportunity

2220 Central Ave. SW Albuquerque, NM 87105

Absolute Investment Realty | 105 Jefferson NE Albuquerque, NM 87108 | 505-346-6006 | [Info@go-](mailto:Info@go-absolute.net)

Alfredo Barrenechea

505-401-0135

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Property Overview



Absolute Investment Realty has been selected as the exclusive representative of the owner of 2220 Central Ave. SW. Utilized as an auto repair center with its 5 large garage door openings and office space, this property has a spacious work area. The property is currently occupied by an automotive repair shop and offers many options for its new owner: The property can be owner occupied, redeveloped or left as-is and be leased to the existing tenant or a new tenant. With excellent mixed use zoning (MX-M), signage and visibility on one of the busiest corridors in Albuquerque, this property is an ideal redevelopment candidate. The property is near an A.R.T. (Albuquerque Rapid Transit) stop on Historic Route 66 (a.k.a. Central Avenue) in the Old Town trade area of Albuquerque, which is currently undergoing a revitalization renaissance. This is a perfect opportunity for an owner/user, investor, or developer to obtain commercial real estate in a rapidly developing area.

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Property Summary

Property Address:	2220 Central Ave. SW Albuquerque, NM 87105
Property Description:	Auto Repair Facility
Property Size:	(+/-) 0.25 Acres
Building Size:	(+/-) 2,800 SF
Zoning:	MX-M
Access:	Access from East Bound Central Ave
Visibility:	Excellent Visibility from East or West Central
Signage:	Building and Monument Signage Available
Location:	High-Demand Redeveloping Neighborhood
Access to Transportation:	Located along ART line

Rental Summary

Existing Tenant:	Red's Old School Hydraulics - lowrider shop
Current Rent:	\$1,900.00 / Month
Current Lease Term:	None – Month to Month
Lease Structure:	Modified Gross – Landlord pays Taxes, Insurance, and maintains Structure

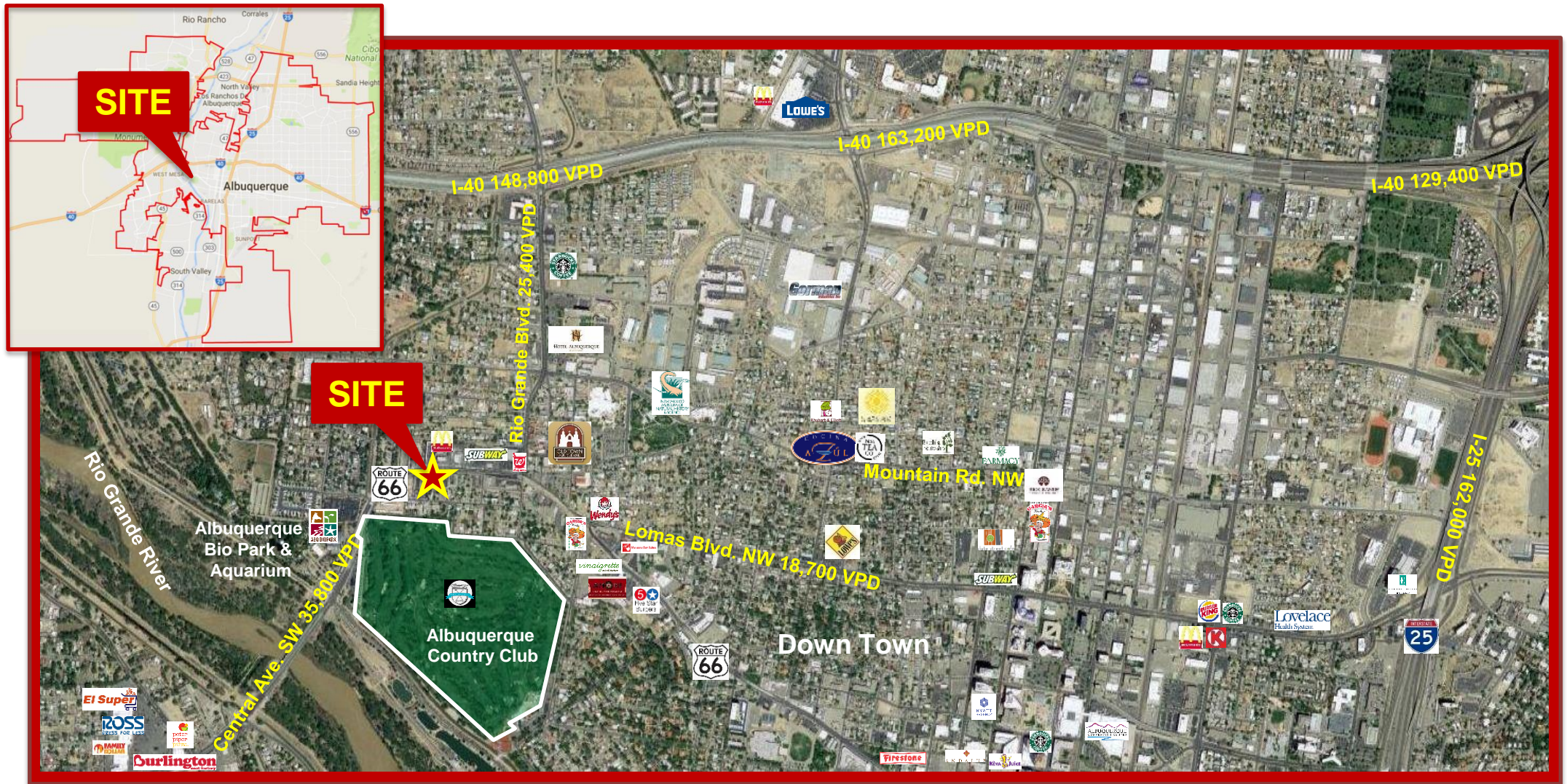
Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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Trade Area Map



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Site Close Up & Location Description



Property and Location Description

The property is located on Central Avenue connecting Down Town and Rio Grande to the Southwest Valley, a primary commercial corridor and one of the busiest avenues in Albuquerque. Central Avenue is now the primary corridor of the ART (Albuquerque Rapid Transit) line, which runs nearly the entire east-west width of the city. The property is located within walking distance of the new El Vado redevelopment, the Albuquerque Bio Park, Aquarium, Botanical Gardens, Tingley Beach, the Bosque biking path and Old Town. Local businesses in the immediate trade area include Walgreen's, McDonald's, Los Compadres's, Ram Gas Station, Golden Torch, Econo Lodge, Rain Tunnel, Subway, Old Town.



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Pictures

Excellent Pole Signage



5 Bay Doors



Gated Property



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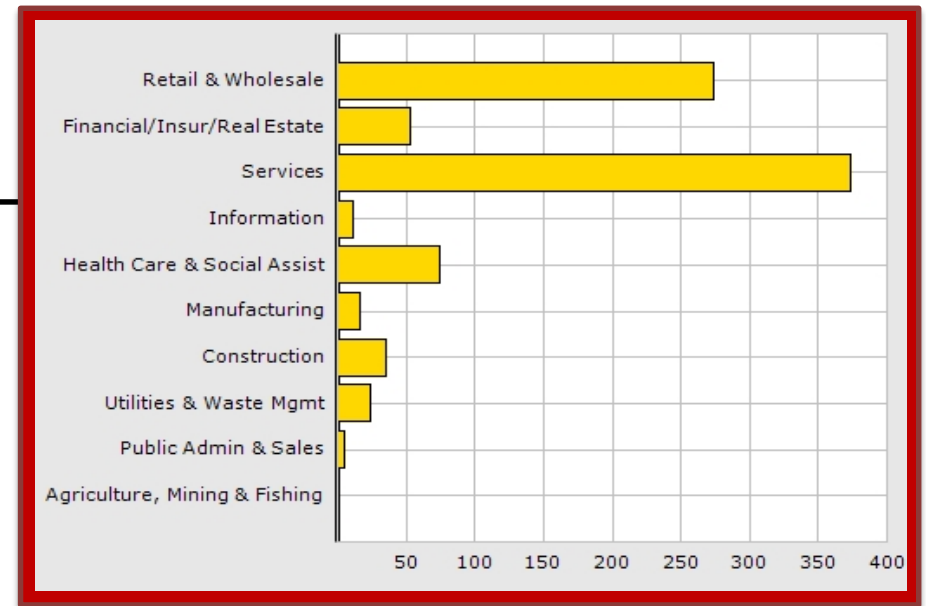
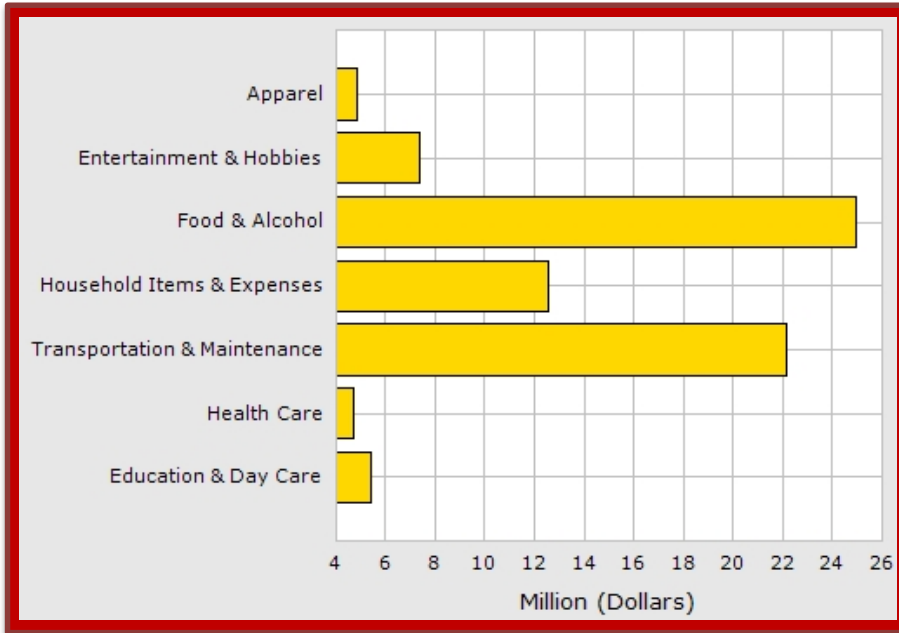
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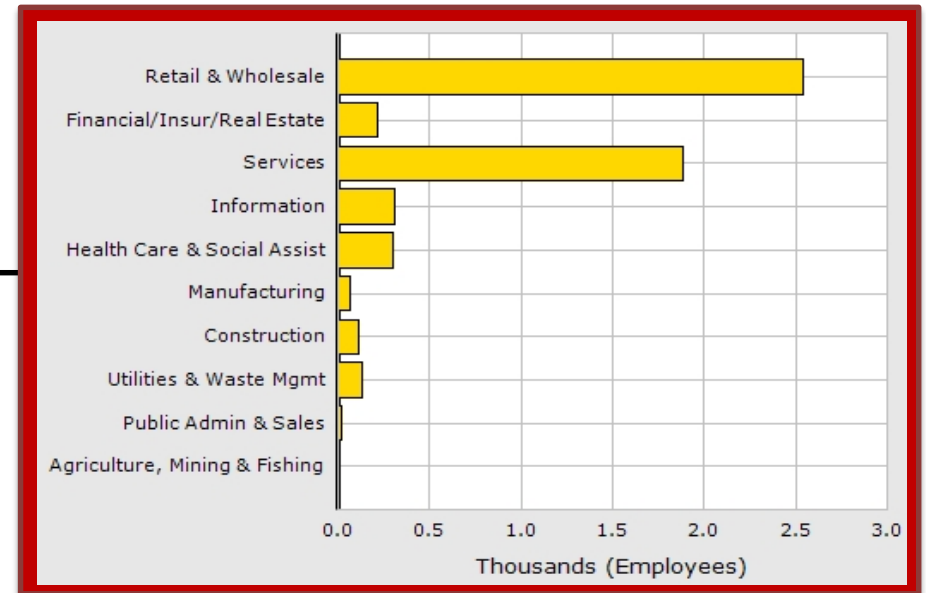
Demographics

Businesses – 1 Mile



Consumer Spending – 1 Mile

Daytime Employees – 1 Mile



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Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities and routinely receives awards for quality of life and low cost of living.



Albuquerque MSA Demographics (2016 Estimate)

		
Total Population	Total Households	Avg. Household Income
909,906	357,434	\$69,380



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Absolute Investment Realty

Meet the Brokers



Alfredo Barrenechea
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large retail, industrial, office, and hospitality transactions. With over 13 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, private investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has a an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



Some of Alfredo's Recent Transactions



Consuelo Horne
Senior Advisor

Consuelo Gallegos Horne is a native New Mexican. Consuelo has been a Realtor in New Mexico for 20 years. Consuelo started her career as a Residential Realtor. During that time she was a Qualifying Broker and has previously owned her own company. In 2015, Consuelo decided to specialize in commercial real estate. Consuelo has knowledge, creativity and experience in marketing properties. Consuelo has an extensive background in contract analysis. Consuelo has a degree is in Accounting and has worked for international companies in this field.



Some of Consuelo's Recent Transactions

Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

How We Help Our Clients Succeed

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awards and Accolades

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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