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Nob Hill Space for Lease

3808 Central Ave. SE
Albuquerque, NM 87108



Lease Rate: \$14-16.00 SF/YR NNN

Available: +/- 2,000 SF

Features:

- Great Location
- Plenty of Parking in Rear
- Turnkey Dance Studio

- Walking distance to restaurants and Route 66
- Excellent Nobhill Co-tenancy
- Central Ave. Frontage



Site Close Up.

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Absolute Investment Realty has been selected as the exclusive representative of this property. The property is centrally located at the intersection of Central Ave. (a.k.a historic Route 66) near Carlisle Blvd., the property is ideally positioned to serve the dense surrounding residential and day-time business population.

The property is convenient to the University of New Mexico, downtown, Old Town and the Kirtland Air Force Base. Central avenue is a main arterial in Albuquerque, runs the entire east-west length of the city and provides access to I-25.

Area co-tenants include a myriad of restaurants, banks, and services some of which include: Thai Vegan, Ragin Shrimp, Frame City, Matrix Fine Art, University Lodge, Peoples Flower Shop and La Montanita Coop and many more.





Nob Hill / Hiland Trade Area

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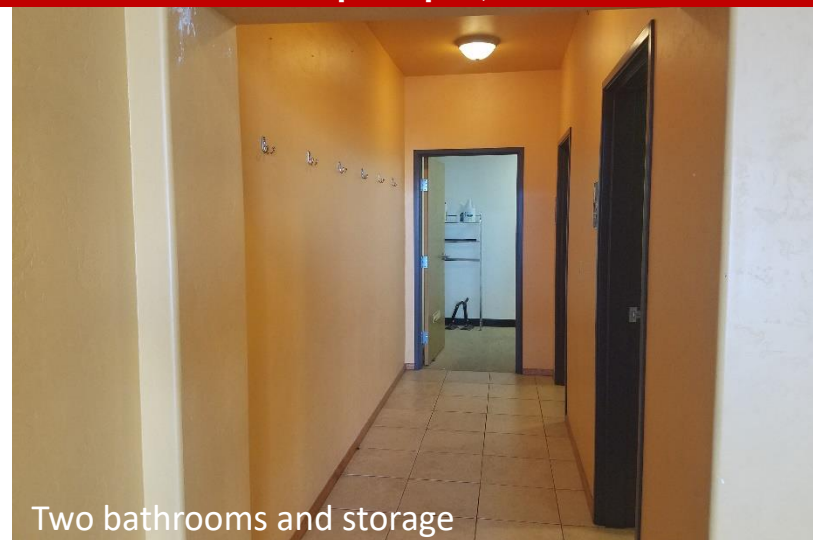


Photos

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Beautifully finished wooden dance floors



Two bathrooms and storage



Tall ceilings

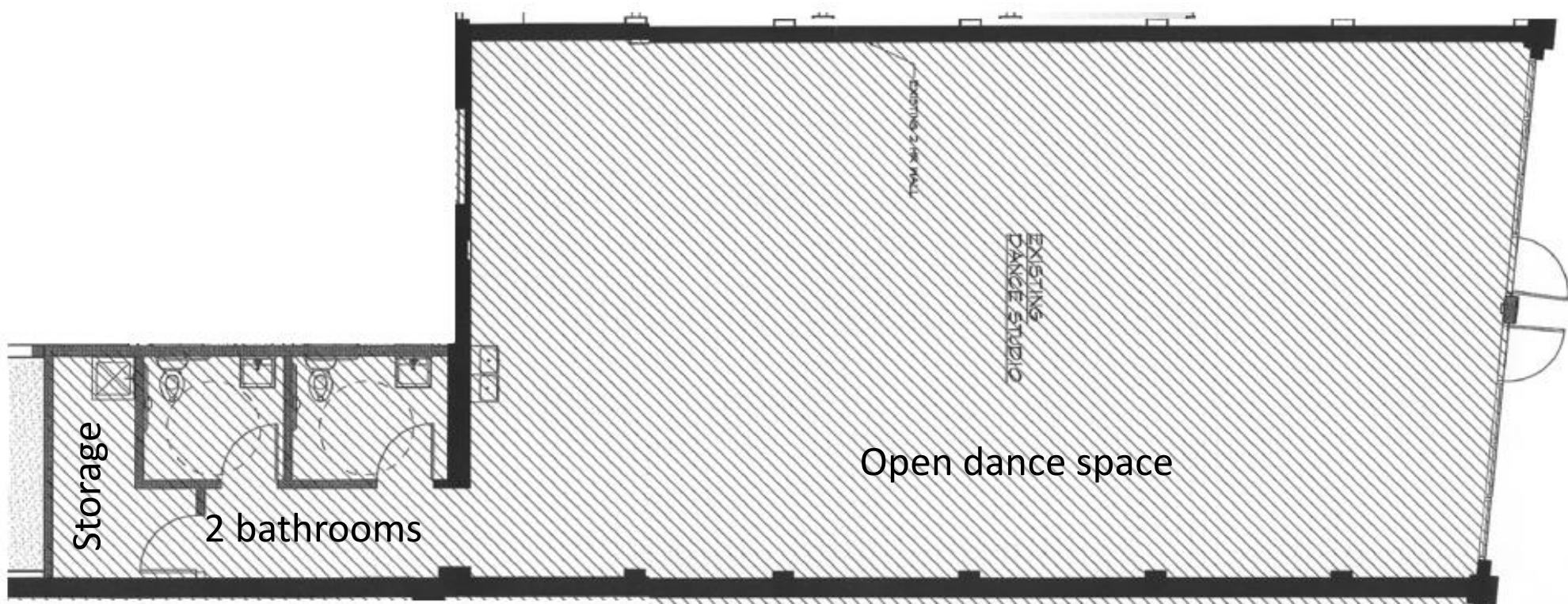


Wall to wall mirrors



Site Plan

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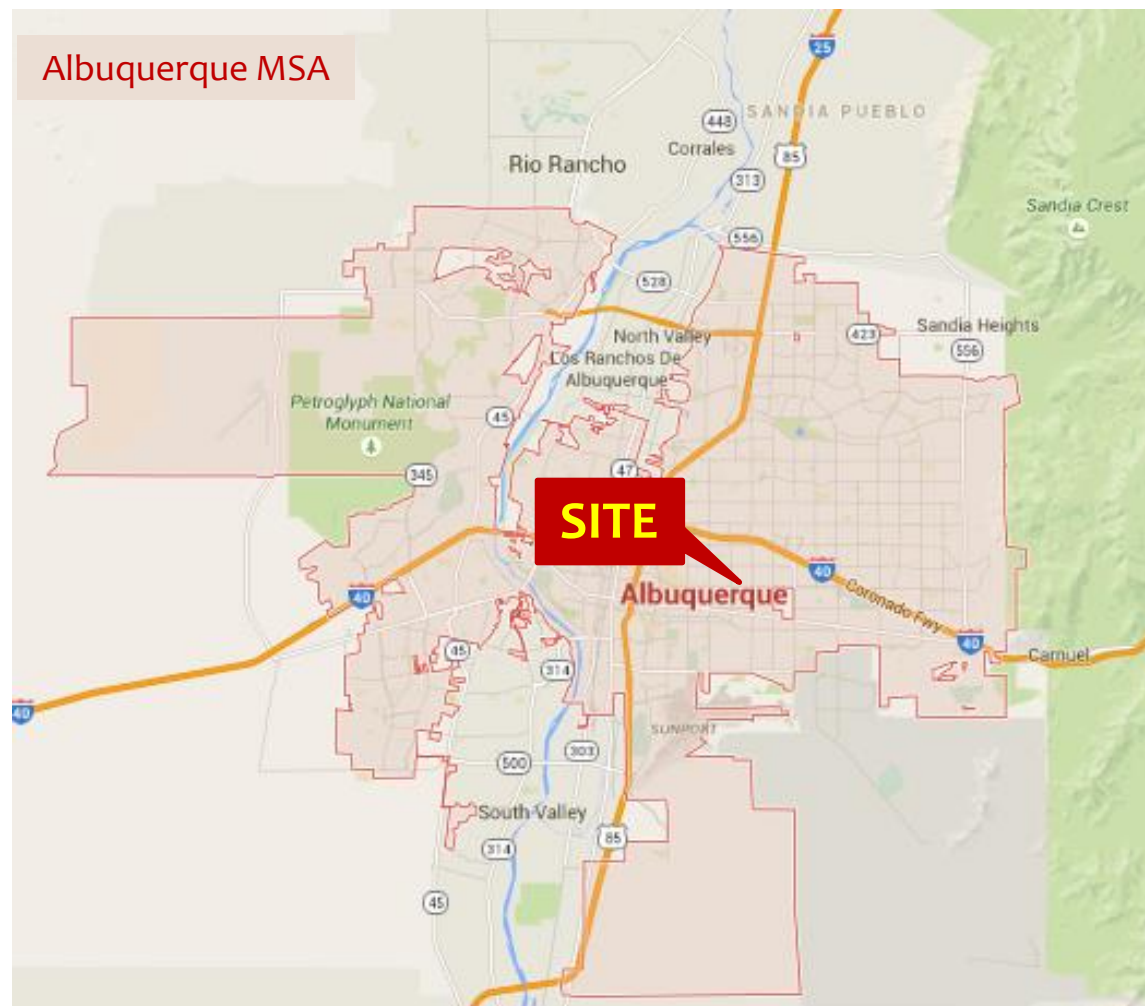




Albuquerque, New Mexico MSA

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Albuquerque MSA Demographics

Population (2015 Estimate)	907,679
Households (2015 Estimate)	357,434
Avg. Household Income (2015 Estimate)	\$65,193

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. The metro area has a population of approximately 900,000 people with 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 2,000–2010, 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. Albuquerque lies at the center of the New Mexico Technology Corridor, a 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, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care and medical services, government agencies, nuclear research, banking, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Albuquerque is less than 1 hour from the world famous tourist destination of Santa Fe, has year round outdoor activities and consistently wins awards for quality of life, and low cost of living. Albuquerque is ranked as one of Forbes Best Cities for Business.