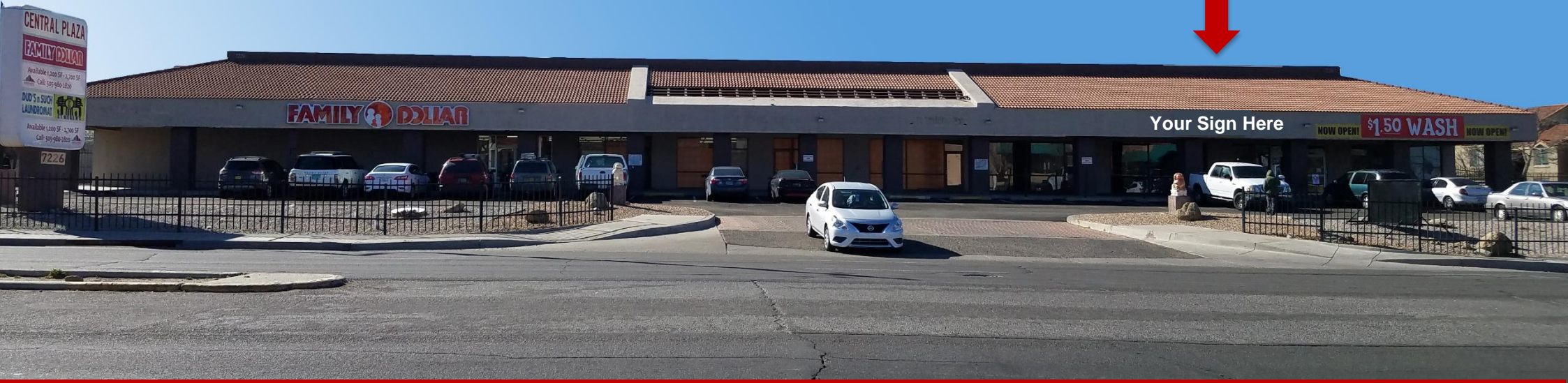


Central Plaza Shopping Center

JOIN FAMILY DOLLAR

Only 1 Suite Available



Lease Rate:

\$15.00/SF + NNN

Building Size: +/-14,000 SF

Land Size: 1.84 Acres

Available Space:

Suite J: +/-1,500 SF

Features:

- Join Brand New Family Dollar (Now Open)
- Full Turn Access off Central Ave (30,400 VPD)
- Abundant Parking
- Secured Rear Parking
- Excellent Visibility
- Near ART Stop
- Large Building and Monument Signage

Shop Space for Lease in Family Dollar Anchored Ctr.

7226 Central Ave. SE Albuquerque, NM 87108

Absolute Investment Realty | 105 Jefferson NE Albuquerque, NM 87108 | 505-346-6006 | info@go-absolute.net

Chris Sioss
505-980-2820

chris@go-absolute.net



Lease Overview



Central Plaza is a high profile shopping center located on Central Ave near Louisiana Blvd. The property has an excellent tenant mix including anchor tenant Family Dollar, Central Laundry and La Michoacán Heladeria (ice cream shop). The center offers great visibility from the street along with excellent monument signage visible to both east and west bound traffic.

The last suite available in the center is a 1,500 sf vanilla shell located in-between ice cream shop and laundromat. This suite is ideally suited for a nail or hair salon, cell phone store, check cashing, insurance, restaurant, loan company, tax accountant. Landlords are willing to work with any tenant for the right deal. All offers will be considered. Don't miss this unique opportunity to join a center that has undergone extensive recent capital improvements.

Property Summary

Building Name:	Central Plaza
Property Address:	7226 Central Ave. SE Albuquerque, NM 87108
Property Description:	Retail
Lease Type:	NNN
Size Available:	+/-1,500 SF
Lease Price:	\$15.00/SF + \$3.50 NNN
Parking:	45 Units
Year Remodeled:	2017
Access:	Excellent
Visibility:	Excellent
Signage:	Excellent
Highest and Best Use:	Retail Store Front/Office
Trade Area Description:	General, Family

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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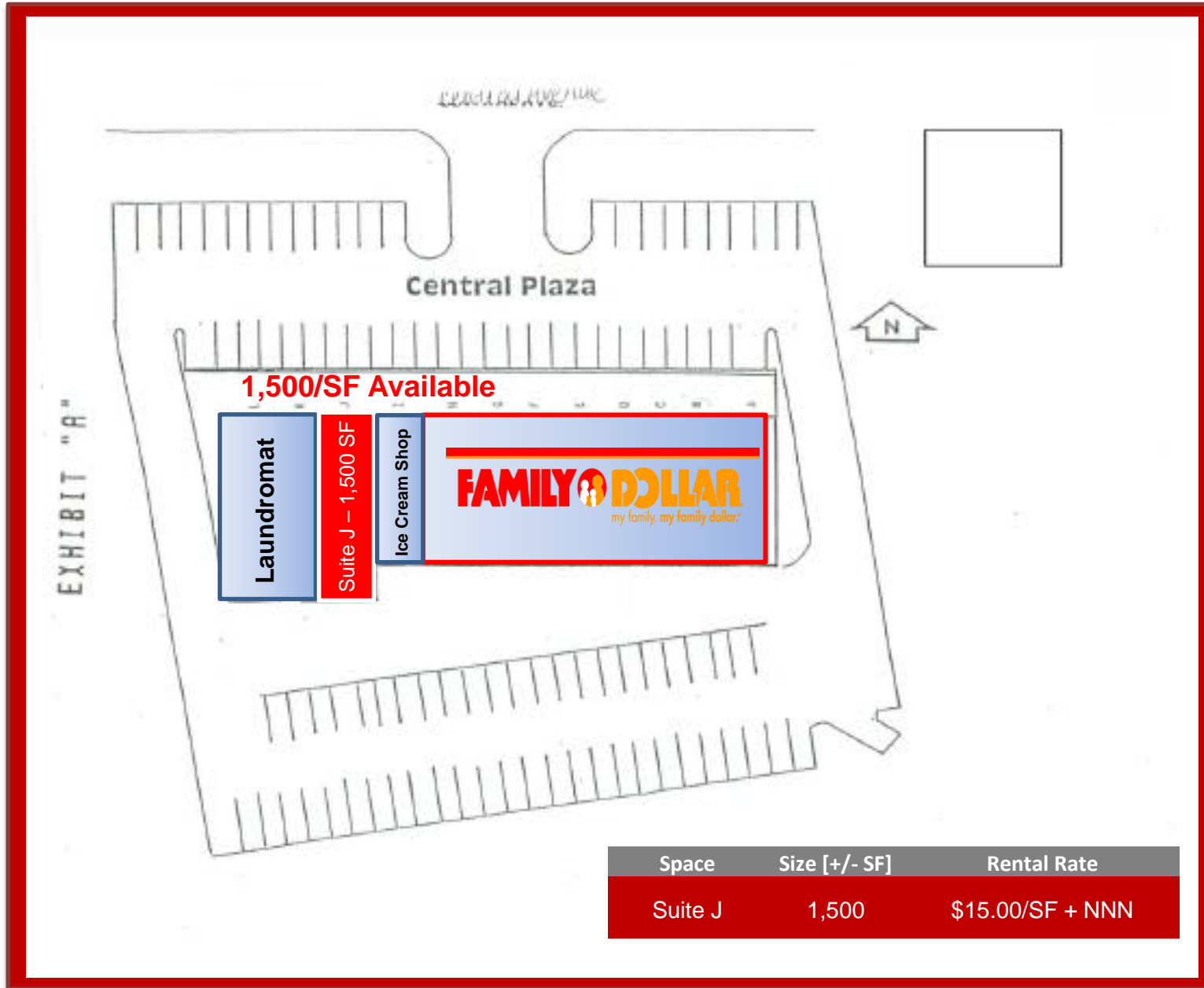
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Site Plan



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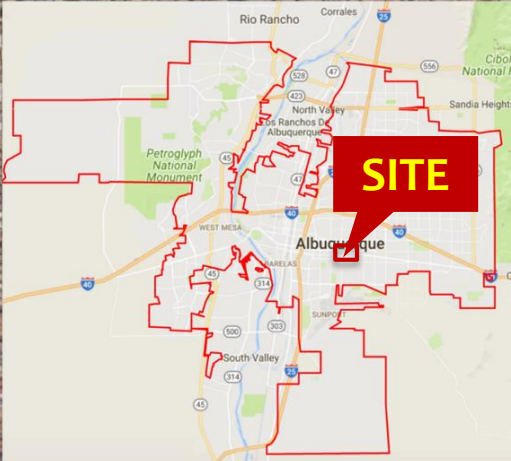
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Trade Area Map



Trade Area Demographics			
Radius	1 Mile	3 Mile	5 Mile
Population (2018 Estimate)	25,642	116,350	262,121
Avg HH Income (2018)	\$35,566	\$56,677	\$59,668



City of Albuquerque
Library Development

SITE

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Site Close Up & Location

Des



LOCATION DESCRIPTION

Absolute Investment Realty has been selected as the exclusive representative for Central Plaza Shopping Center located at 7226 Central Avenue NE, Albuquerque, NM. The property is located on the frequently traveled Central Avenue (a.k.a. historic Route 66) near the intersection of Louisiana Blvd.

The area is optimal for visitors to the area with an abundance of retail shopping, hotels and dining options. Central Avenue is a main artery in Albuquerque, running the east-west length of the city and providing easy access to I-25 and I40. A newly completed ART stop is conveniently located at the corner of Central & Louisiana.

Area co-tenants include chains such as CVS, ClubSmart Self Storage, KFC, Lindo Mexico, Cinnamon Tree Apartments, Ambassador Inn, Molina Healthcare, Talin Market and a new Public Library.

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Corporate Anchor Tenant

Join the brand new Family Dollar



Available

Neighbor Tenants Attract a Crowd

Visibility

Great visibility to the street



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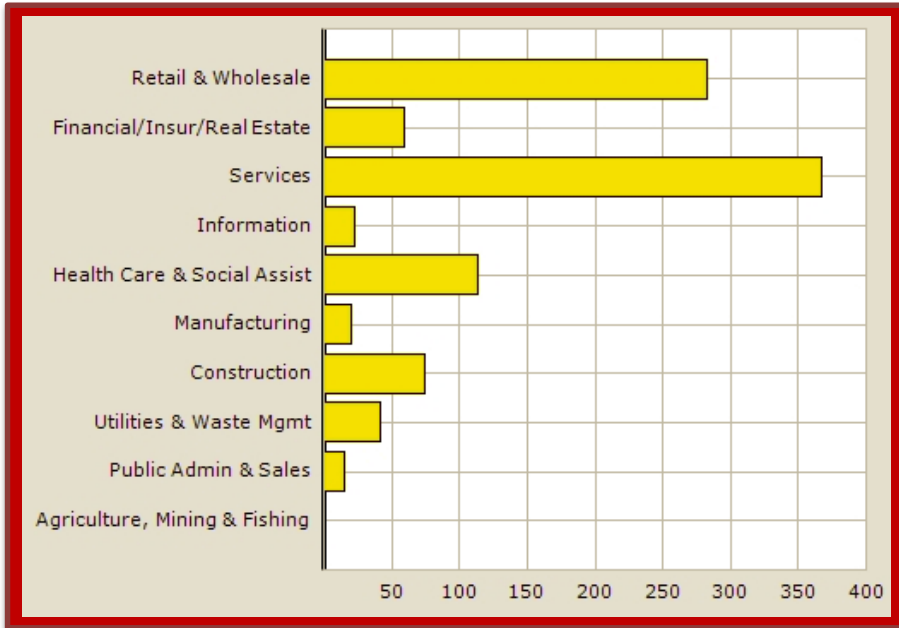
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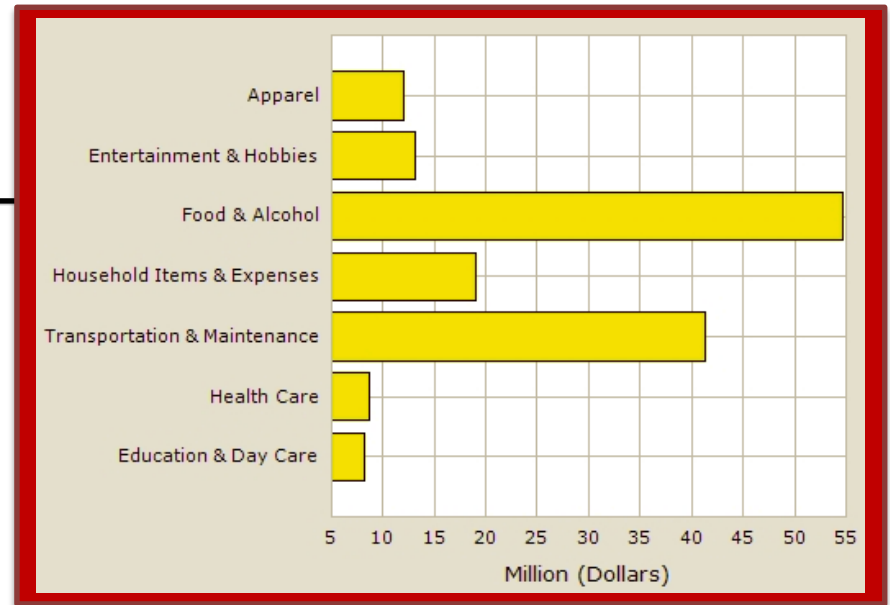
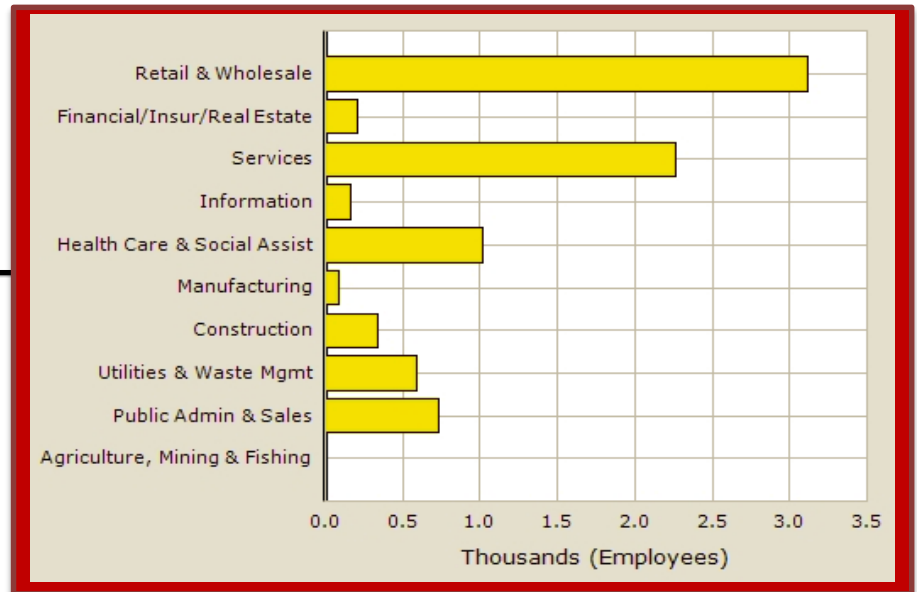


Demographics

Consumer Spending Totals – 1 Mile



Daytime Employees – 1 Mile



Businesses – 1 Mile

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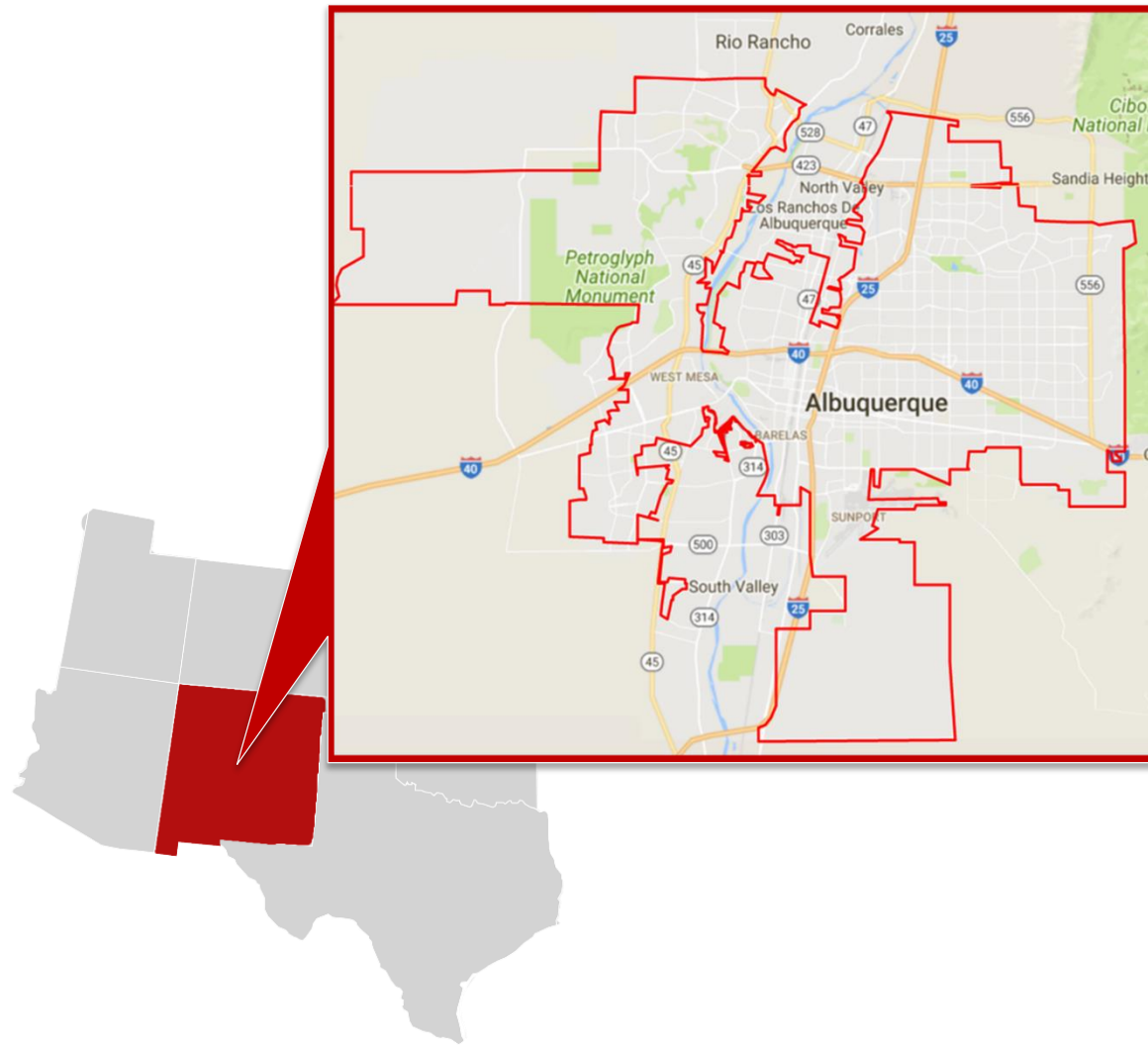


Albuquerque, NM MSA

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, Northrup Grumman, and Titan Aerospace (recently purchased by Google). 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



Chris specializes in the buying, selling, and leasing of office, industrial space and investment properties. Chris has been a licensed real estate broker since 2008. Starting out as a residential broker in San Diego, California, Chris moved to the Albuquerque area in 2012 and began working in the Commercial Real Estate industry.

Chris Sioss
Associate Broker



Some of Chris'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.



2015 Top Firm Award



2016 Top Firm Award



2017 Top Firm Award

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