



Sale Price: \$325,000

Available Space: +/- 1,751 SF

Property Size: +/- 0.1722

Features:

Potential Multiple Uses – Currently Successful Car Lot

Previous Restaurant Space with Infrastructure and

Equipment in Place

Security Wrought Iron Fence

Corner Lot on Central Ave SE with 31,200 VPD

Pylon Signage

Full Turn Accessible

Redeveloping Trade Area



Restaurant Ready Property in Busy Central Ave Trade Area
7700 Central Ave SE Albuquerque, NM 87108

Absolute Investment Realty | 131 Madison St. NE Ste 200 Albuquerque, NM 87108 | 505-346-6006 | info@go-absolute.net

Tosh Hoshino
505-803-0387

tosh@go-absolute.net

Property Overview



Absolute Investment Realty is the exclusive representative of 7700 Central Ave SE. This highly visible on busy Central Ave SE currently being used as a car lot with ability to park over 20 vehicles. Previously restaurant which includes grease trap, hood, 3 compartment sink, and a hand washing sink. It is excellently located on Central Ave SE (a.k.a Historic Route 66), one of the busiest roads in Albuquerque. It is convenient to the University of New Mexico, Downtown, Old Town, and Kirtland Air Force Base. Area co-tenants include a myriad of restaurants, banks, and services, some of which include: The Downs Racetrack & Casino, KFC, CVS, and Talin Market.

Property Summary

| | |
|-----------------------|--|
| Property Address: | 7700 Central Ave SE Albuquerque, NM 87108 |
| Property Description: | Multiple Use Retail |
| Building Size: | (+/-) 1,751 SF |
| Highest and Best Use: | Restaurant |
| Parking: | On-Site |
| Zoning: | MX-M |
| Access: | Excellent |
| Visibility: | Excellent |
| Signage: | Pylon Signage |
| Location: | Excellent |

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

This property is conveniently located just east of Louisiana Blvd SE and just west of Wyoming Blvd SE. Just 3.8 miles from University of New Mexico, this property is perfectly located to serve some of Albuquerque's most densely populated employment and cultural areas including Uptown, Kirtland Air Force Base, Nob Hill, and Downtown. Major employers in the area include the State of New Mexico, the states 4 largest hospitals, the University of New Mexico and the Central New Mexico College.

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Property Photos

Security Wrought Fence Throughout the Property



Walk In Cooler



Ample Parking



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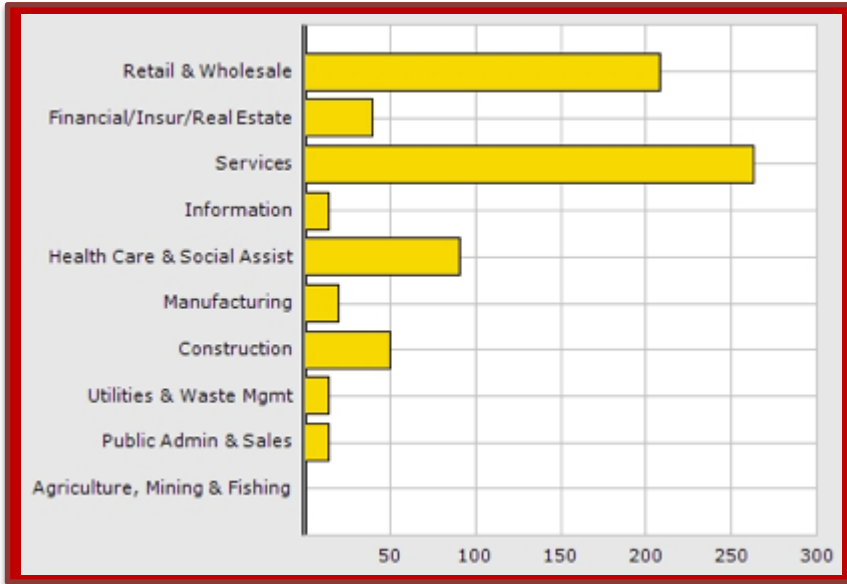
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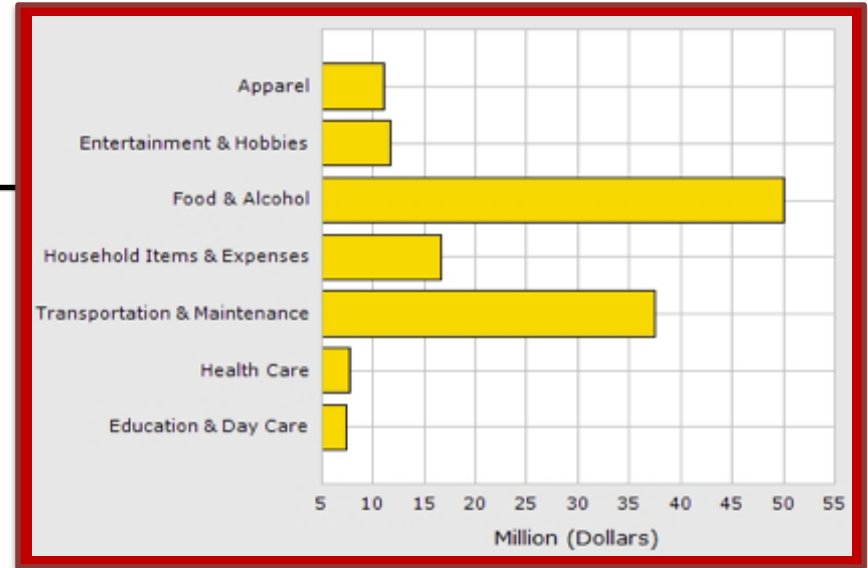


Demographics

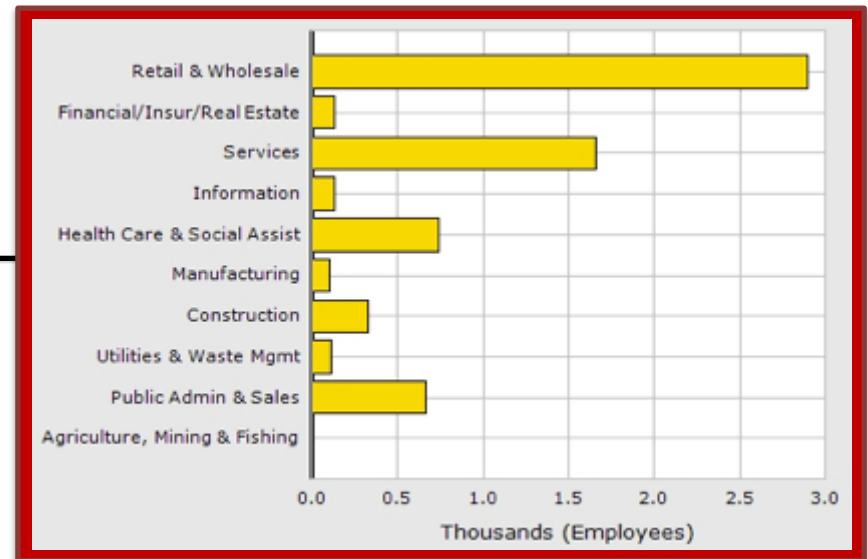
Consumer Spending Totals – 1 Mile



Daytime Employees – 1 Mile



Businesses – 1 Mile



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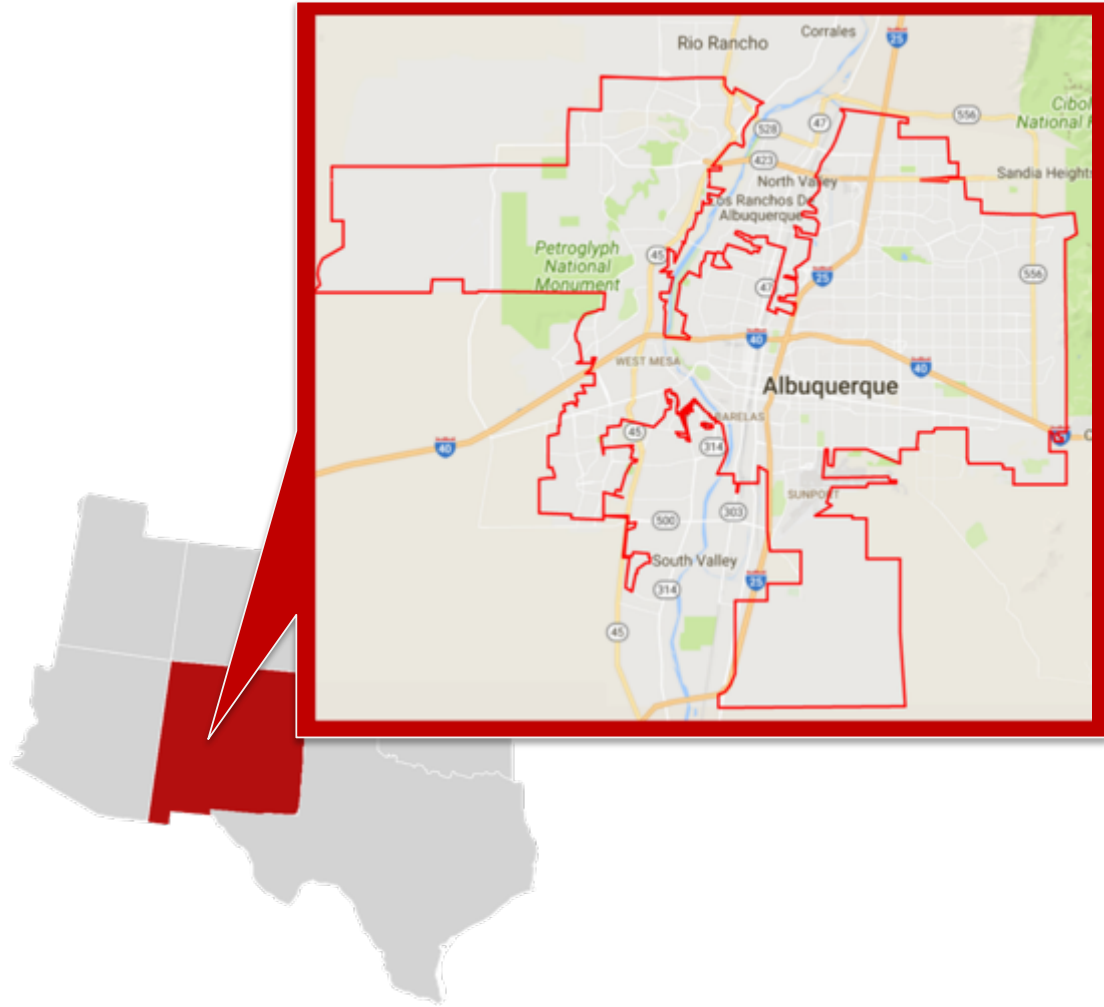
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Albuquerque, NM MSA

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 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. 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, it also holds 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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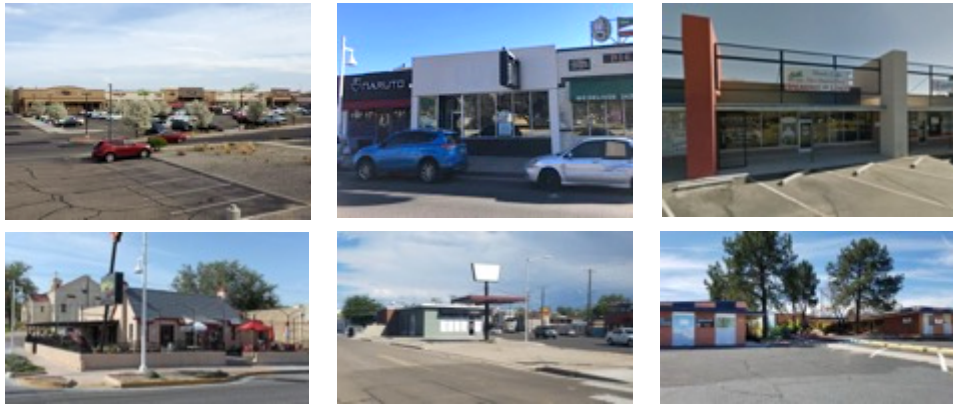


Absolute Investment Realty



Tosh Hoshino
Associate Broker

Tosh Hoshino is a commercial real estate expert specializing in retail and multi-family, who has extensive knowledge of the local market. He has been in the customer service industry for 19 years, with over 10 years of experience in the high-end automotive industry. Tosh prides himself on the relationships he's built over the years, and is always ready to use his outstanding customer service skills to fulfill the needs of his clients.



Some of Tosh'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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