



Lease Rate : \$16.00/SF + NNN

Suite H Size: +/- 1159 SF

Zoning: MX-M

Features:

Excellent visibility on Historic Route 66

Central Ave. Frontage

Easy access

20 + parking spaces

Excellent Signage

New Stucco

New Parking Lot

Renovated in 2009

+/- 26,700 VDP Central Ave.

Route 66-Office or Retail Space for Lease

3712 Central Ave. SE – Nob Hill Court, Albuquerque, NM 87108

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

Rita Cordova

505-489-8538

rita@go-absolute.net



Property Summary



Located directly off Central Avenue (Historic Route 66), just east of Carlisle, this property is an easily accessible location from all directions. Suite H was previously utilized as a Barber Shop and has the plumbing in place. Suite boasts open work area, a reception area, ADA compliant bathroom, small kitchenette. Property could also be utilized as an Office or a Small Retail Store.

Current Tenants include but are not limited to Vaporium, CBD and Smoke Shop, Breaking Bad Groomers, JAXX Hair Salon and State Farm.

Property was built around 1946. It was renovated in 2010 and is very well maintained.

Property Information Summary

| | |
|-----------------------|---|
| Building Name: | Nob Hill Court |
| Property Address: | 3712 Central Ave. SE, Albuquerque, NM 87108 |
| Property Size: | 0.3271 Acres |
| Lease Price: | \$16/SF |
| Parking: | 20 free surface spaces available |
| Access: | Excellent |
| Visibility: | Excellent |
| Signage: | Excellent |
| Highest and Best Use: | Office, Retail, Barber Shop |

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

Trade Area Demographics

| Radius | 1 Mile | 3 Mile | 5 Mile |
|----------------------------|----------|----------|----------|
| Population (2018 Estimate) | 14,959 | 108,709 | 245,748 |
| Avg HH Income (2018) | \$51,268 | \$34,047 | \$39,180 |



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Site Close Up & Location Description



LOCATION DESCRIPTION

Absolute Investment Realty has been selected to exclusively represent the owner in the lease of this affordable Office/Retail center. Nob Hill Court, 3217 Central Ave. SE is centrally located in one of the fastest growing areas of the city. Nob Hill Court located on Historic Rout 66 at the heart of one of the most desirable and highest traffic thoroughways in the city. This property has fantastic access with excellent visibility along Central Ave. The Nob Hill destination is a growing destination for day-time and evening retail, restaurant, medical and office users. Co-Tenants in the trade area include all major fast food concepts, a myriad of soft goods retailers, sit down restaurants, brewery's, grocers, banks, and schools.

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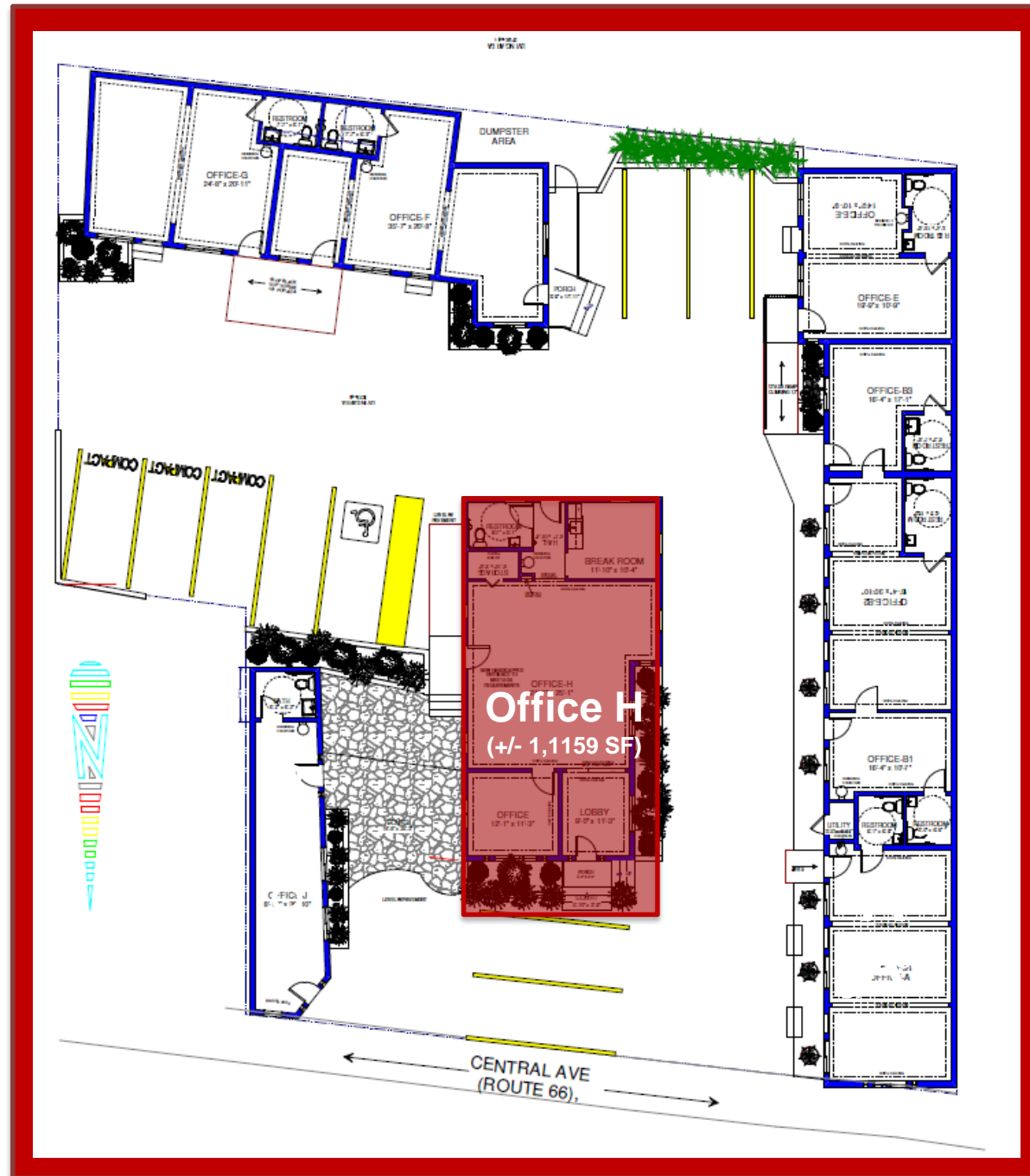
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Site Plan



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Property Photos

Great Signage

Excellent visibility from the road



Small Break Room/Kitchenette

Parking satisfies consumer demands



View from Front Entrance

Open work space



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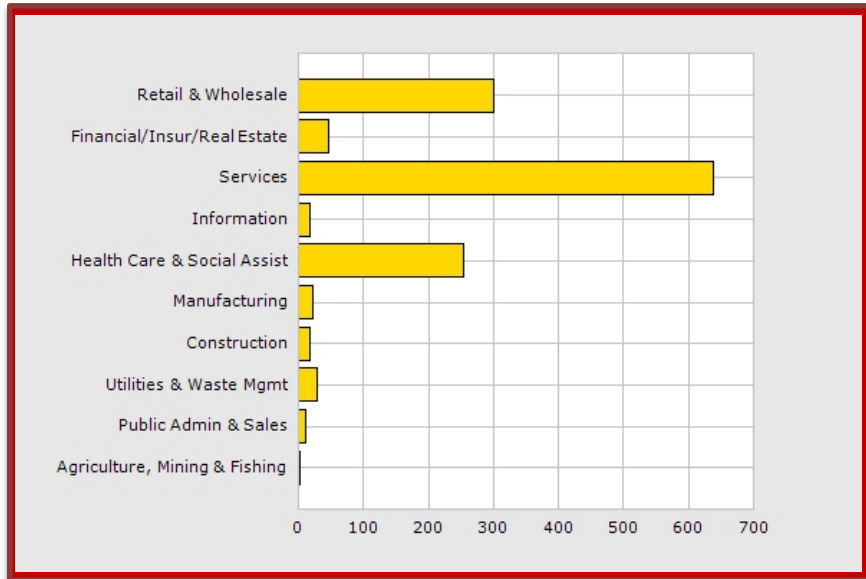
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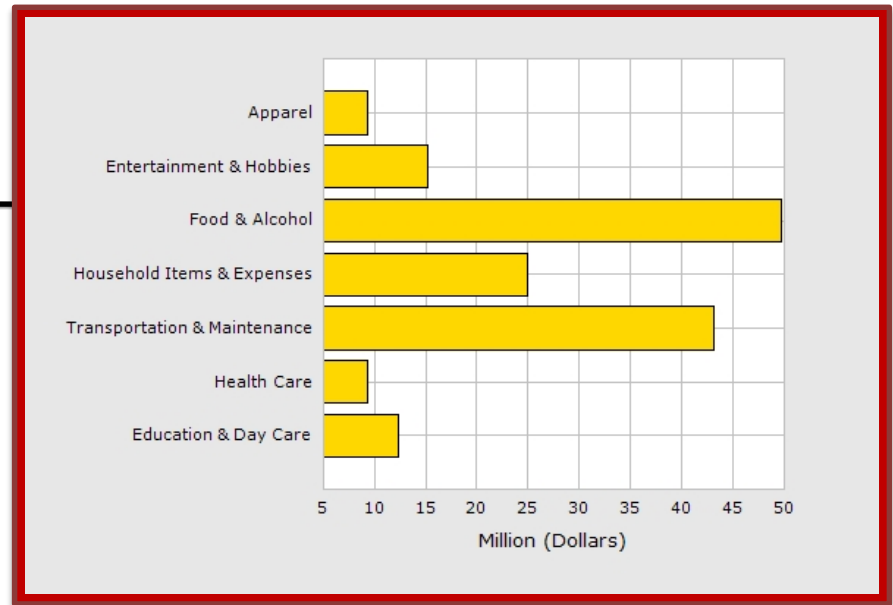
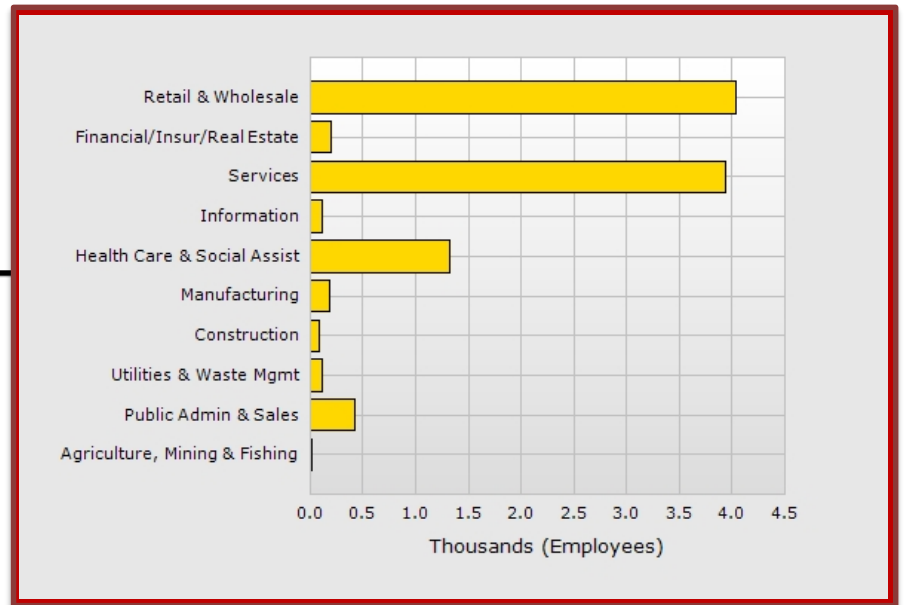
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Demographics

Consumer Spending Totals – 1 Mile



Daytime Employees – 1 Mile



Businesses – 1 Mile

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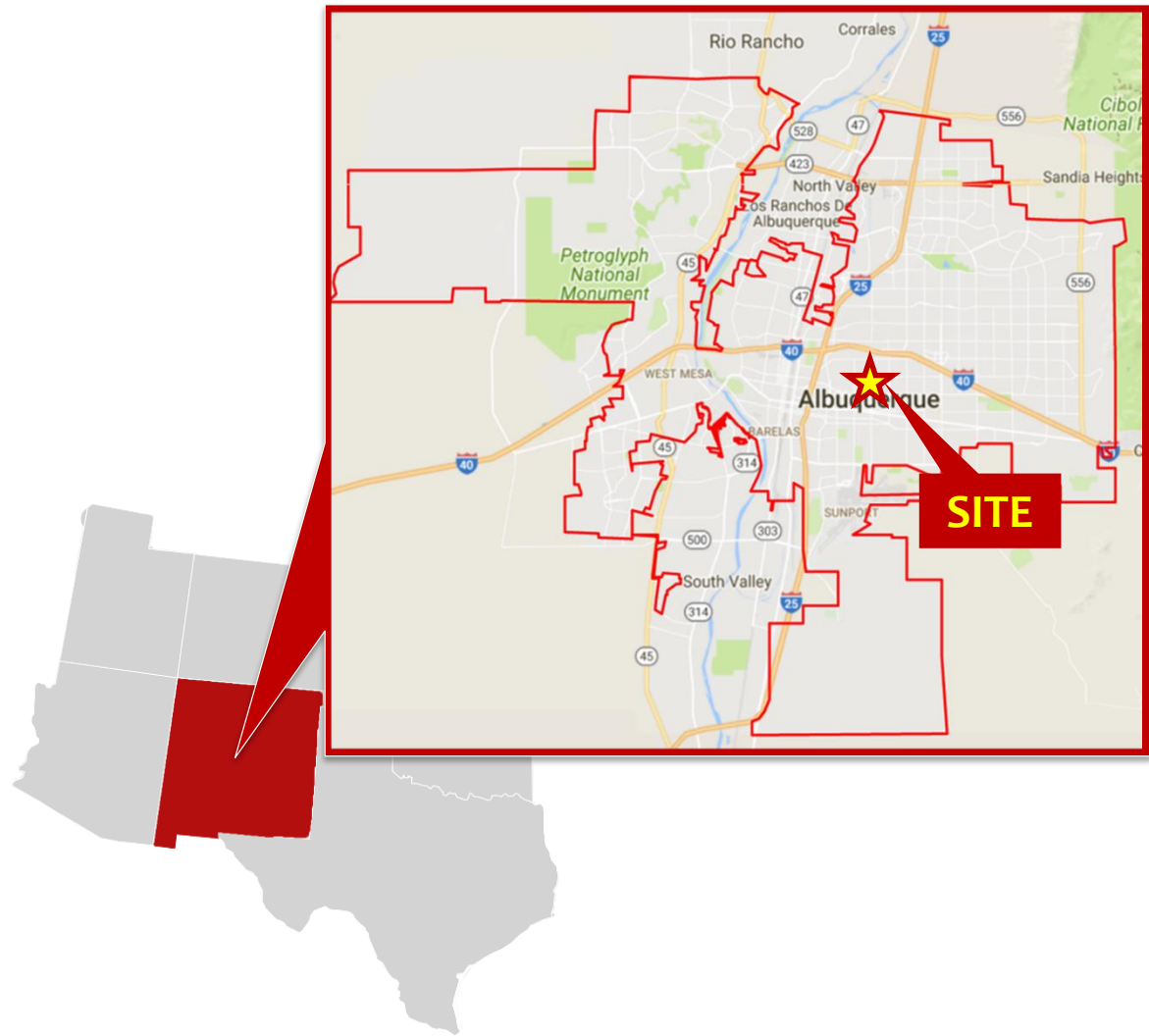


Albuquerque, NM MSA

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



Rita Cordova
Associate Broker

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.



Some of Rita'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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