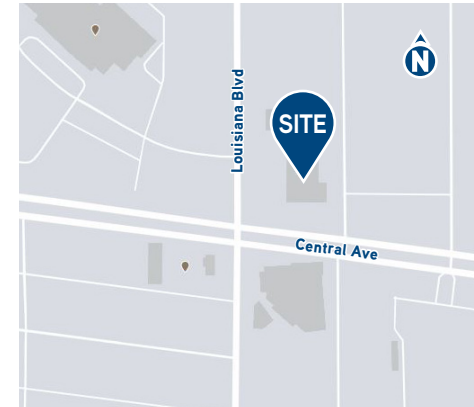


Freestanding Building with Drive-Thru

7105 CENTRAL AVE, ALBUQUERQUE, NM 87108

Accelerating success.



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Details

- > Lease Rate: \$10.00 / SF
- > Lease Type: NNN
- > Available Space: +/- 14,100 SF
- > Zoning: MX-M

Property Features

- > Freestanding building in excellent condition
- > Rare large format drive-thru availability along Central Ave
- > Signalized hard corner at two major arterials
- > Superior visibility and multiple full access points
- > Property boasts two pylon signs (one w/ electronic reader board)
- > Excellent exposure with traffic counts in excess of 53,700 VPD
- > Adjacent to the Louisiana Albuquerque Rapid Transit stop

Area Tenants



Independently Owned and Operated – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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Trade Area Aerial

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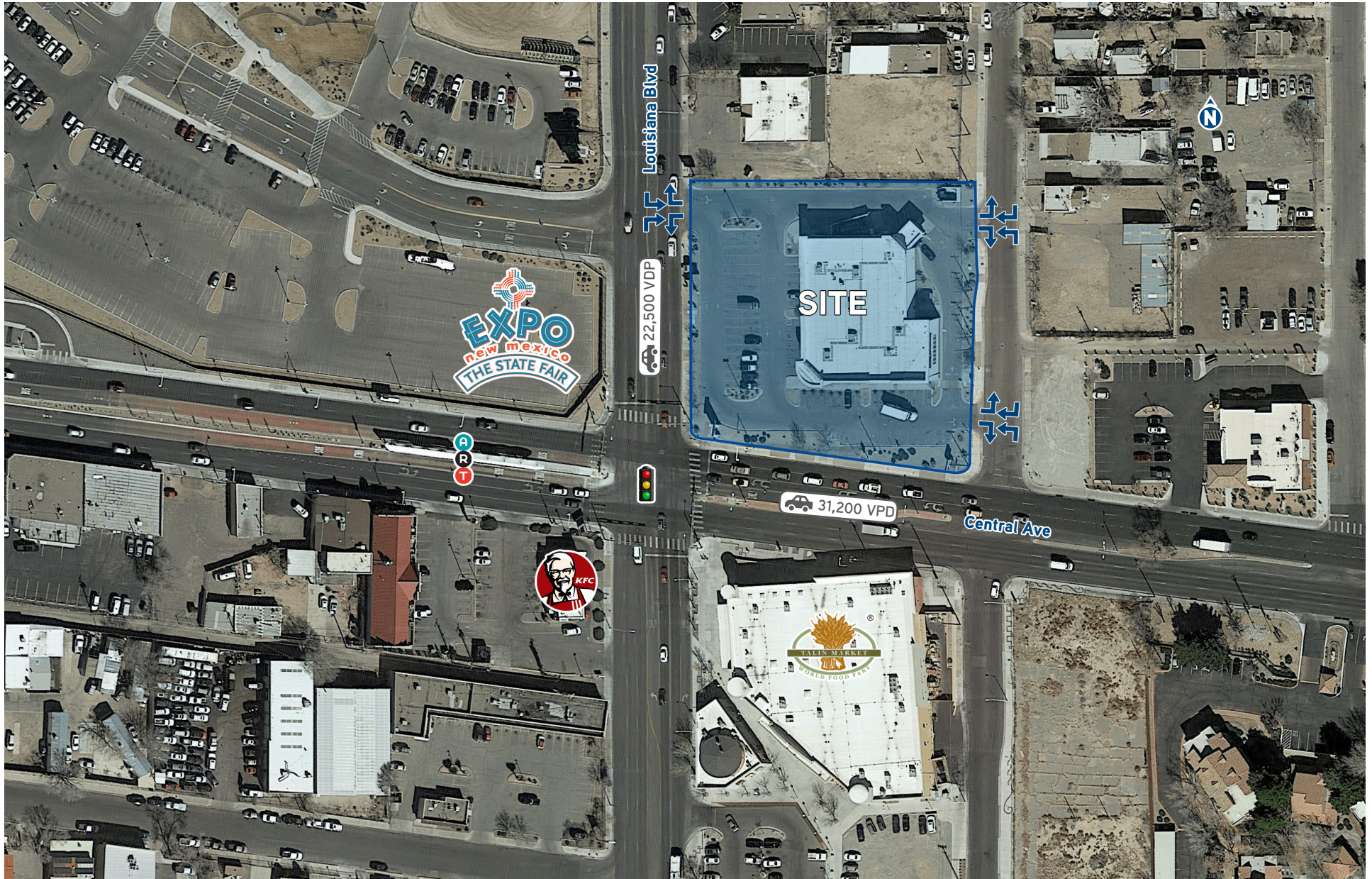
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Intersection Aerial

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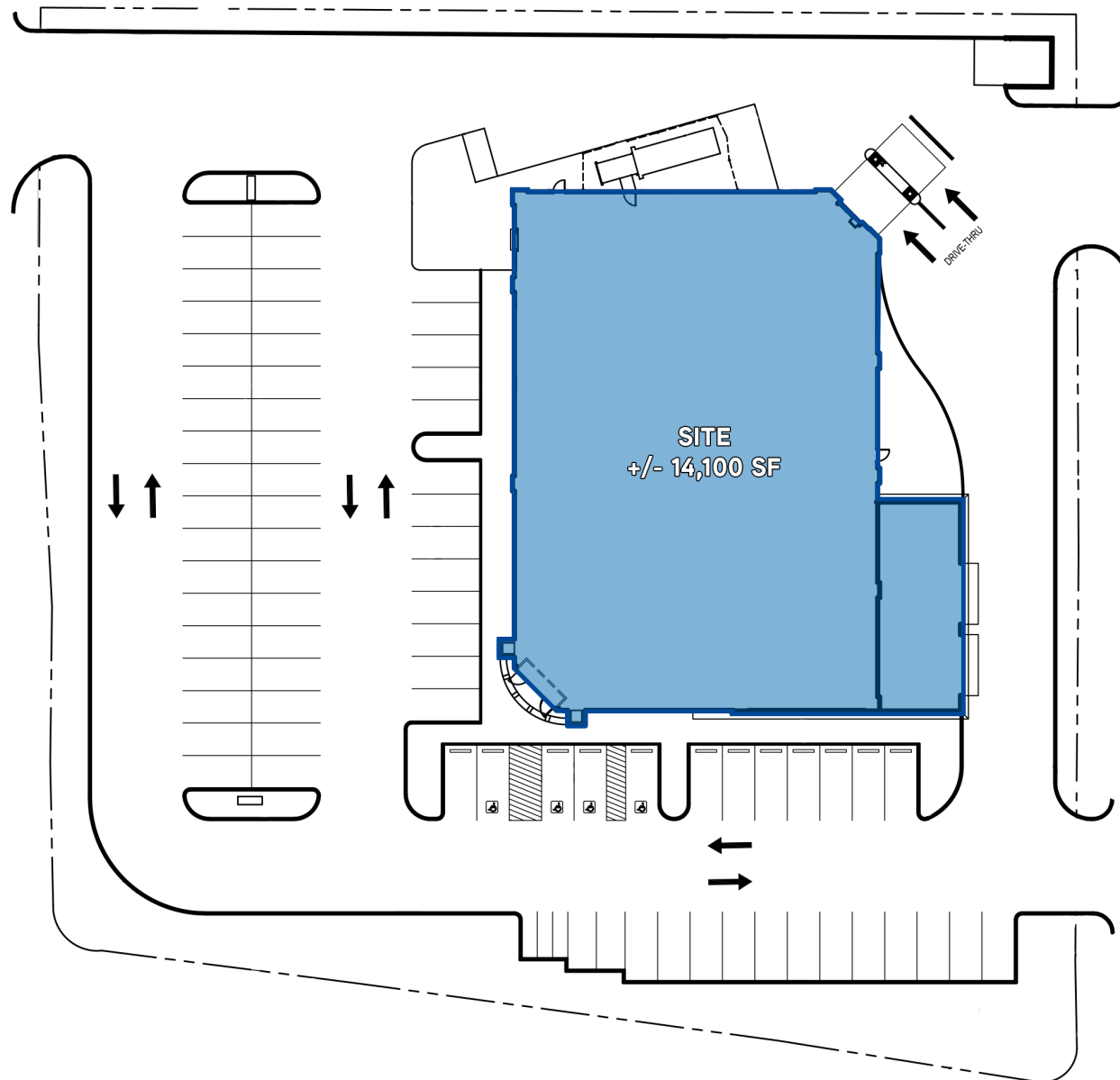
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Site Plan

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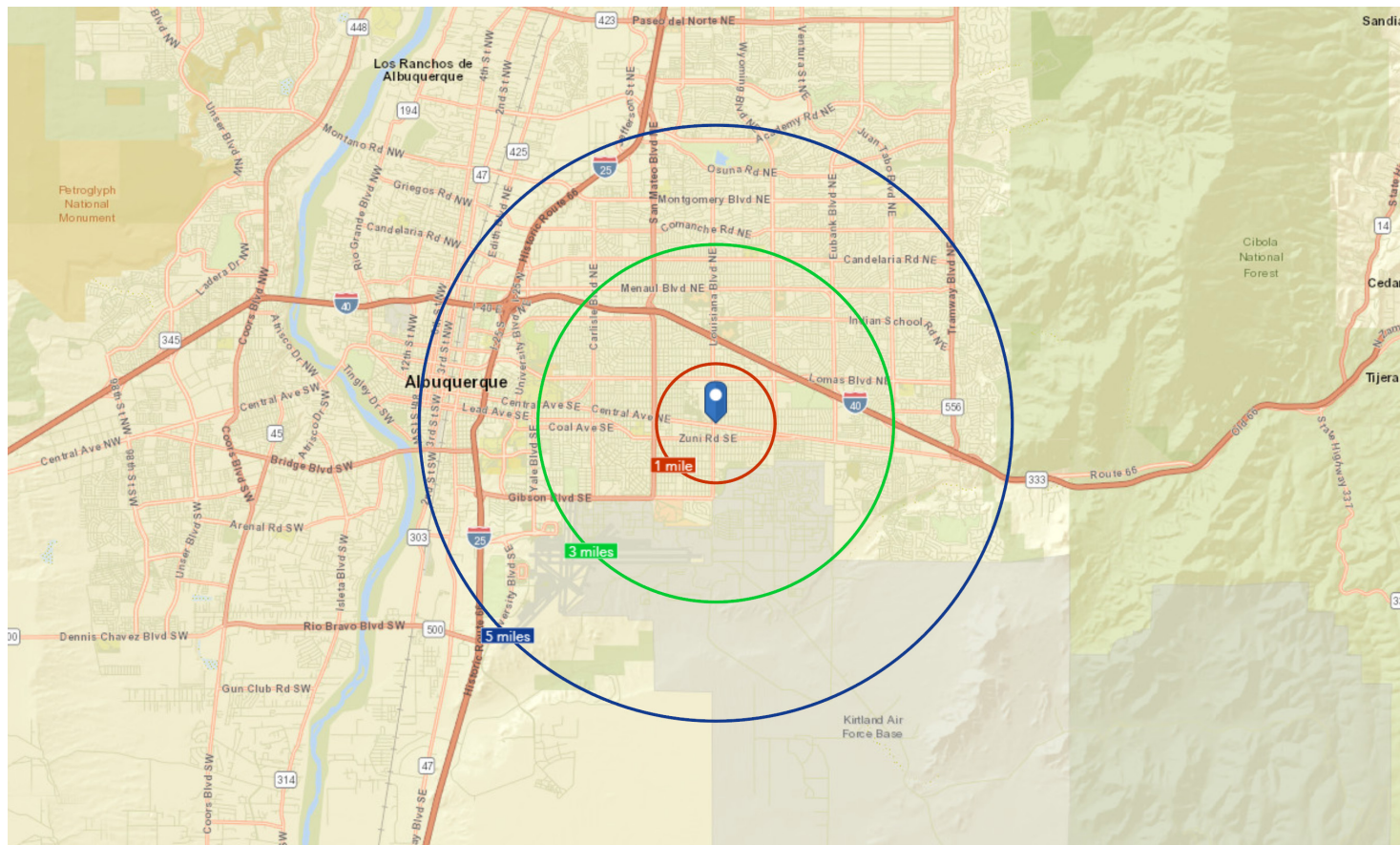


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Demographics

7105 CENTRAL AVE, ALBUQUERQUE, NM 87108



Demographics

	1 Mile	3 Mile	5 Mile
Total Population	24,630	120,341	263,482
Total Households	9,534	51,739	114,897
Average HH Income	\$41,634	\$57,743	\$59,974
Median HH Income	\$27,795	\$40,421	\$42,343

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