



FORLEASE

2820 Central Ave. SE
Albuquerque, NM
(UNM Trade Area)

PROPERTY HIGHLIGHTS

One space available

Across the street
from University of
New Mexico

Located on Historic
Route 66 (Central
Ave) that offers both
car and pedestrian
traffic

**ALLEN-URREA
COMMERCIAL BROKERAGE**

Lisa Allen-Urrea
505.340.9622 | lisa@allen-urrea.com

2820 Central Ave. SE | Albuquerque, New Mexico

See Broker

NNN Lease Rate

±2,434 SF

One Space
Available

MX-M

Property Zoning

60

Parking Spaces
for Center

Property Features

1 space available at College Plaza

Located at hard corner of Central Ave.
and Girard Blvd.

Central Ave is the main arterial in
Albuquerque that runs the entire east-
west length of the City

Located across from University of
New Mexico with over 28,000 students
and over 6,000 employees

Located along the Albuquerque Rapid
Transit (ART) corridor

Rare, dedicated parking lot

Convenient Drive to some of the Biggest Employers in the City:

Across the Street

University of New Mexico
(UNM)

.7 Miles

UNM Hospital

1.4 Miles

Presbyterian Hospital

1.6 Miles

Central New Mexico
Community College (CNM)

2.3 Miles

Downtown Albuquerque and
City Offices

6.2 Miles

Sandia National Labs

6.2 Miles

Kirtland Air Force Base



Walker's Paradise

Daily errands do not require a
car.

Good Transit

Many nearby public
transportation options.

Biker's Paradise

Flat as a pancake, excellent bike
lanes.

Great Tenant Mix



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About University Trade Area

The Midtown/University area is centered around the University of New Mexico campus. The University is one of the city's major cultural centers, hosting a symphony orchestra, theater and dance performances, art exhibits, lectures and sporting events. UNM is also home to the world-renowned Maxwell Museum of Anthropology, which specializes in artifacts and collections of the Southwest, and the University Art Museum, which houses the largest fine art collections in the state.

The lively area surrounding UNM is full of colorful cafes, eclectic shops and trendy taverns.

University Trade Area Tenants



±27,353

UNM Students

±6,000

UNM Employees

±19,886

UNM Undergraduates

±600 Acres

UNM Campus

±7,467

UNM Postgraduates

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About Nob Hill

Nob Hill spans a mile along Central Avenue, the Historic Route 66.

The neon-splashed landscape along with restored deco-inspired buildings show a commitment to the area's retro style.

Nob Hills hosts numerous yearly events including the Twinklelight Parade, Shop n Stroll, Summerfest, and the Pride Parade.

Vibrant district offers unique shops, trendy restaurants and chic nightspots with both local and national tenants.

Nob Hill is a place that tourists and locals frequent and love.

Nob Hill Trade Area Tenants



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2017 Estimated Population

73,430* Est. Population (1 Mile)

109,118* Est. Population (3 Mile)

159,887* Est. Population (5 Mile)

*includes the approx UNM population

2017 Estimated Household Income

\$62,278 Household Income (1 Mile)

\$59,697 Household Income (3 Mile)

\$52,271 Household Income (5 Mile)

2017 Estimated Daytime Employees

36,787 Daytime Employees (1 Mile)

75,252 Daytime Employees (3 Mile)

148,392 Daytime Employees (5 Mile)

2017 Estimated Households

8,939 Est. Households (1 Mile)

26,665 Est. Households (3 Mile)

49,660 Est. Households (5 Mile)