

For Sale or Lease

100 Central Ave SW
Albuquerque, NM 87102

Terrie Hertweck, CCIM
Vice President
+1 505 228 8818
terrie.hertweck@colliers.com
Lic. No. 13730

Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Property Profile

Details

Sales Price	Gold Street Suites (Floors 1 & 2)	± 26,039 SF	$162 PSF
	2nd & 3rd Floors (Central Ave)	± 20,180 SF	$125 PSF
Lease Rate	Gold Street Suites (Floors 1 & 2)	$15.00 - $18.00 + NNN	
	2nd & 3rd Floors (Central Ave)	$16.00 - $18.00 (Modified Gross)	
Submarket	Downtown		
Zoning	MX-FB-UD (Mixed-Use - Form-Based Zone District)		

**See floor plans and suite sizes on pages 5-10*

Features

- **Cactus Volleyball will be opening its new facility in the former theatre space in December 2026**
- Located along Route 66, with the 100th anniversary in 2026
- Adjacent to a municipal multi-story parking garage
- Ideal for restaurant, retail, entertainment, or office
- Gold Street Suites include two second-generation restaurants at each end cap, with retail and office spaces in the center of the strip
- Located next to Tucanos on Central, Suite 118C is a ± 1,468 SF former restaurant space that is immediately available
- The second and third floors on the central side can be easily converted into multi-family units, dormitories, or offices
- Tucanos is not included in current pricing; *please see broker for investment inquiries involving these tenants*
  - Tucano's lease is valid through 2034



100 Central Ave SW | For Sale or Lease

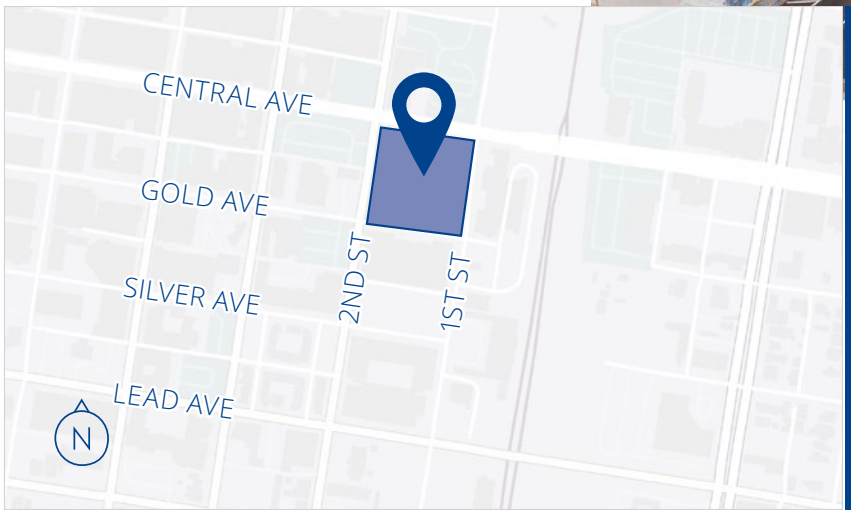
Perfect Location

Located at the gateway to Downtown Albuquerque, this mixed use property features ground-floor retail with office space, entertainment, and multifamily opportunities on the upper levels.

± 46,219 SF

Available





- **Parking Garage (500)**
- **Daytime Population 92,972**
- **~69 Nearby Restaurants**
- **Bike Score™ 90**
- **Walk Score™ 95**
- **3 minutes to Courthouse**
- **Railrunner & ART Station**
- **7 minutes from I-40**
- **3 minutes from I-25**
- **7 minutes to Airport**



Located in the center of it all

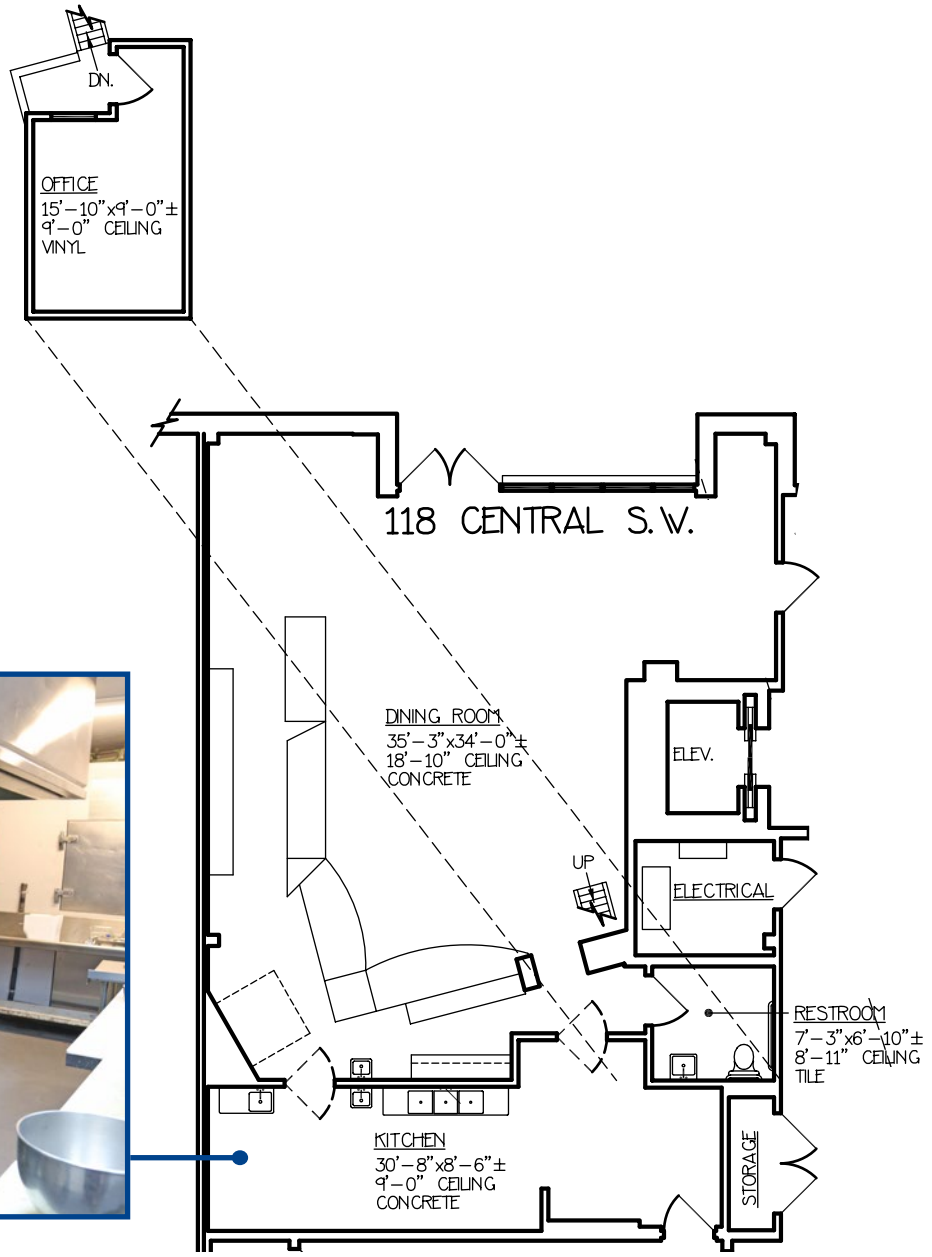
1. Albuquerque Convention Center
2. First Plaza Galleria
3. ABQ Plaza/Hyatt Regency
4. Doubletree Hotel
5. Hotel Andaluz
6. Mixx Apartments
7. BBVA Compass
8. Bank of Albuquerque
9. Civic Plaza
10. City Hall
11. ABQ Convention Center Parking
12. Gold Street Lofts
13. Alvarado Transportation Center/ RailRunner
14. One Central Plaza
15. ART Downtown Station (Albuquerque Rapid Transit)
16. New Mexico Bank & Trust
17. Simms Building
18. US Post Office
19. Kimo Theater
20. GIZMO Arts
21. Banque Lofts
22. NM Cactus Volleyball

Floor Plan - 2nd Gen Restaurant

2nd Gen Restaurant
(Next to Tucanos)
± 1,468 SF
AVAILABLE

2ND ST



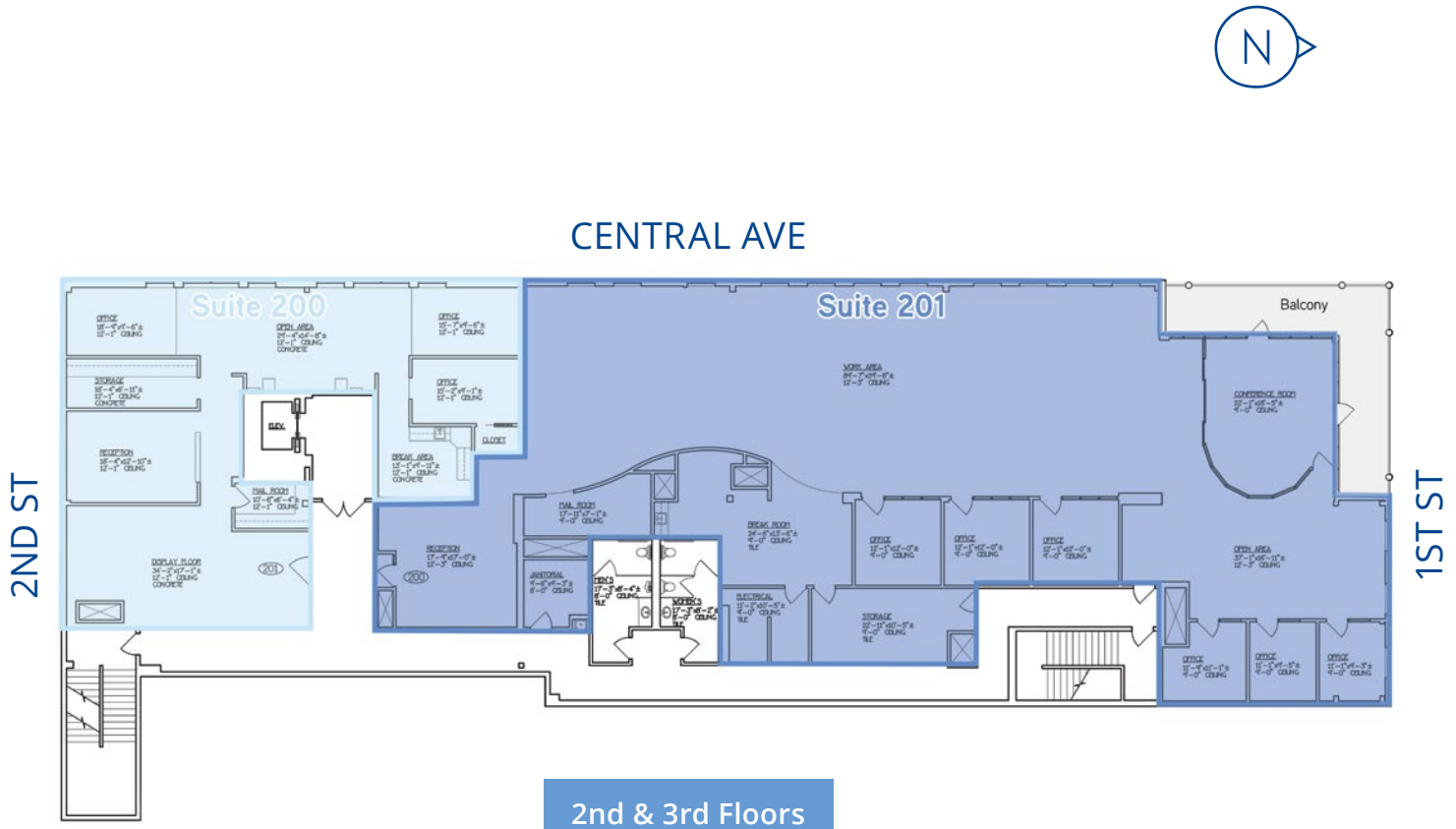


1ST ST

Floor Plan - 2nd Floor

AVAILABLE

Suite 200	2,721 SF
Suite 201	7,101 SF
2nd Floor Combined	9,822 SF
Suite 300	7,776 SF
Suite 301	2,056 SF
3rd Floor Combined	9,832 SF
Combined (2nd & 3rd Floor)	20,180 SF

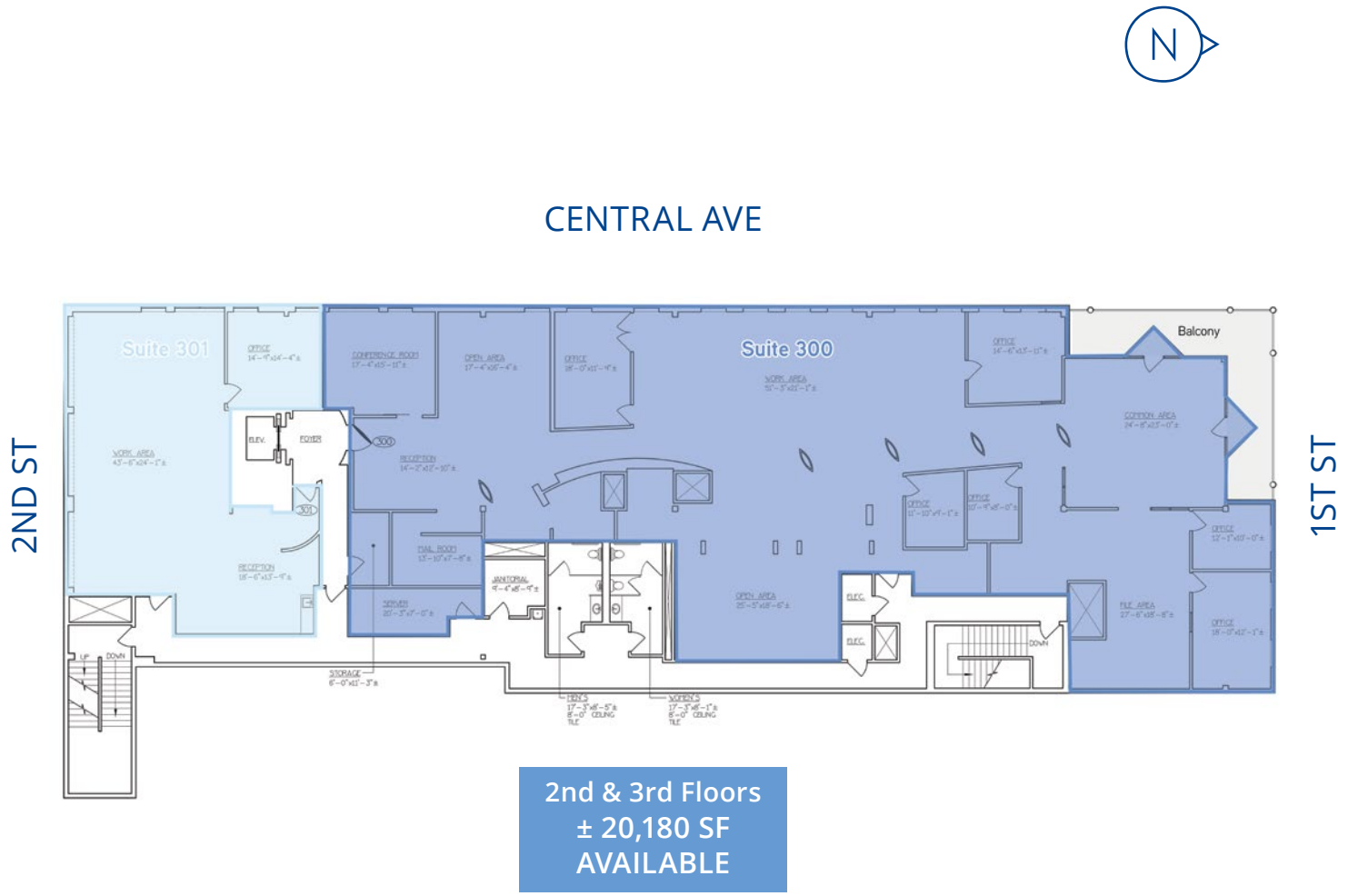


2nd & 3rd Floors (Above Tucanos) ± 20,180 SF AVAILABLE

Floor Plan - 3rd Floor

AVAILABLE

Suite 200	2,721 SF
Suite 201	7,101 SF
2nd Floor Combined	9,822 SF
Suite 300	7,776 SF
Suite 301	2,056 SF
3rd Floor Combined	9,832 SF
Combined (2nd & 3rd Floor)	20,180 SF



2nd & 3rd Floors
± 20,180 SF
AVAILABLE

Property Gallery


Second Floor


Second Floor


Second Floor

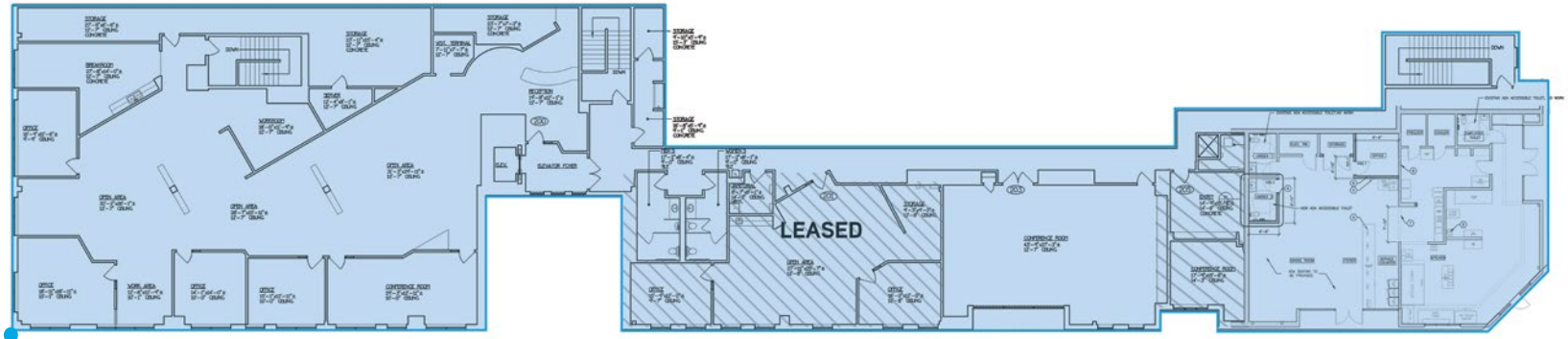

Third Floor


Third Floor


Third Floor

Floor Plan

Gold Street Suites
± 26,039 SF
AVAILABLE



2ND ST

1ST ST

GOLD AVE



119 Gold Ave SW
± 3,119 SF
2nd Gen Restaurant
AVAILABLE

Property Gallery



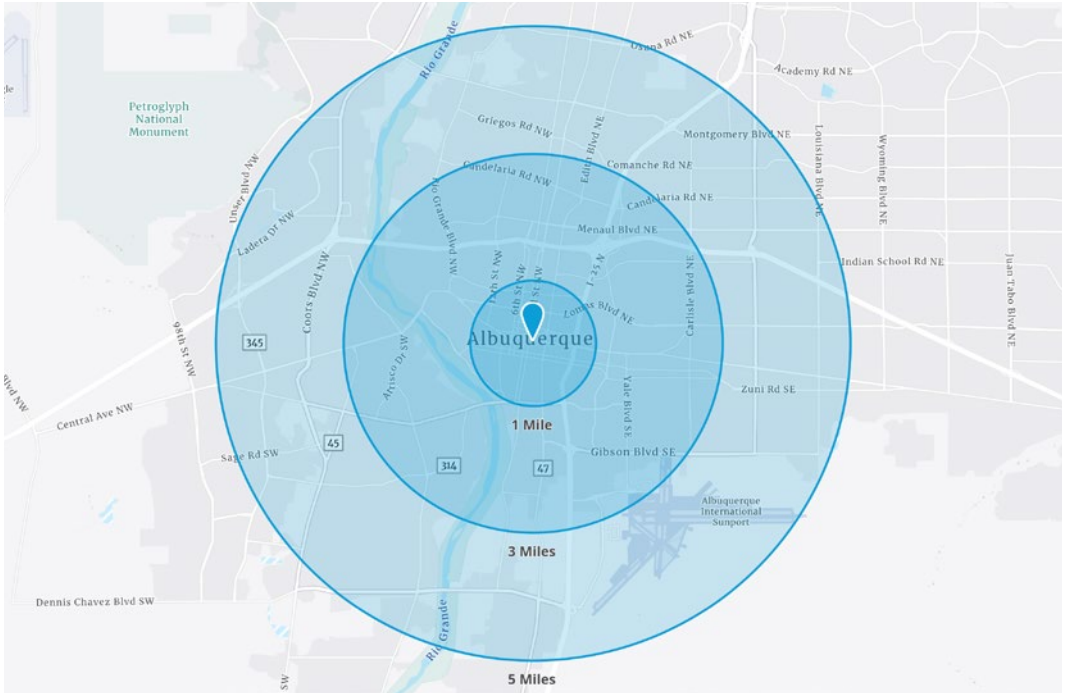






Demographics*

** Demographic data derived from esri® 2020*



	1 Mile	3 Miles	5 Miles
Population	13,629	88,982	231,495
Households	7,488	40,367	100,677
Median Age	38.7	37.4	38.4
Average HH Income	$63,699	$78,198	$76,483
Per Capita Income	$34,858	$35,880	$33,422
Daytime Population	47,422	136,097	300,510
College Education	50.6%	49.5%	43.0%



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Colliers

Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Terrie Hertweck, CCIM
Vice President
+1 505 880 7022
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Lic. No. 13730