



For Lease

7105 Central Ave
Albuquerque, NM 87108

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Property Profile

Details

Lease Rate	\$10.00 PSF
Lease Type	NNN
Available Space	± 12,900 SF
Submarket	Southeast Heights
Zoning	MX-M

Features

- Rare large format, freestanding 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 45,400 VPD
- Adjacent to the Louisiana Albuquerque Rapid Transit stop



Area Tenants



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Trade Area Aerial

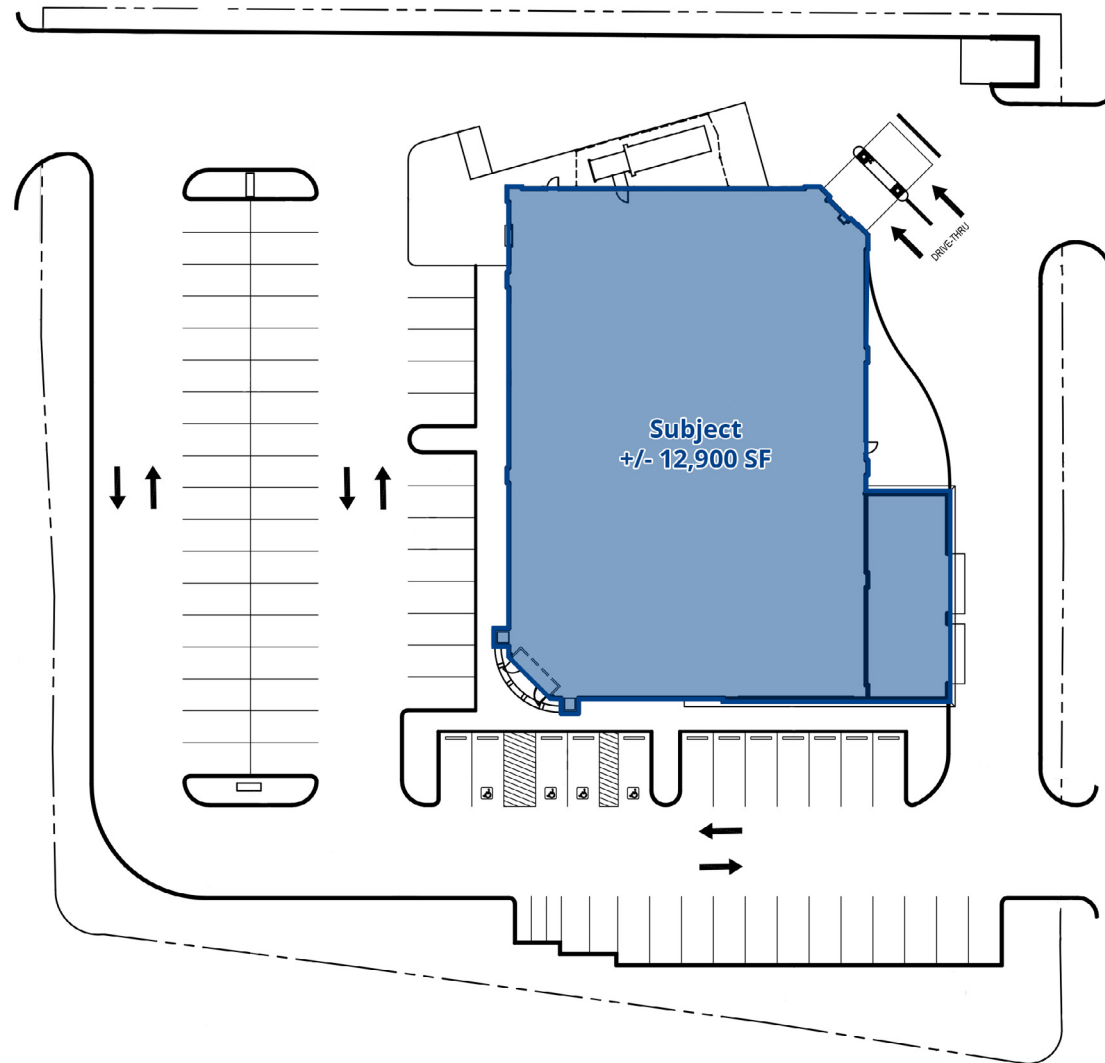


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Intersection Aerial

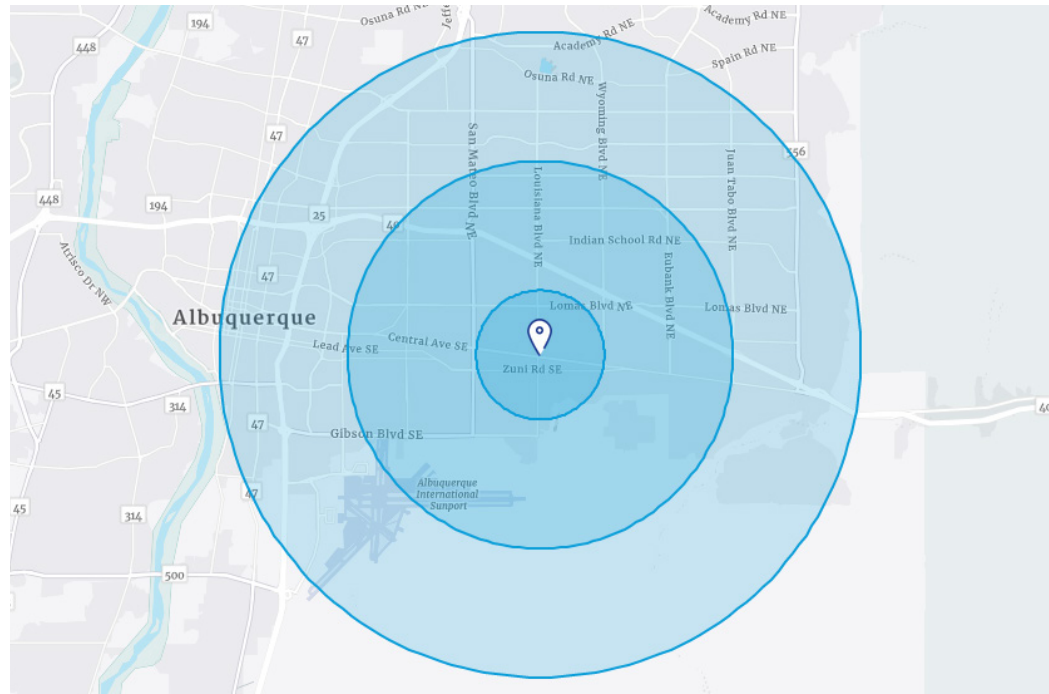


Site Plan



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	22,468	111,017	255,313
Households	9,642	50,517	116,417
Median HH Income	\$29,375	\$47,563	\$51,429
Average HH Income	\$46,245	\$74,715	\$79,393

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