

ONE CENTRAL

AVENUE, NW | ALBUQUERQUE | NM

In the center
of it all.

17,873 SF anchor
space and 6,500 SF of
demisable retail space in
the heart of downtown
plus 78 apartments
on upper floors in this
mixed-use property.

\$18.50-\$22.50

PSF | NNN
\$3.05/SF

-  RETAIL
-  EVENT CENTER
-  RESTAURANT
-  ENTERTAINMENT



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Mixed use.
Open floorplans.
Expansive views.
Solar power.
Adjacent parking.

1,600 –
17,873_{SF}
AVAILABLE NOW

 RETAIL
 EVENT CENTER
 RESTAURANT
 ENTERTAINMENT

PROPERTY DETAILS

Lease Rate	\$18.50 - \$22.50 PSF		
NNN	\$3.05 PSF		
Submarket	Downtown		
Zoning	MX-M		
Available Space	Suite 1-A	± 9,596 SF (+patio)	± 17,873 SF (Ideal for restaurant, entertainment or event center)
	Suite 2-A	± 8,277 SF	
	Suite 3-A	± 9,229 SF (2nd generation restaurant)	
	Suite 1-C	± 2,250 SF (turn-key restaurant)	
	Suite 1-D	± 2,630 SF (± 900 SF mezzanine)	
	Suite 1-E	± 1,600 SF (shell space w/ overhead door)	

PROPERTY FEATURES

- Abundant parking in adjacent 3 story garage with direct retail access
- Three in-line retail spaces available
- Single tenant opportunity of 17,873 SF - 1st and 2nd floors
- Elevator shared with 3rd floor tenant
- Tenant Improvement allowance available
- Excellent signage available
- Walkability to theatres, restaurants, galleries, and entertainment venues
- 733 SF dedicated patio
- Open air windows on 1st floor
- 78 Fully leased apartments located in the building
- ART (Albuquerque Rapid Transit) stop directly outside of the building



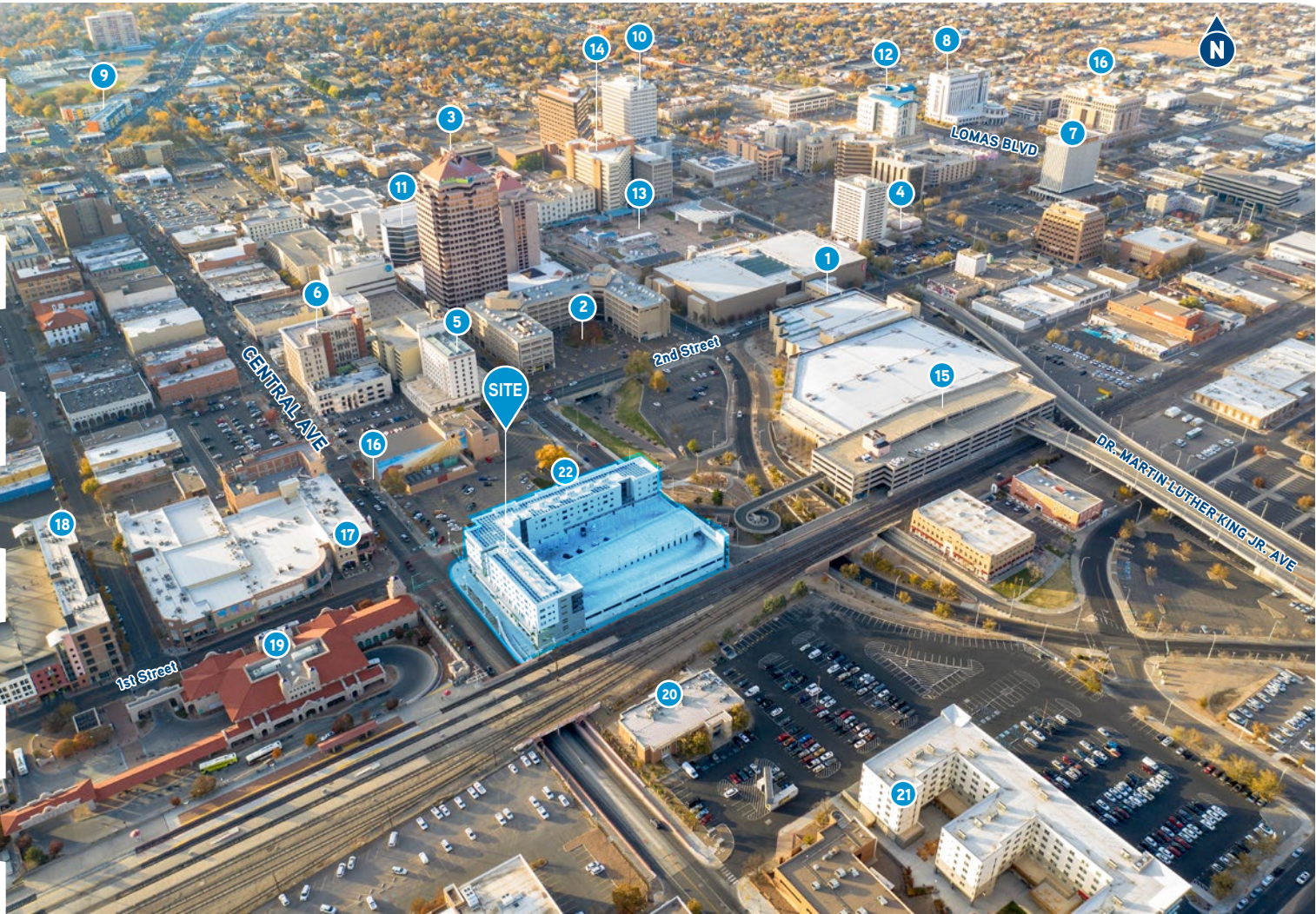
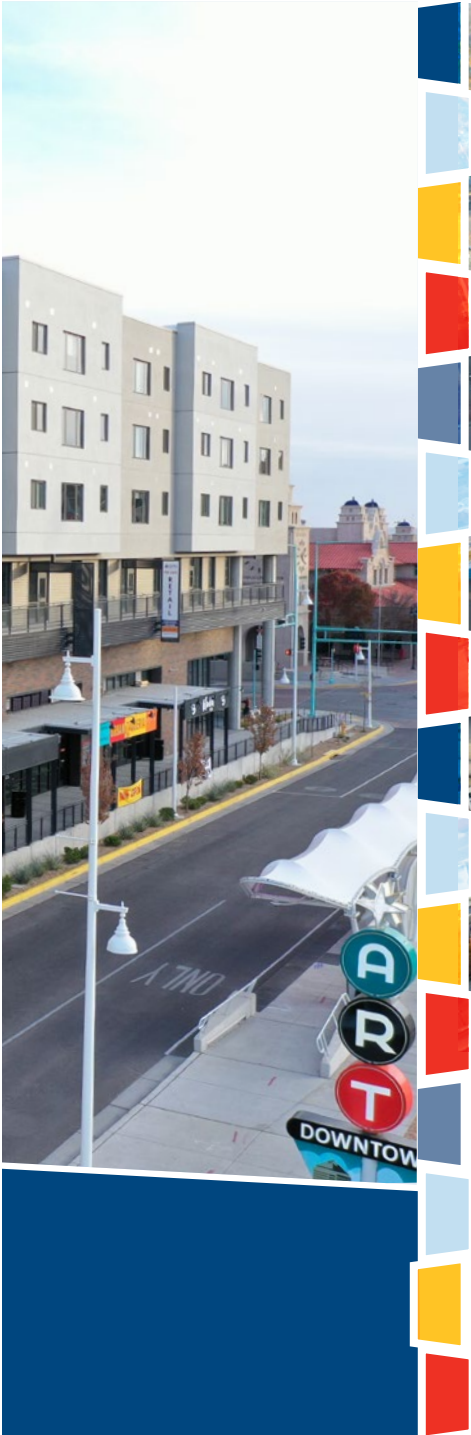
ABOUT ONE CENTRAL

Find your space — One Central Ave is the modern age embodiment of sophisticated urban living, shopping and entertainment. Designed by award winning architects, SMPC. One Central is a vibrant and exciting addition to Albuquerque's downtown area, providing a variety of amenities to its residents and tenants. The buildings upper three floors are residential apartments, while the three lower floors are mixed with 10 units, dining, breweries, retail, entertainment and fitness venues.

One Central sits on the border of downtown, providing access to the city's most active and walkable area. Tenants, visitors and residents can take advantage of the transit-oriented site, which features an Albuquerque Rapid Transit stop and is minutes away from the Rail Runner and Amtrak Station. The retail and restaurant spaces are ideal for national and local tenants looking to break into the booming downtown market, with an emphasis on entertainment for the 2nd level retail vacancy.

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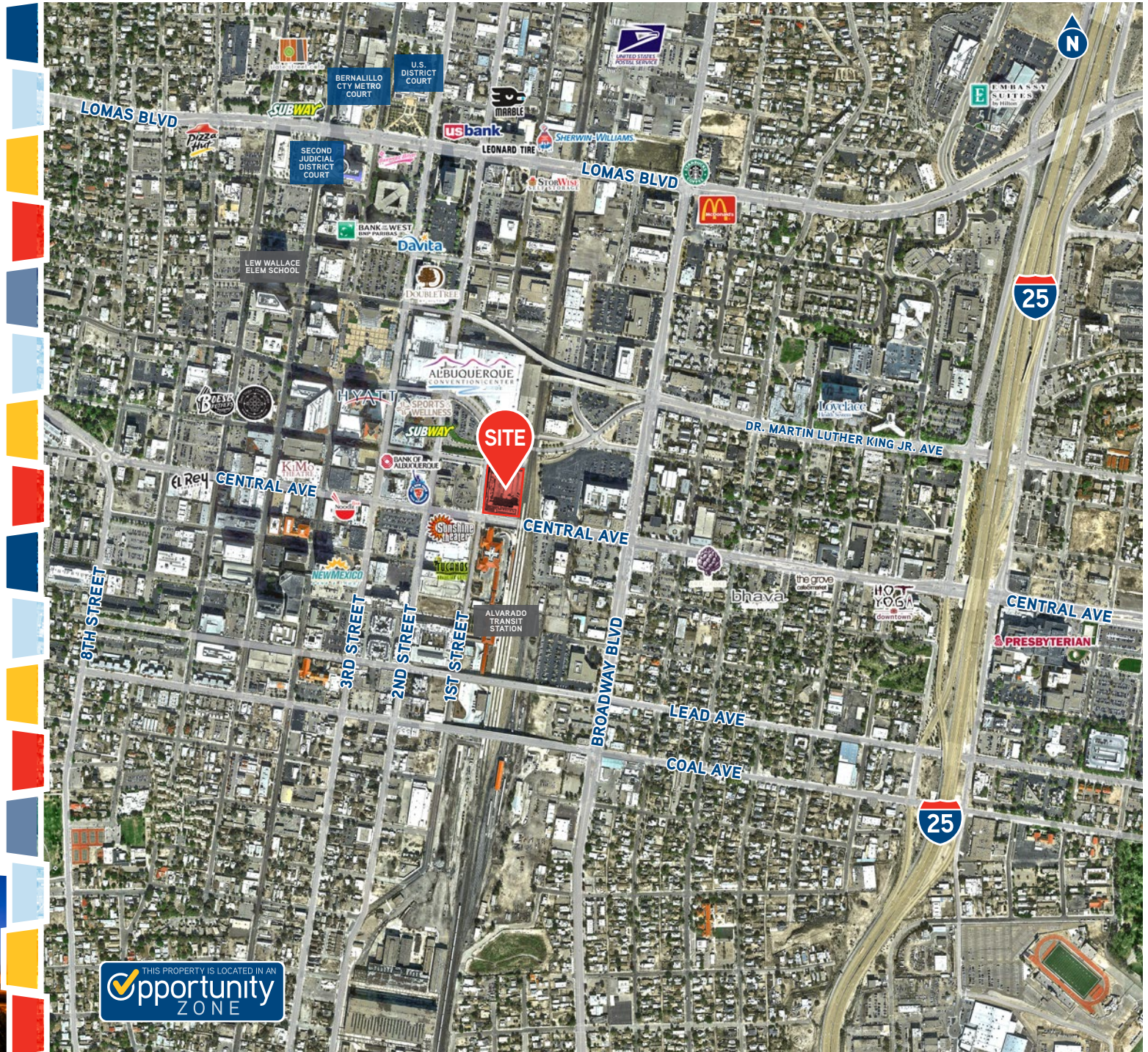
LOCATED IN THE **CENTER** OF IT ALL

- | | | |
|----------------------------------|------------------------------------|--|
| 1. Albuquerque Convention Center | 9. Mixx Apartments | 16. Dennis Chavez Federal Building |
| 2. First Plaza Galleria | 10. BBVA Compass | 17. Tucano's Grill and former theatre opportunity |
| 3. ABQ Plaza/Hyatt Regency | 11. Bank of Albuquerque | 18. Gold Street Lofts |
| 4. Doubletree Hotel | 12. Second Judicial District Court | 19. Alvarado Transportation Center/RailRunner |
| 5. Hotel Andaluz | 13. Civic Plaza | 20. Innovate ABQ |
| 6. 219 Central Ave Banque Lofts | 14. City Hall | 21. UNM Rainforest |
| 7. Wells Fargo | 15. Abq Convention Center Parking | 22. ART Downtown Station (Albuquerque Rapid Transit) |
| 8. Bernalillo County Metro Court | | |

AERIAL MAP



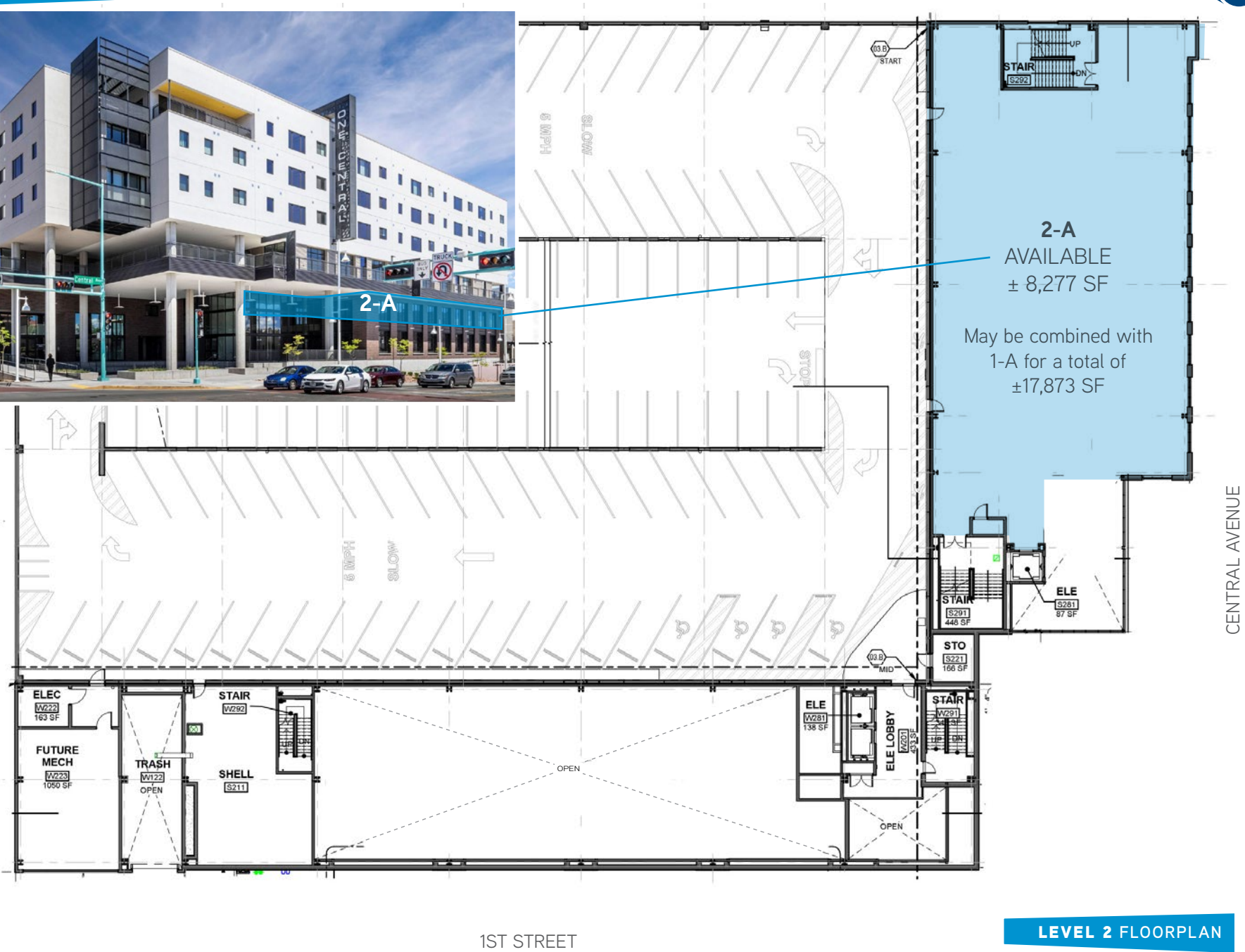
Located across from Tucanos Brazilian Grill, Sunshine theater, and Alvarado Transit Center, this property offers high visibility and has already become an iconic urban destination.





LEVEL 1 FLOORPLAN

LEVEL 2 FLOORPLAN



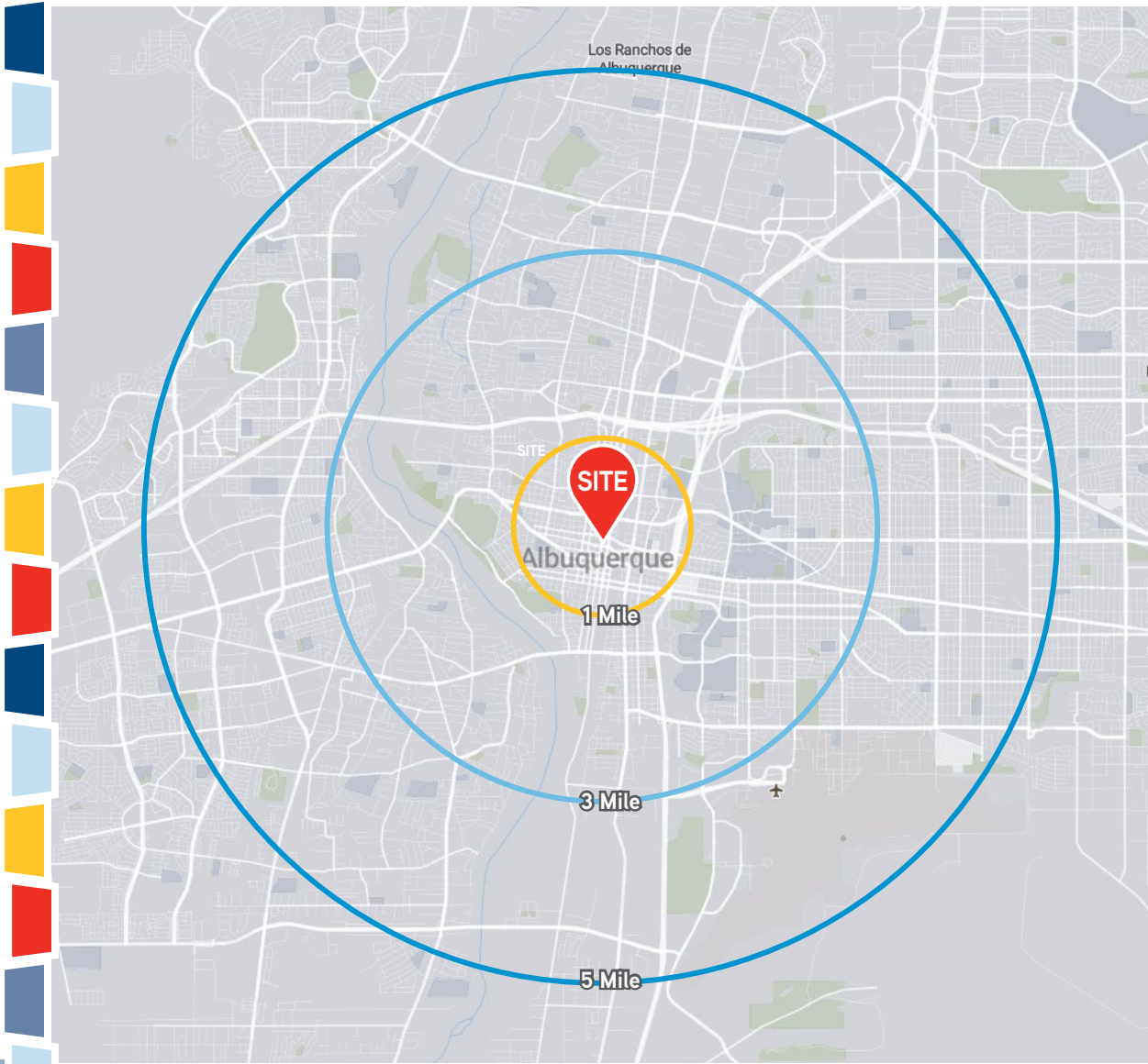
LEVEL 3 FLOORPLAN



LEVEL 3 FLOORPLAN

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,754	89,167	232,520
Households	7,604	40,671	101,704
Median Age	36.0	35.8	36.3
Average HH Income	\$60,331	\$76,545	\$74,640
Per Capita Income	\$33,383	\$35,252	\$32,741
Daytime Population	46,000	146,831	310,761
College Education	53.9%	51.4%	43.3%
Average Family Size	2.78	2.98	3.04
Owner Occupied Housing	29.4%	44.6%	49.5%
Rental Occupied Housing	58.2%	44.6%	41.7%



- ★ RETAIL
- ★ EVENT CENTER
- ★ RESTAURANT
- ★ ENTERTAINMENT



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