

# ONE CENTRAL

AVENUE, NW | ALBUQUERQUE | NM

In the center  
of it all.

19,256 SF of prime  
retail space in the heart  
of downtown plus 78  
apartments on upper  
floors in this new  
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 –  
19,256<sup>SF</sup>  
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 & 2-A       | +/- 19,256 SF (Ideal for event center) |
|                 | Suite 1-A             | +/- 10,079 SF (+ patio)                |
|                 | Suite 2-A             | +/- 9,177 SF                           |
|                 | Suite 1-D             | +/- 1,600 SF                           |

\*Building Signage Available

## PROPERTY FEATURES

- Abundant parking in adjacent 3 story garage with direct retail access
- Only one 1,600 SF in-line retail space available
- Single tenant opportunity of 19,256 SF - 1st and 2nd floors
- Elevator shared with 3rd floor tenant
- Tenant Improvement allowance available
- Excellent signage available
- Walkability to theatres, restaurants (several on site), 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
- Retail Tenants include:
  - Canvas Artistry Restaurant and Entertainment
  - Natural Fitness Training
  - Yummy's Mini-Donuts & Ice Creme
  - La Zenita Mexican Restaurant



## 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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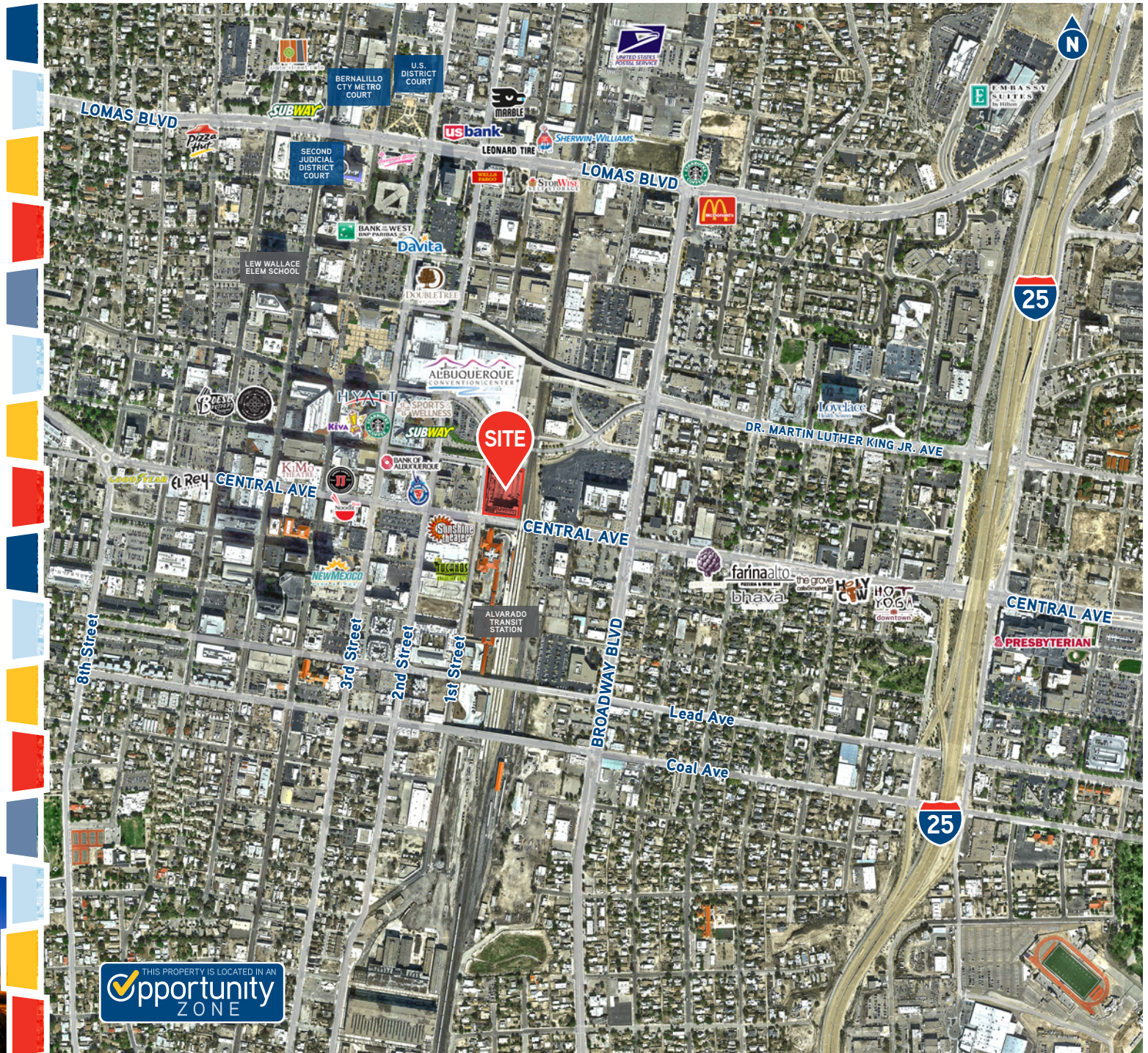
#### LOCATED IN THE **CENTER** OF IT ALL

- |                                  |                                    |                                                         |
|----------------------------------|------------------------------------|---------------------------------------------------------|
| 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<br>(Albuquerque Rapid Transit) |
| 8. Bernalillo County Metro Court |                                    |                                                         |

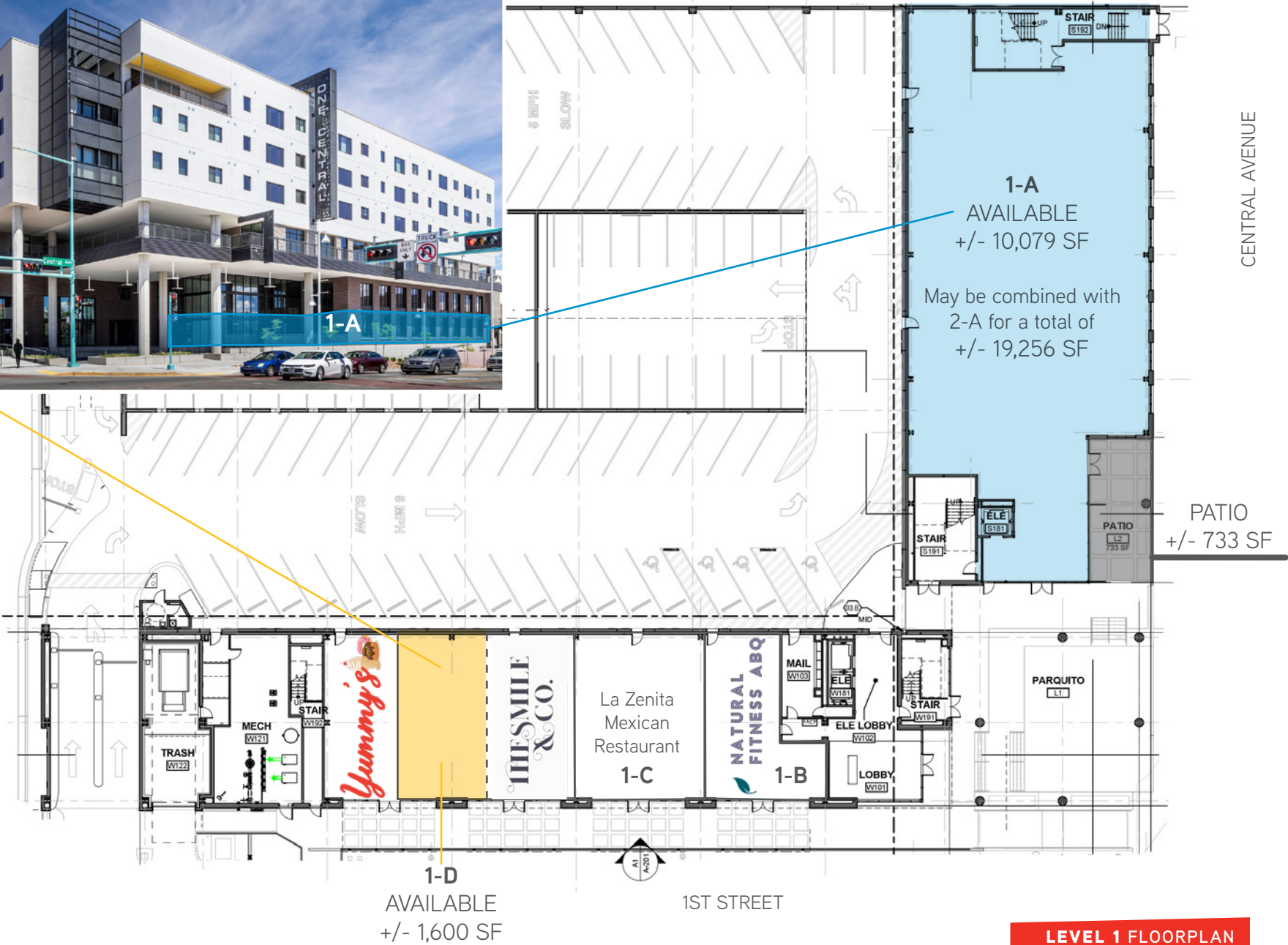
## AERIAL MAP



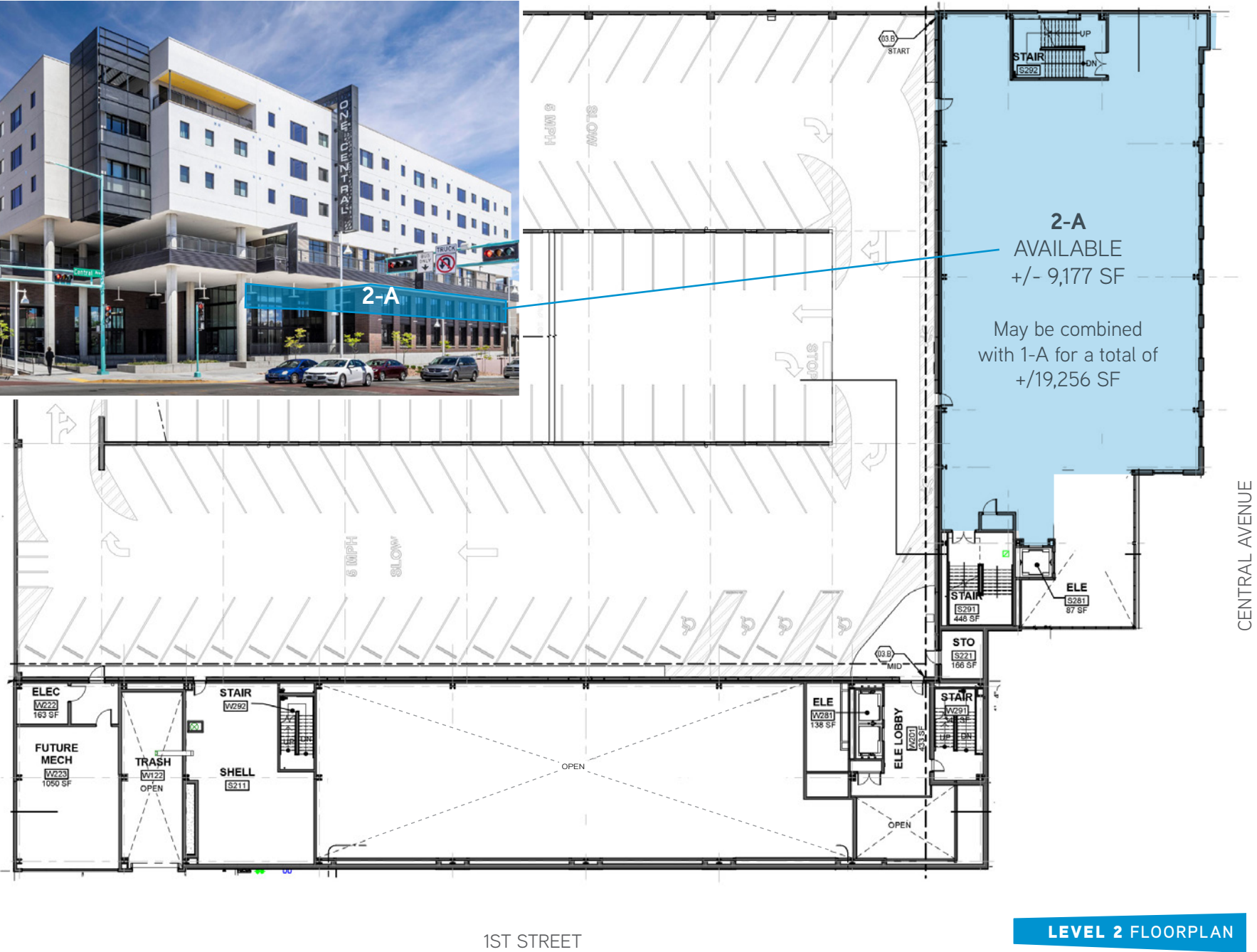
Located across from Tucanos Brazilian Grill, Sunshine theater, and Alvarado Transit Center, this property offers high visibility and has already become an iconic urban destination.



LEVEL 1 FLOORPLAN



LEVEL 2 FLOORPLAN



LEVEL 2 FLOORPLAN

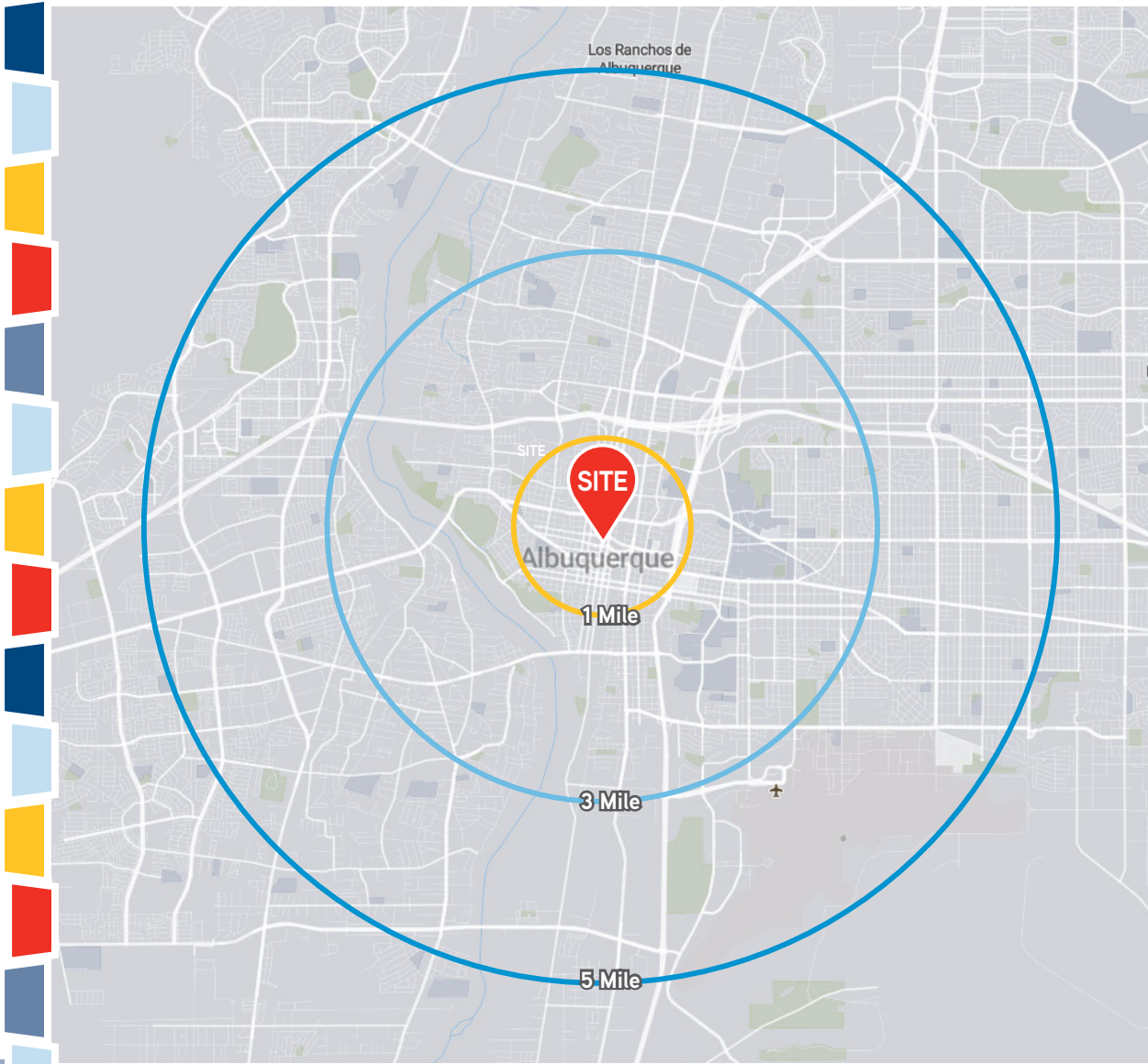
LEVEL 3 FLOORPLAN



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%    |



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