



FOR LEASE | RETAIL

# 8409 CENTRAL AVE. NE

8409 Central Ave. NE, Albuquerque, NM 87108



## LEASE OVERVIEW

AVAILABLE SF: 1,200 SF

LEASE RATE: \$8.00 SF/Yr (MG)

LOT SIZE: 0.05 Acres

BUILDING SIZE: 1,200 SF

## PROPERTY DESCRIPTION

\$8.00/SF/YR Modified Gross

## PROPERTY HIGHLIGHTS

- Open retail space on Central Ave.
- High traffic counts
- Fenced parking lot
- Mixed use space with overhead door
- TI's for abated rent
- Lease to Own option available



Walt Arnold Commercial Brokerage, Inc.

KELLY TERO

Associate Broker  
505.503.2643  
kelly.tero@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

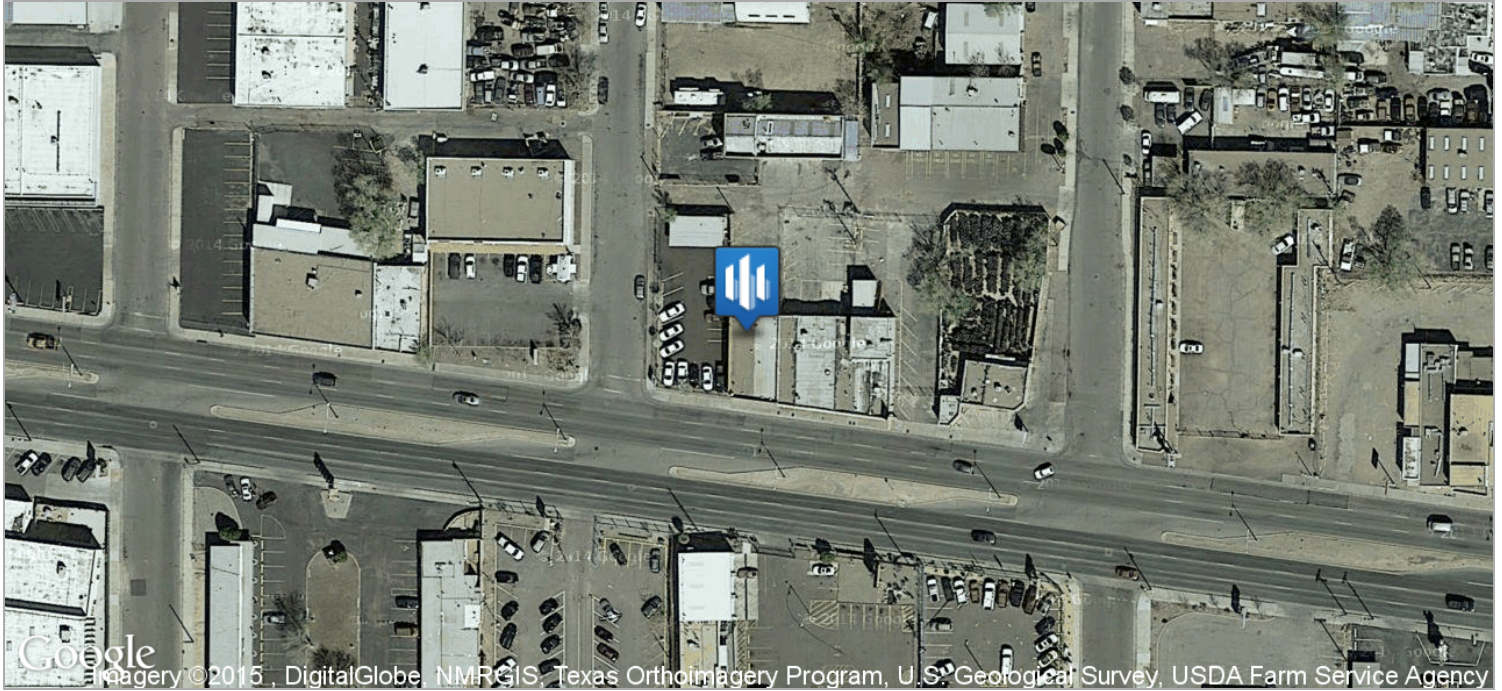
svn.com



FOR LEASE | RETAIL

# 8409 CENTRAL AVE. NE

8409 Central Ave. NE, Albuquerque, NM 87108



**Sperry Van Ness.**  
Walt Arnold Commercial Brokerage, Inc.

**KELLY TERO**  
Associate Broker  
505.503.2643  
kelly.tero@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svn.com



FOR LEASE | RETAIL

# 8409 CENTRAL AVE. NE

8409 Central Ave. NE, Albuquerque, NM 87108



 **Sperry Van Ness.**  
Walt Arnold Commercial Brokerage, Inc.

**KELLY TERO**  
Associate Broker  
505.503.2643  
kelly.tero@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

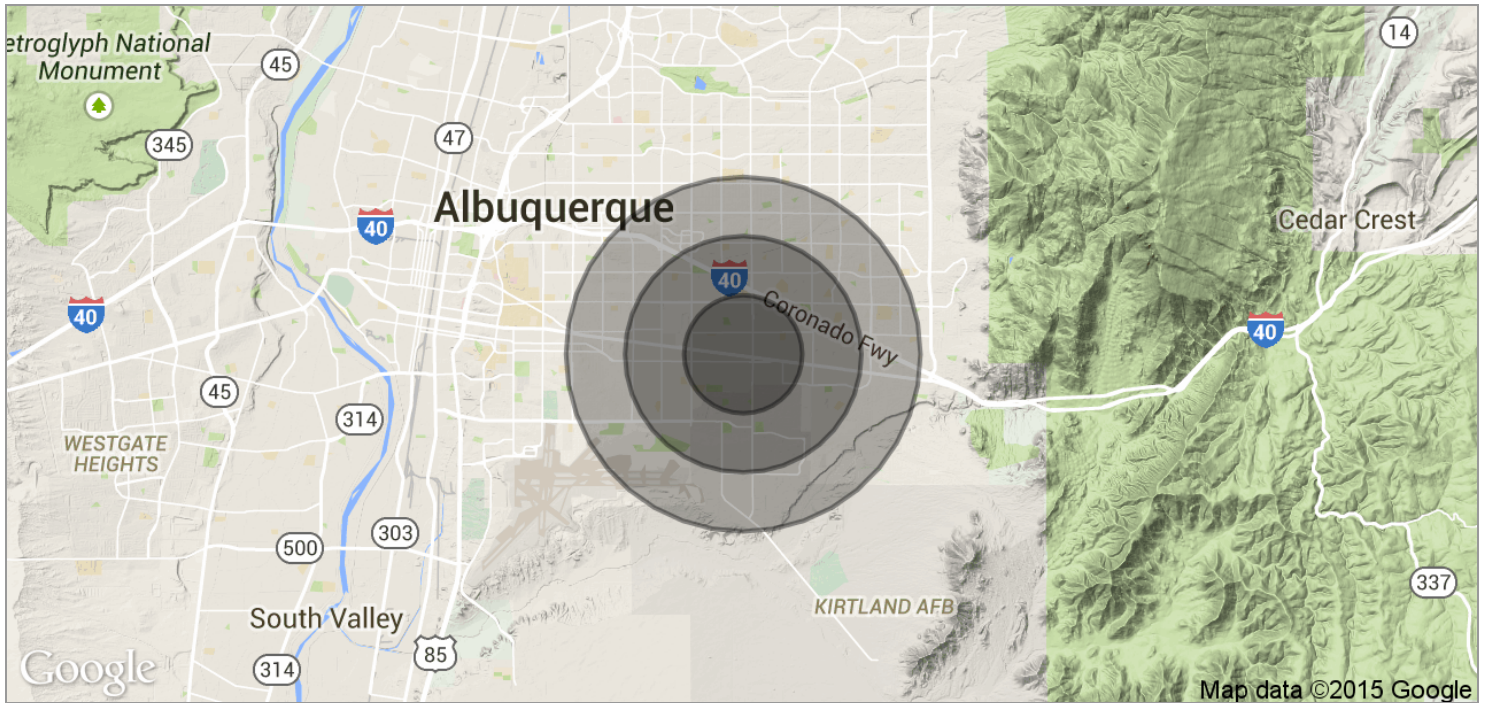
svn.com



FOR LEASE | RETAIL

# 8409 CENTRAL AVE. NE

8409 Central Ave. NE, Albuquerque, NM 87108



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	17,193	51,893	111,238
MEDIAN AGE	31.0	35.5	37.3
MEDIAN AGE (MALE)	30.5	34.5	35.9
MEDIAN AGE (FEMALE)	32.9	37.2	39.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	6,683	22,190	48,694
# OF PERSONS PER HH	2.6	2.3	2.3
AVERAGE HH INCOME	\$34,748	\$41,089	\$46,573
AVERAGE HOUSE VALUE	\$155,412	\$169,362	\$177,476



**KELLY TERO**  
Associate Broker  
505.503.2643  
kelly.tero@svn.com