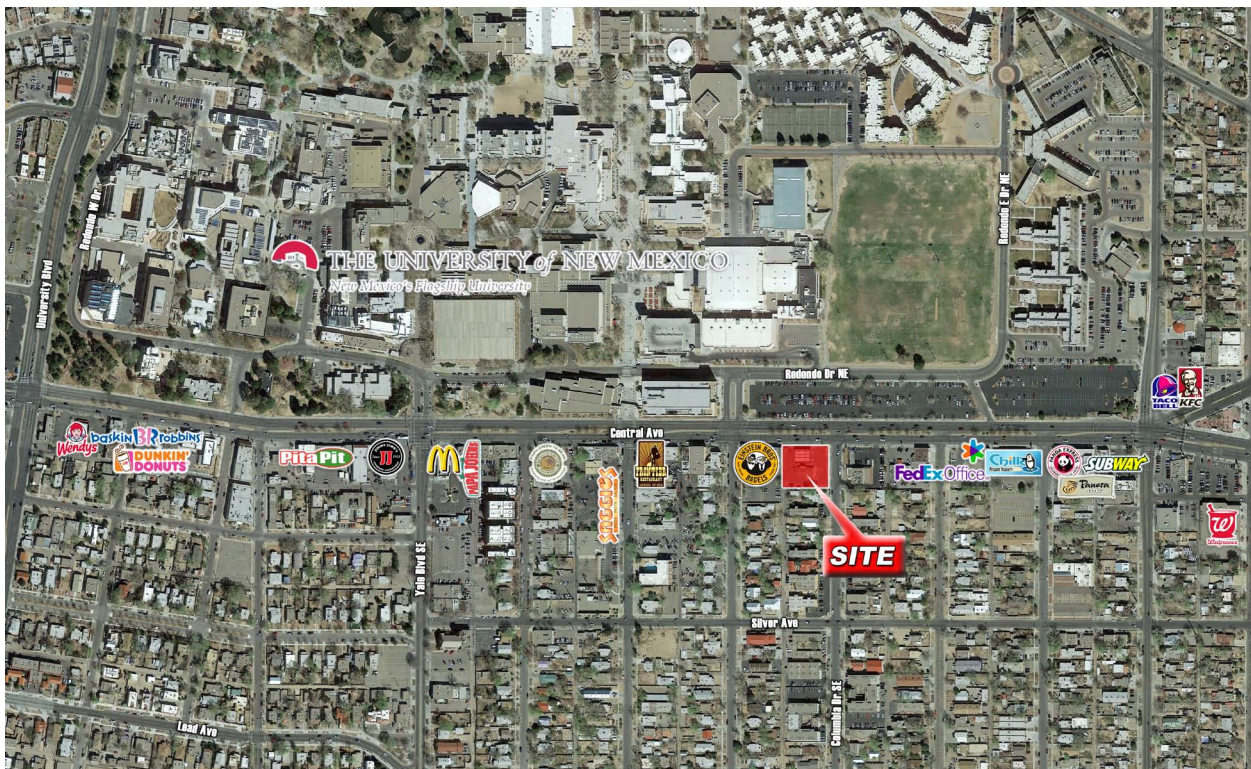


# New Retail/Restaurant Space Available Albuquerque, New Mexico

**2550 Central Ave SE  
Albuquerque, NM 87106**

## PROPERTY HIGHLIGHTS

- 5,600 SF Building
- Adjacent to Einstein Bagels
- Hard corner location
- Easy access and excellent visibility
- Pylon signage available
- Highly desirable location across from The University of New Mexico

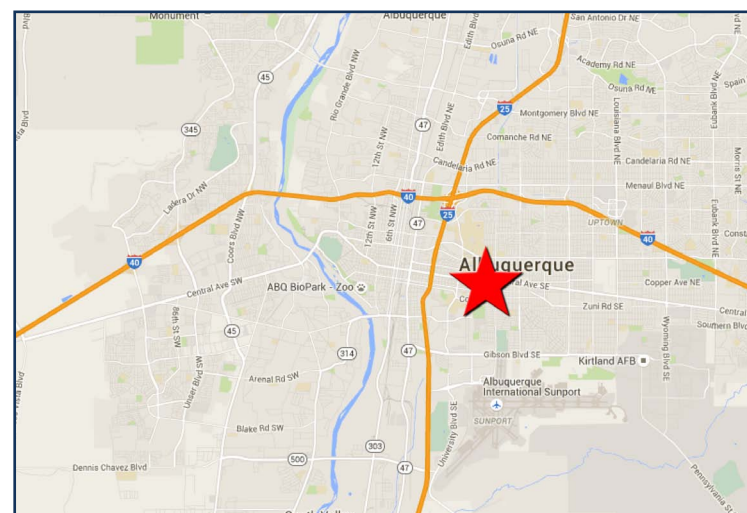


## DEMOGRAPHICS

Radius	Total Population	Daytime Population	Average Household Income
1-mile	17,644	27,639	\$52,280
3-mile	100,241	203,096	\$53,284
5-mile	239,800	375,145	\$54,868

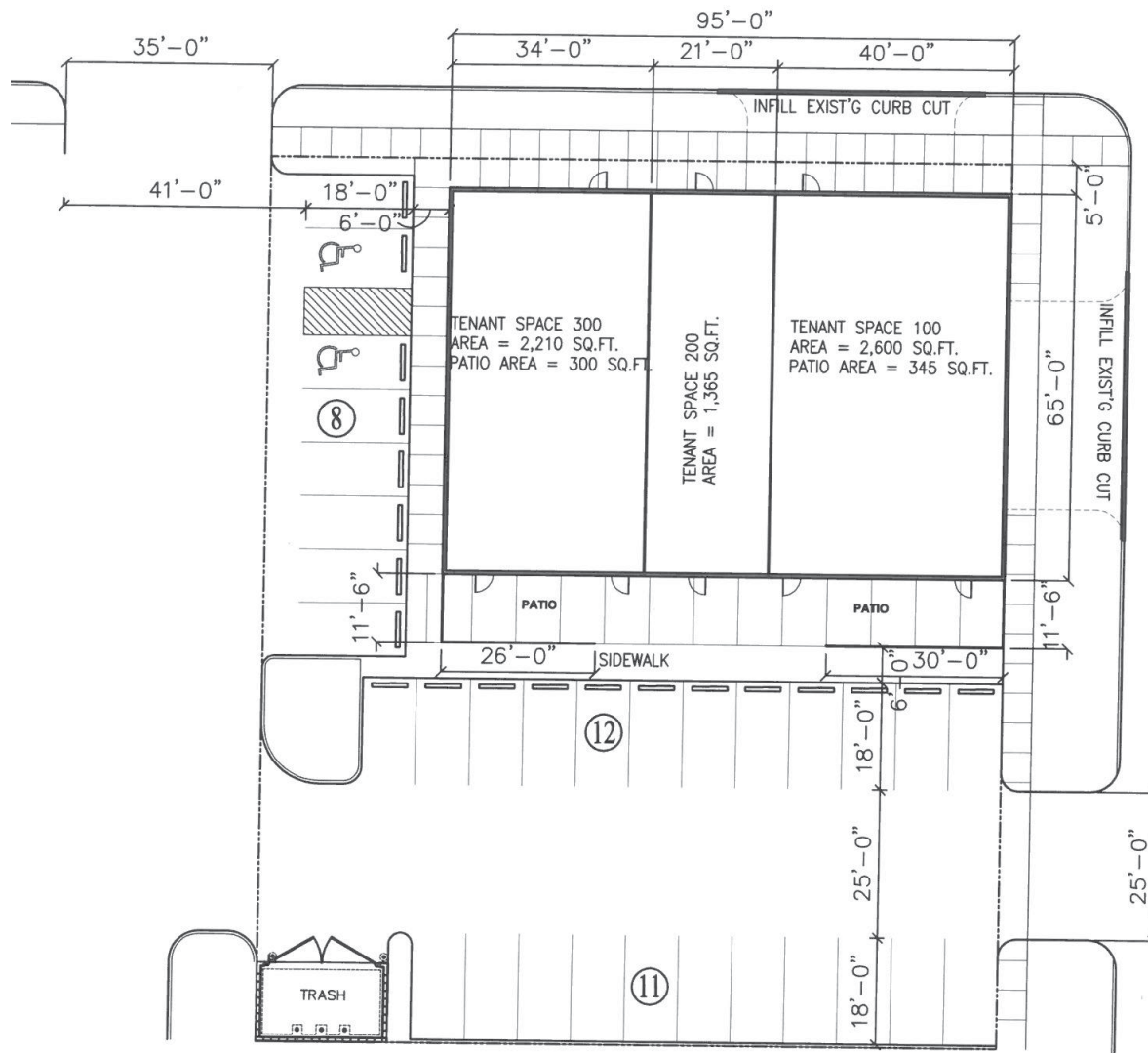
## TRAFFIC COUNTS

<b>Central Ave</b> 37,627 VPD ('12)	<b>I-25</b> 133,294 VPD ('12)
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## PRELIMINARY SITE PLAN



## ELEVATION RENDERINGS



① SOUTH ELEVATION  
 SCALE 3/32" = 1'-0" FRONT



② NORTH ELEVATION  
 SCALE 3/32" = 1'-0" REAR



③ EAST ELEVATION  
 SCALE 3/32" = 1'-0" RIGHT SIDE



④ WEST ELEVATION  
 SCALE 3/32" = 1'-0" LEFT SIDE



CLOSE-UP AERIAL VIEW





# New Retail/Restaurant Space Available Albuquerque, New Mexico

FACING EAST





# New Retail/Restaurant Space Available Albuquerque, New Mexico

LOOKING WEST





# New Retail/Restaurant Space Available Albuquerque, New Mexico

LOOKING NORTH-EAST





