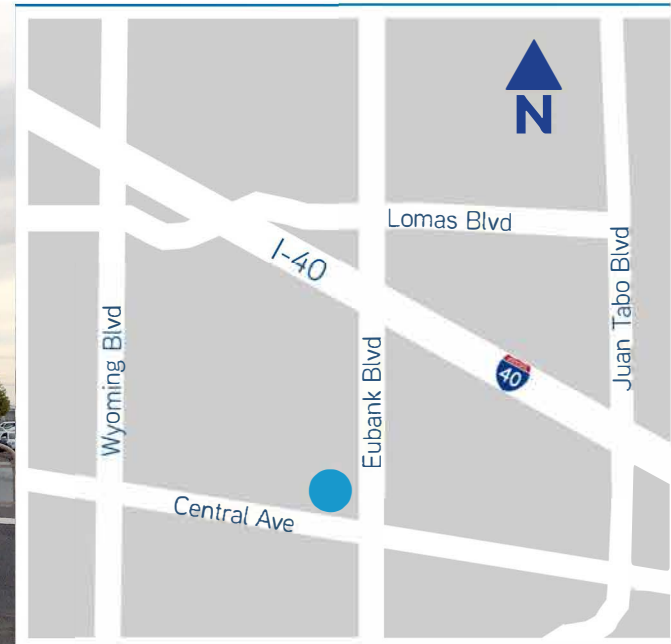


FOR LEASE

First Generation Retail Space

10221 Central Ave NE
Albuquerque, NM 87123



Lease Rate:

- See Broker

NNN:

- \$4.00/ SF

Building Size:

- +/- 6,200 SF

Available:

- +/- 1,300 SF
- +/- 21' W x +/- 62' D

Features:

- Zoning: SU-2
- Solid Day Time Population
 - 46,426 employees within 3 mi radius
 - Kirtland Airforce Base : 23,000 employees
 - Sandia Labs: 6,600 employees
- Close Proximity to Kirtland AFB, Sandia National Laboratories and Support Manufacturing
- Vehicles Per Day: 30,500
- Excellent exposure along Central

- Excellent ingress/egress from Central Ave & adjacent streets
- Signage opportunity on building facing Street
- Parking Ratio 5/1,000 SF

Co-Tenants:

- Freddy's Steak Burgers
- T-Mobile
- Albuquerque Dentist Office

Area Businesses:

- Costco
- Home Depot
- Starbucks
- Chik-fil-A
- Walmart
- O'Reilly's
- AutoZone
- Advanced Auto Parts
- Golden Pride
- Sam's Club
- Ross
- PetSmart
- Chili's
- Taco Cabana
- Walgreens

PEGASUS RETAIL

100 Sun Ave., Suite 100
Albuquerque, NM 87109

505.346.0022
pegasusretail.com



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George Chronis
505.238.3854
george@pegasusgroupnm.com

Location
10221 Central Ave NE



2016 Demographics

	1 mi.	3 mi.	5 mi.
Est. Population	15,693	123,780	231,031
Est. Households	6,243	54,110	104,388
Est. Average HH Income	\$56,669	\$53,938	\$62,772
Est. Median HH Income	\$44,953	\$42,142	\$49,095

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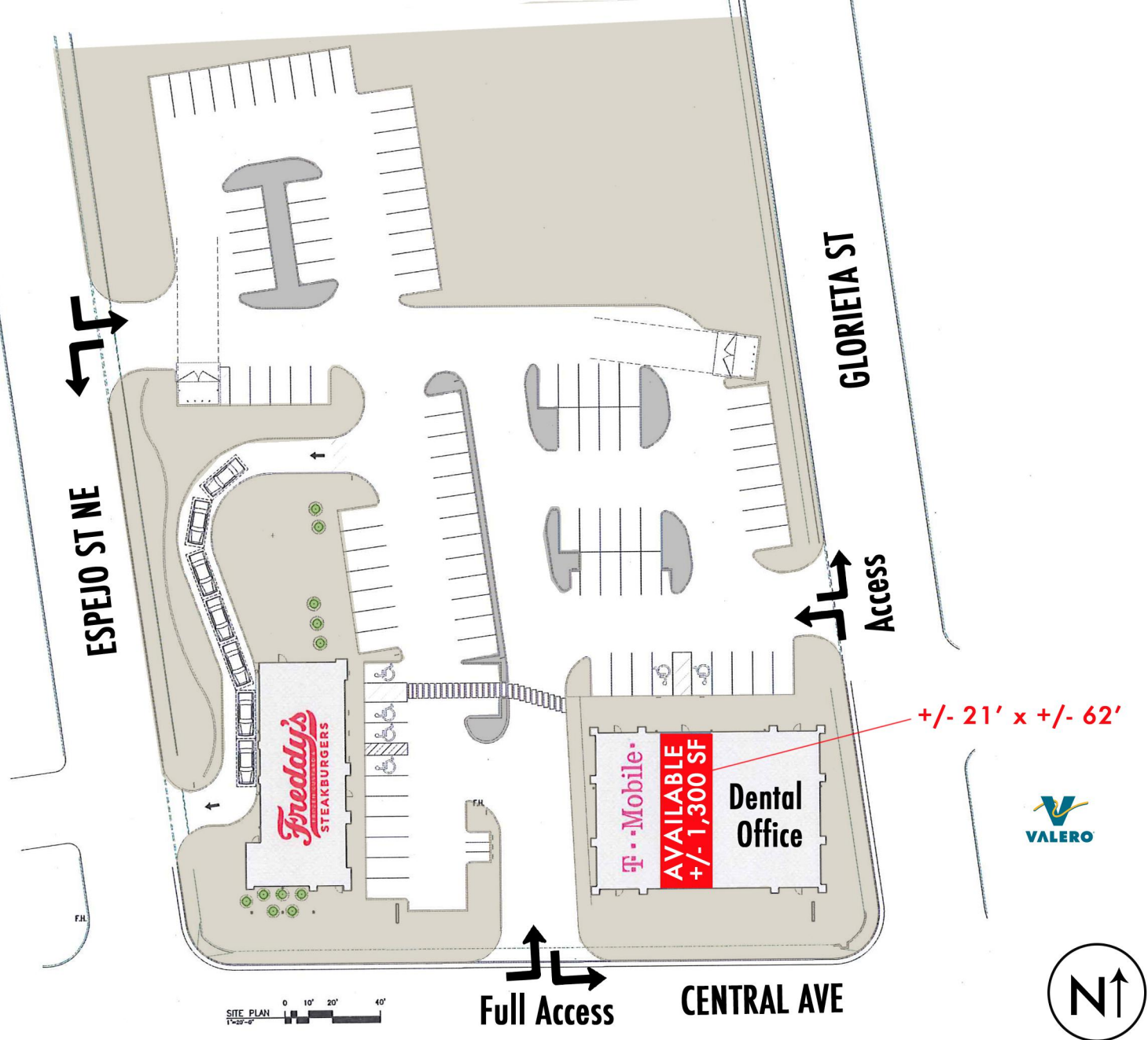


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Site Plan
10221 Central Ave NE



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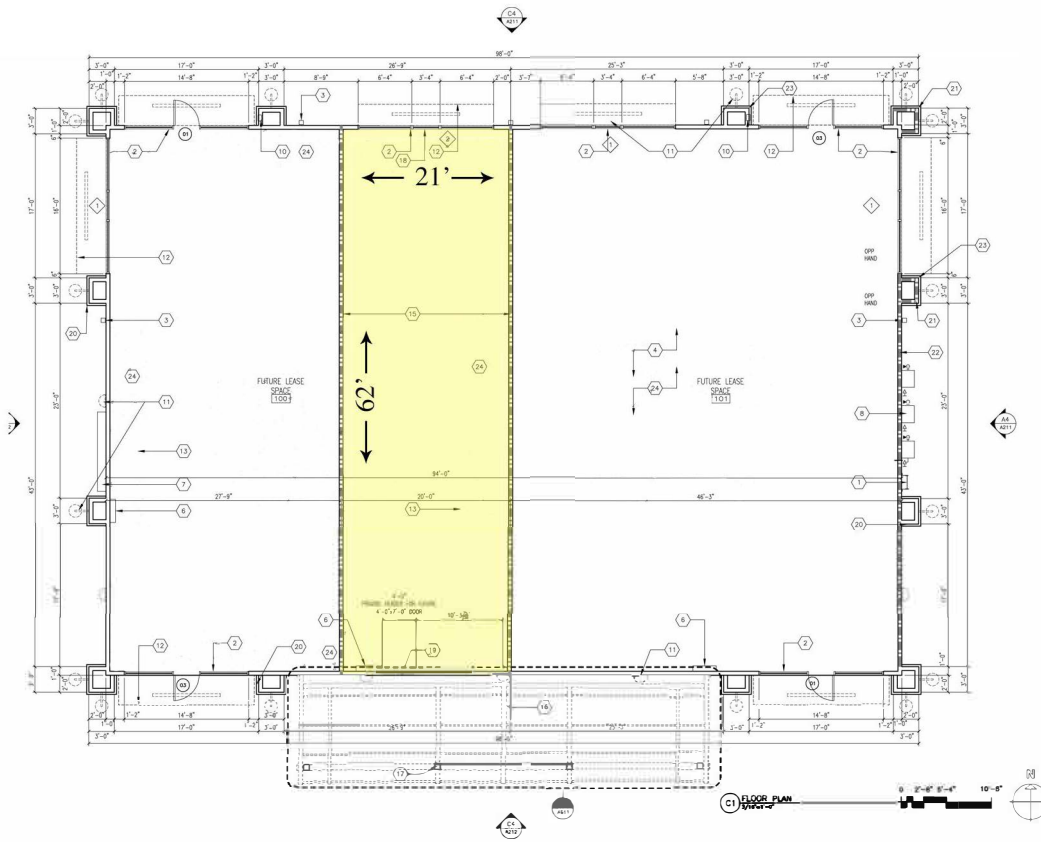


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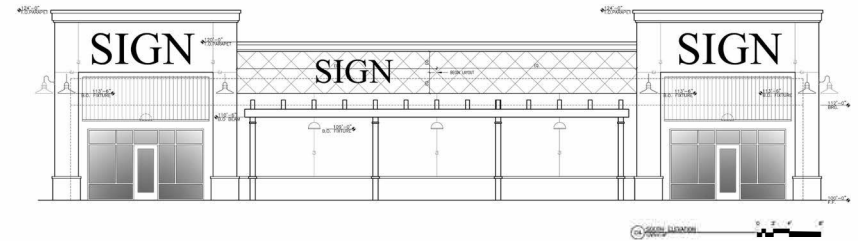
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Elevation Drawings 10221 Central Ave NE



Demising Plan



South Elevation

Conceptual renderings, subject to change.

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