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## Route 66 – Office or Retail Space For Lease

3712 Central Ave. SE – Nob Hill Court  
Albuquerque, NM 87108



**Lease Rate:** \$15.50 / SF MG

**Available Space:** +/-615 SF – +/-764 SF

**Building Size:** ±15,211 SF

**Zoning:** C1

### Available Units:

Unit A: +/- 615 SF, \$794/Mo MG

Unit G: +/- 669 SF, \$864.13/MO MG

Unit F: +/- 764, \$987/MO MG

### Features:

Excellent visibility on Historic Route 66

Central Ave. Frontage

Easy access

20 + parking spaces

Excellent Signage

New Stucco

New Parking Lot

Renovated in 2009

+/- 26,700 VDP Central Ave.

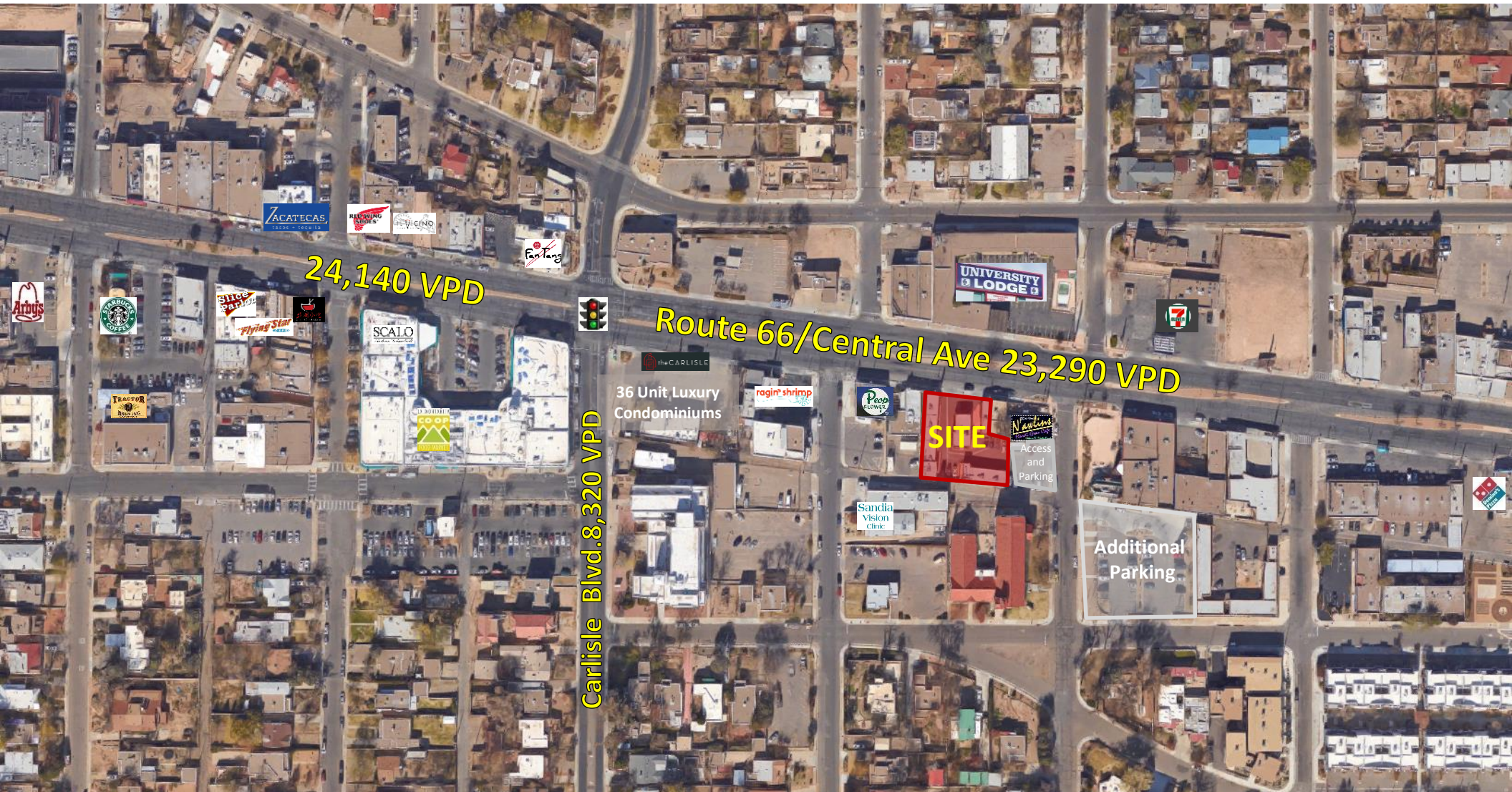
Absolute Investment Realty  
105 Jefferson St. NE  
Albuquerque, NM 87108

505-346-6006  
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The information contained herein is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Trade Area

3712 Central Ave. SE – Nob Hill Court  
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## Site Close Up

**3712 Central Ave. SE – Nob Hill Court  
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Absolute Investment Realty has been selected to exclusively represent the owner in the lease of this affordable Office/Retail center. Nob Hill Court, 3217 Central Ave. SE is centrally located in one of the fastest growing areas of the city.

Nob Hill Court located on Historic Rout 66 at the heart of one of the most desirable and highest traffic thoroughways in the city.

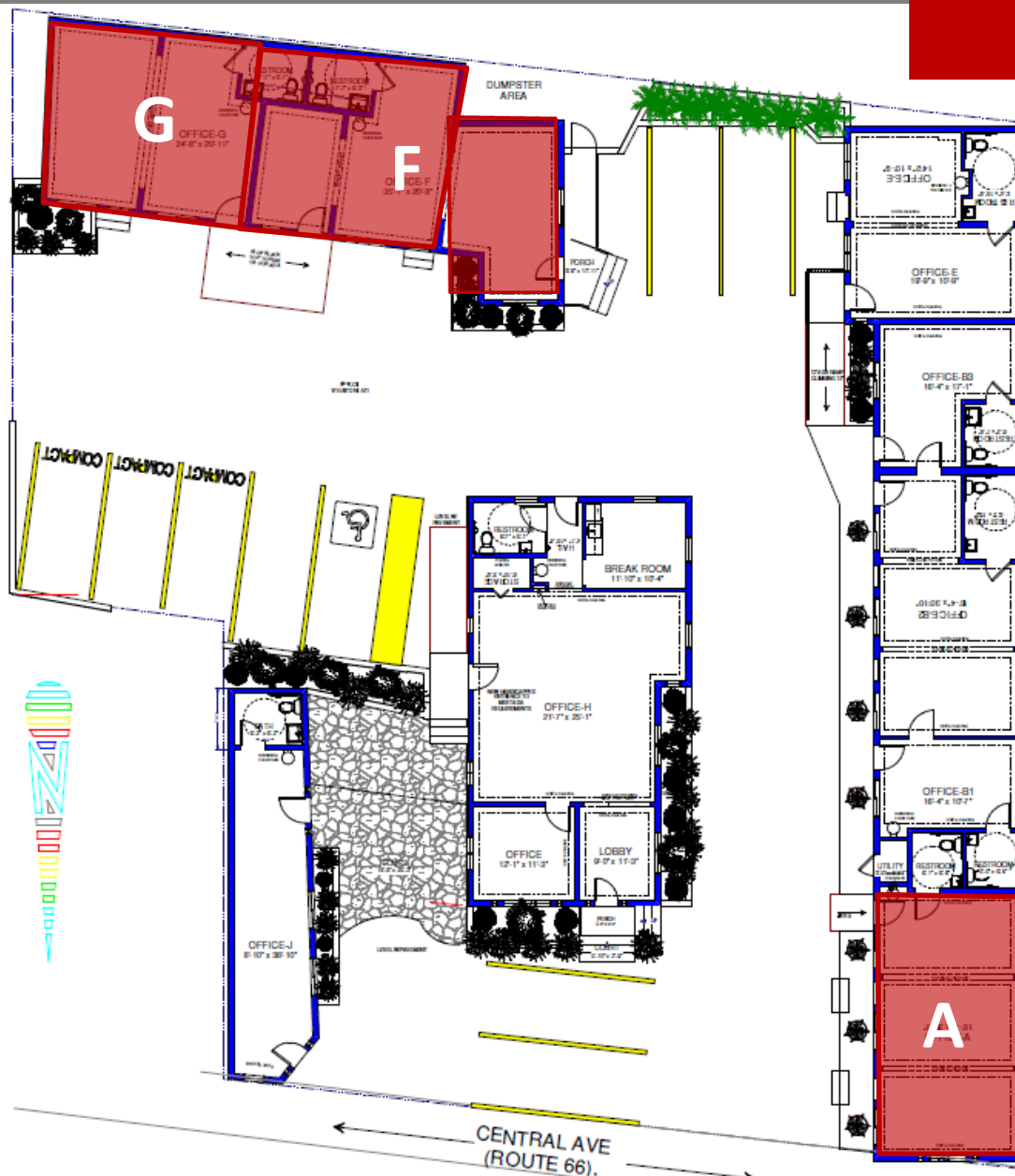
This property has fantastic access with excellent visibility along Central Ave. The Nob Hill destination is a growing destination for day-time and evening retail, restaurant, medical and office users.

Co-Tenants in the trade area include all major fast food concepts, a myriad of soft goods retailers, sit down restaurants, brewery's, grocers, banks, and schools.



# Site Plan

**3712 Central Ave. SE – Nob Hill Court  
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## Site Photos

3712 Central Ave. SE – Nob Hill Court  
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## Albuquerque MSA

3712 Central Ave. SE – Nob Hill Court  
Albuquerque, NM 87108



Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. The metro area has a population of approximately 900,000 people with a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Albuquerque lies at the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care and medical services, government agencies, nuclear research, banking, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Albuquerque is less than 1 hour from the world famous tourist destination of Santa Fe, has year round outdoor activities and consistently wins awards for quality of life, and low cost of living. Albuquerque is ranked as one of Forbes Best Cities for Business.

### Albuquerque MSA Demographics

Population (2015 Estimate)	907,679
Households (2015 Estimate)	357,434
Avg. Household Income (2015 Estimate)	\$65,193