



Central & Elizabeth Hard Corner

NWQ OF CENTRAL & ELIZABETH
10921 CENTRAL AVENUE NORTHEAST
ALBUQUERQUE, NM 87123

FOR SALE

\$725,000

AVAILABLE SPACE

10,100 SF
1.32 Acres

PROPERTY HIGHLIGHTS

- Signalized Intersection on "Going to Work" Side of Street
- New Roof on Existing Building
- MX-H Zoning for Maximum Amount of Uses
- Near developing retail corridor
- Lots can be sold separately

TRAFFIC COUNT

Central Ave: 31,732 VPD
Elizabeth St: 7,066 VPD
(SitesUSA 2020)

AREA TRAFFIC GENERATORS



CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



110,914
2020 POPULATION
3 MILE RADIUS



77,423
2020 DAYTIME POPULATION
3 MILE RADIUS



\$62,451
2020 AVERAGE INCOME
3 MILE RADIUS



31,732 VPD
CENTRAL AVE

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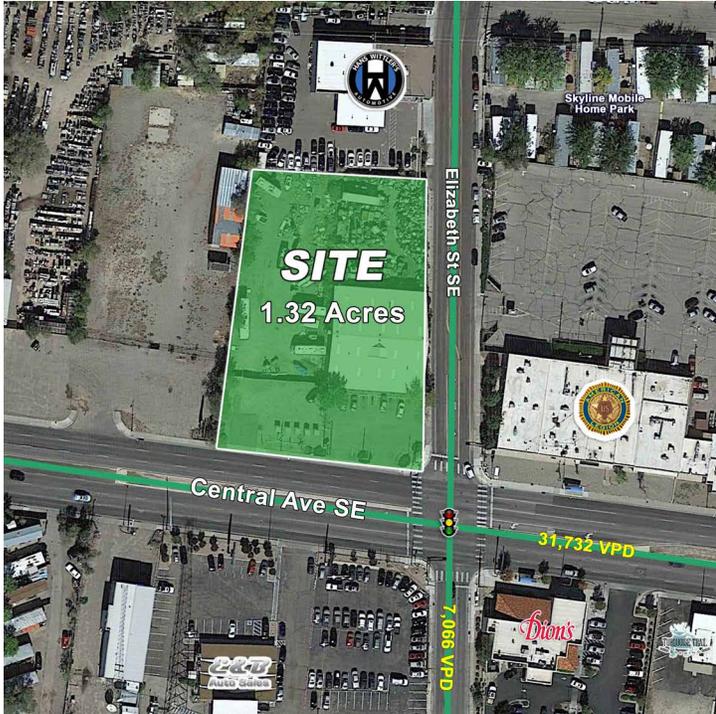
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PROPERTY OVERVIEW

Sale Price	\$725,000
Building Size:	10,100 SF
Price / SF:	\$71.78
Market:	New Mexico

PROPERTY OVERVIEW

Jones Supply has been a staple of Albuquerque retail for over half a decade. Located at the hard corner of Central and Elizabeth, this 10,100 SF building is situated on a 1.32 Acre piece of land. The surrounding sub-market is a rapidly developing retail area that is supporting the nearby Sandia National Laboratories and related defense contractors. This lot is MX-H zoning which allows for a wide variety of uses. This property is located on the "going to work" side of the street with 5 points of ingress/egress. The property could be utilized in it's current conditioned or could easily be redeveloped into a drive-thru, gas station, multi-family, etc.

PROPERTY HIGHLIGHTS

- Signalized Intersection on "Going to Work" Side of Street
- New Roof on Existing Building
- MX-H Zoning for Maximum Amount of Uses
- 5 curb cuts
- Near quickly developing retail area

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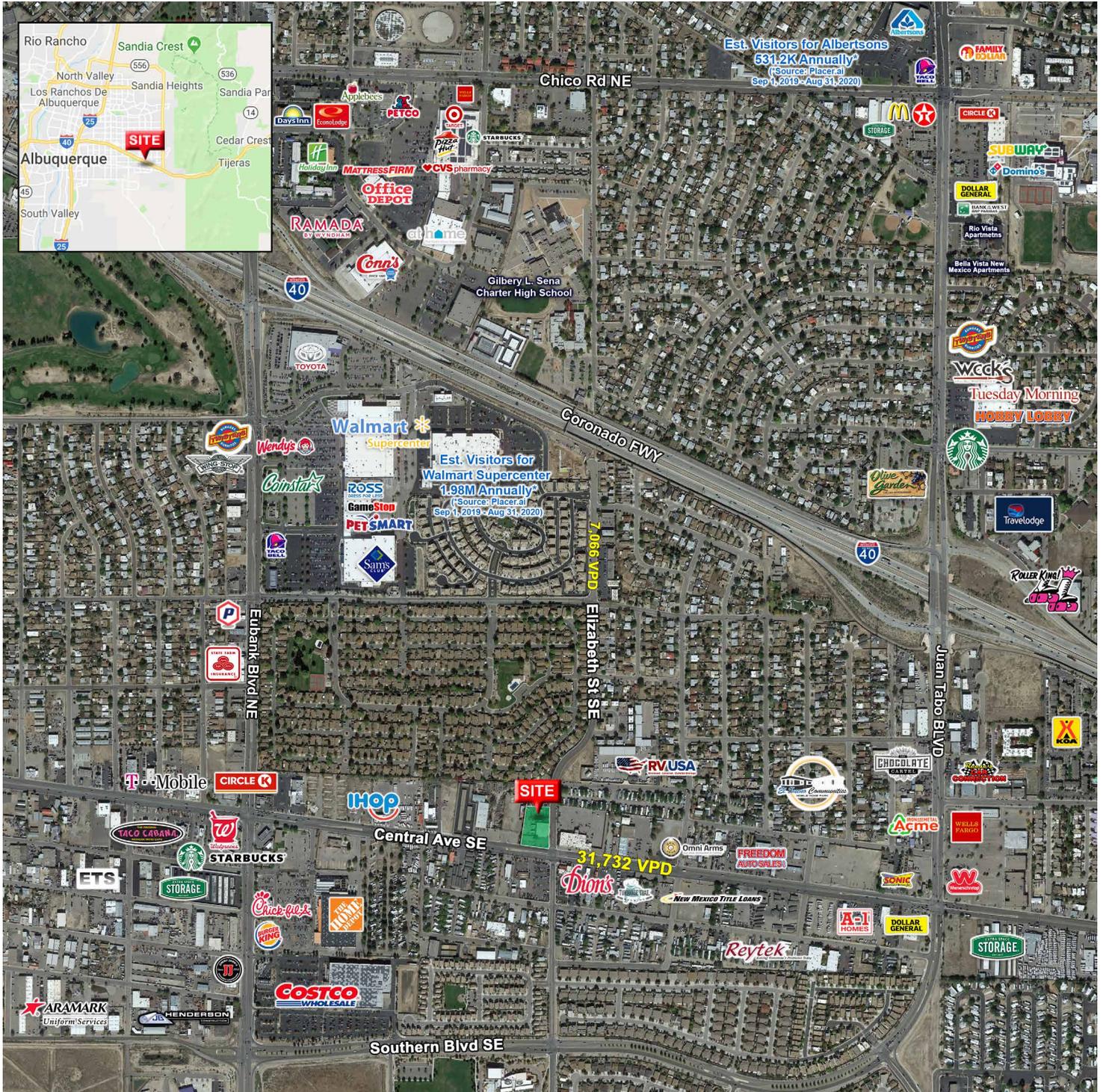
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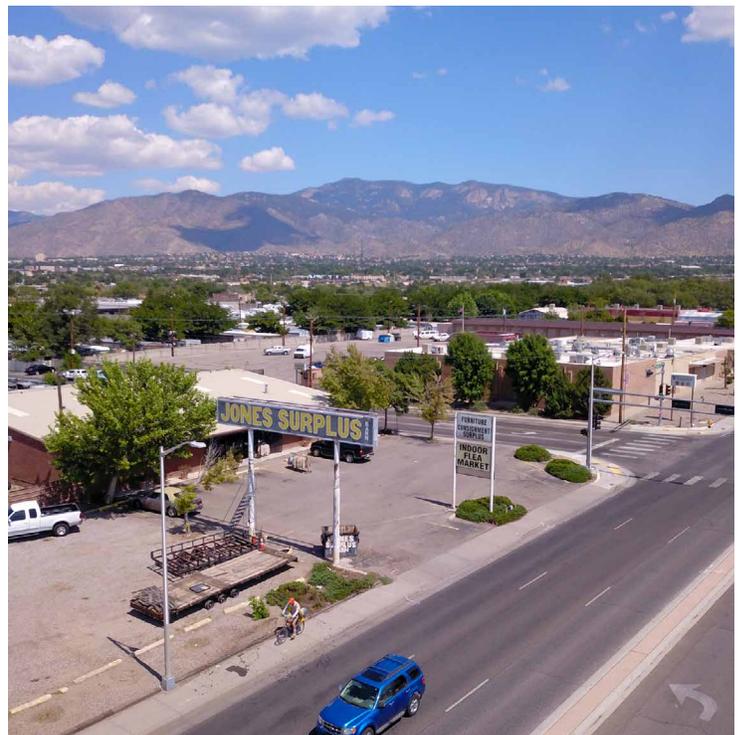
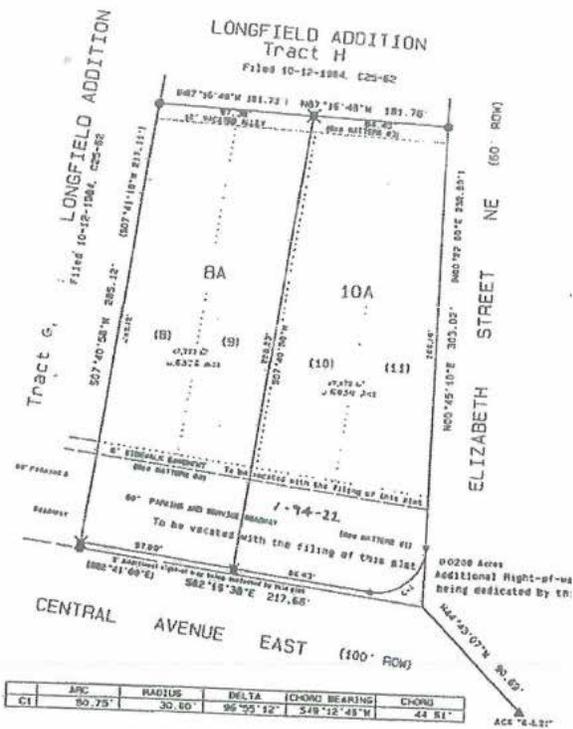
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