

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



97,849
2023 POPULATION
3 MILE RADIUS



97,269
2023 DAYTIME POPULATION
3 MILE RADIUS



\$75,837
2023 AVERAGE INCOME
3 MILE RADIUS



30,536 VPD
CENTRAL AVE

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FOR SALE

\$480,000

AVAILABLE SPACE

0.30 Acres

13,223 SF

PROPERTY HIGHLIGHTS

- Valuable drive-thru permissive pad in Old Town, just west of the CPO boundary
- This area has seen massive redevelopment attention; including El Vado, The Monterey Inn, Country Club Plaza and the Sawmill Market
- Small existing restaurant on a hard corner with full site circulation and right in/right out access
- Join Champion Carwash, Walgreens, Subway, McDonald's and Baskin Robbins

TRAFFIC COUNT

Central Ave: 30,536 VPD
Rio Grande: 18,942 VPD
(Sites USA 2023)

AREA TRAFFIC GENERATORS



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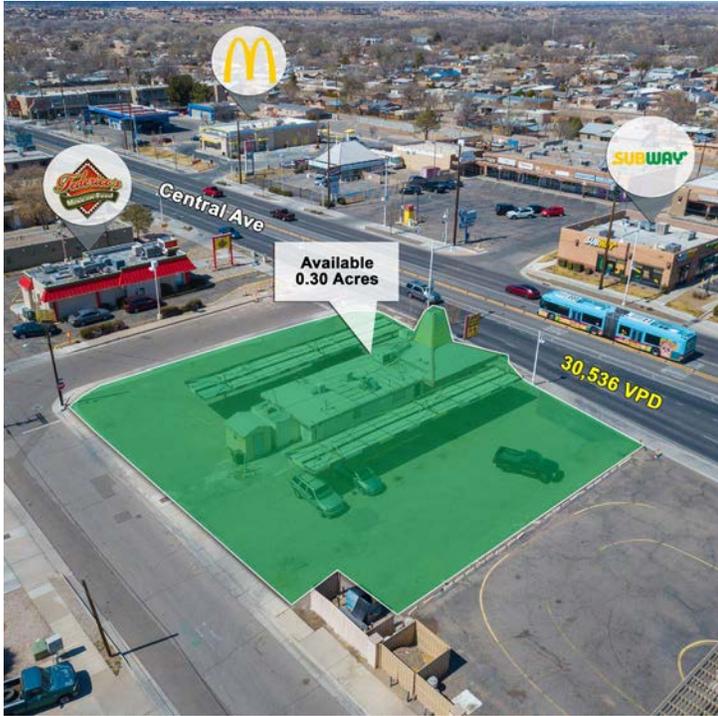
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Old Town Drive-Thru Pad Site

SWQ CENTRAL AVE & RIO GRANDE BLVD
2124 CENTRAL AVENUE SOUTHWEST
ALBUQUERQUE, NM 87104



PROPERTY OVERVIEW

Sales Price:	\$480,000
Lot Size:	0.30 Acres
Square Feet:	13,223 SF
Zoning:	MX-M
Traffic:	34,927 VPD
Frontage:	120'
Submarket:	Downtown

PROPERTY OVERVIEW

2124 Central is a 2,000 square foot freestanding restaurant that is primed and ready for a redevelopment opportunity in Albuquerque historic Old Town. The property sits on approximately 0.30 acres, has curb cuts on three sides and features a large monument sign on Central Ave. This building is located just west of Rio Grande, making it available for drive-thru as it is outside of the Character Protection Overlay zone. The site is also accessible via ART (Albuquerque Rapid Transit) and is located between Champion Carwash and Filiberto's. This pad opportunity is perfect for a new retail use and is available via sale.

LOCATION OVERVIEW

West Downtown, Old Town and Sawmill all converge at this intersection of Central and Rio Grande, each bringing a unique style and development momentum that this site benefits from. Tourists come from all over the globe to stay in the boutique hotels nearby and shop within Old Town Plaza. Projects like Country Club Plaza, El Vado, Monterey Motel and Sawmill Market have helped to bring density, shopping, eateries and entertainment to an area that is so well deserving. This section of Central Ave connects commuters from UNN and Downtown to the West Mesa while Rio Grande Blvd is a short drive to I-40 and the North Valley.

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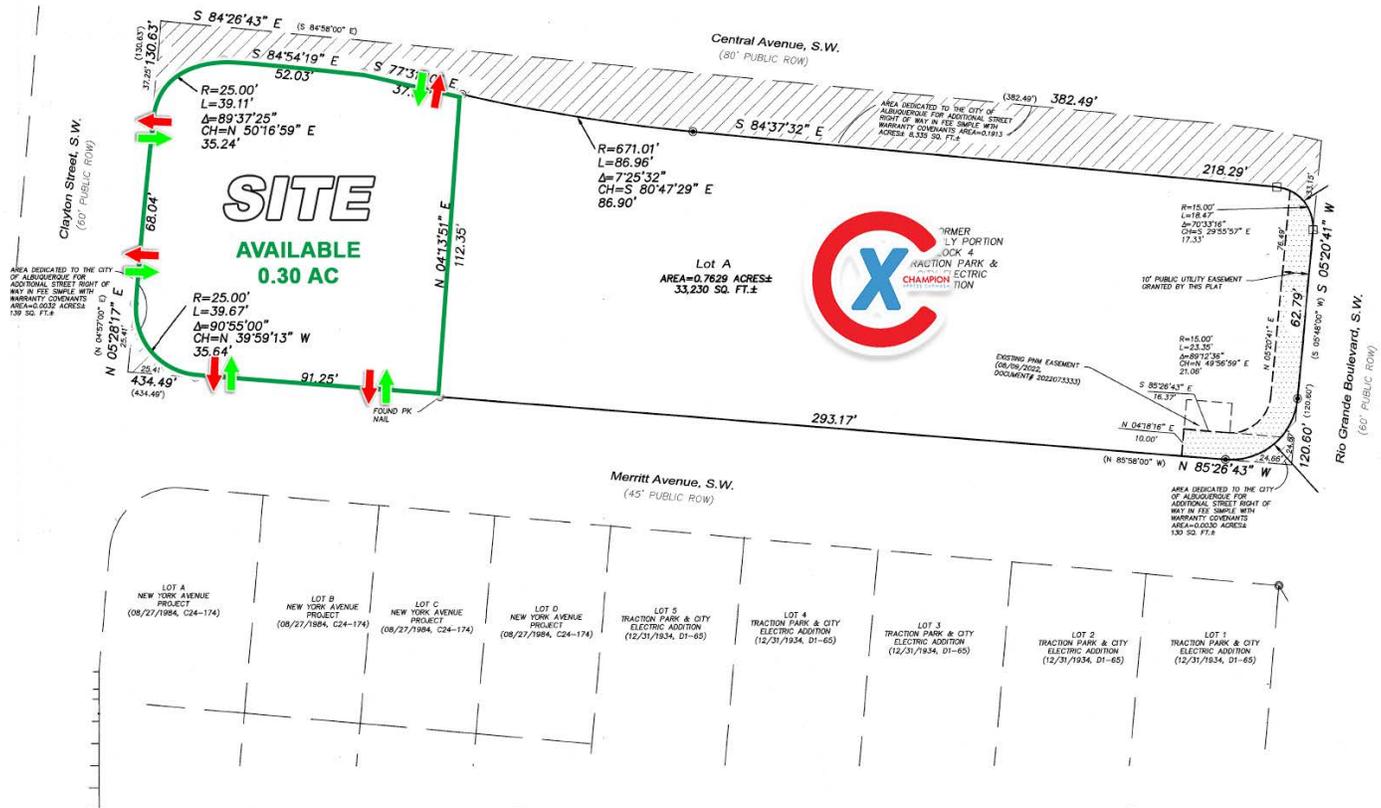
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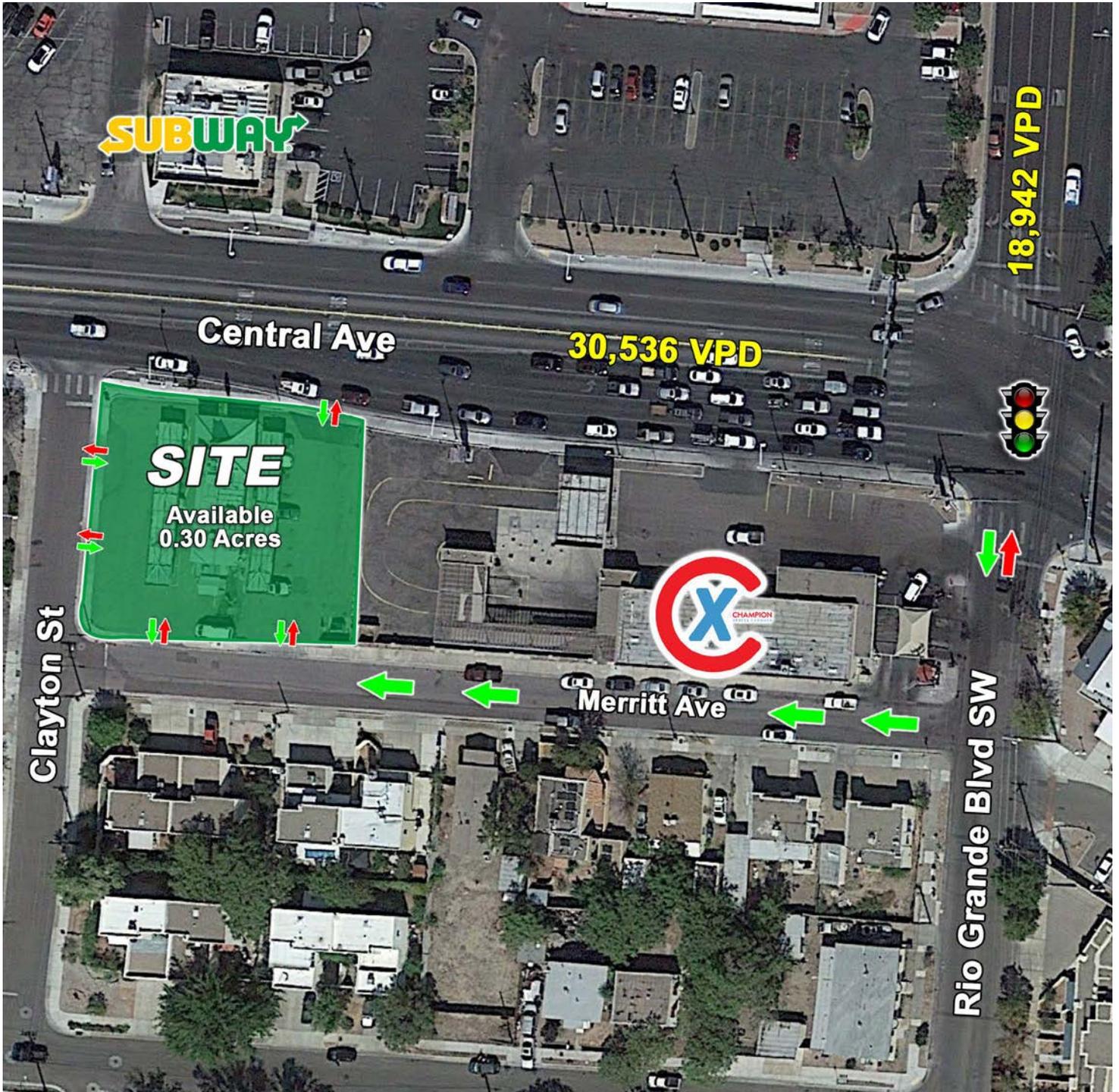
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