# **FULLY EQUIPPED RESTAURANT IN UNIVERSITY AREA**

CENTRAL AVE & UNIVERSITY BLVD 2216 Central Ave SE, Albuquerque, NM 87106



**100% LEASED** 

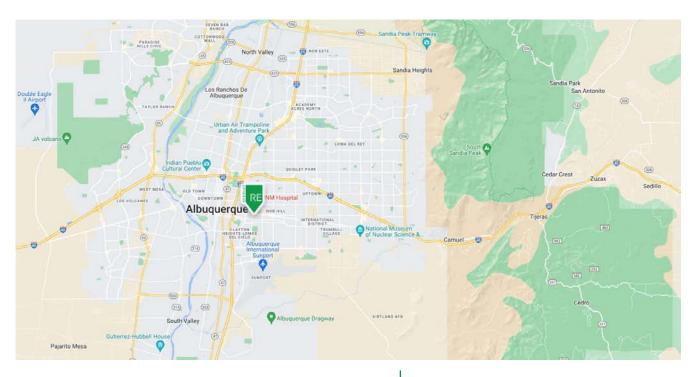
0

Remsa Troy rtroy@resolutre.com **Daniel Kearney** dkearney@resolutre.com 505.337.0777



#### **PROPERTY HIGHLIGHTS**

- 2 Walk-in Coolers
- Existing Kitchen Hood
- Patio Space
- Fully Equipped Bar Area
- Adjacent to the University of New Mexico
- Facade Signage
- Visible to Over 20,000 Cars per Day
- 16 Existing Beer Taps
- Adjacent to the 505 Spirits Beer Garden Development



### **AREA TRAFFIC GENERATORS**



## **Remsa Troy**

rtroy@resolutre.com

### **Daniel Kearney**

dkearney@resolutre.com | 505.337.0777

### **DEMOGRAPHIC SNAPSHOT** 2023



94,308 POPULATION 3-MILE RADIUS



**\$73,831.00 AVG HH INCOME**3-MILE RADIUS



**125,445 DAYTIME POPULATION**3-MILE RADIUS



**TRAFFIC COUNTS**Central Ave: 21,200 VPD (Costar 2021)



#### **PROPERTY OVERVIEW**

2216 Central Ave SE is a fully equipped restaurant and bar space ready for your next business venture. The 2,473 square foot space was previously used as a pizzeria, and it includes all the necessary equipment, including two walk-in coolers, a fully equipped bar area, and a kitchen hood. The property also has a patio that can be used for outdoor dining. The existing equipment and floor plan make it easy to get up and running quickly, and the Brick Light District location will surely attract a steady stream of customers.

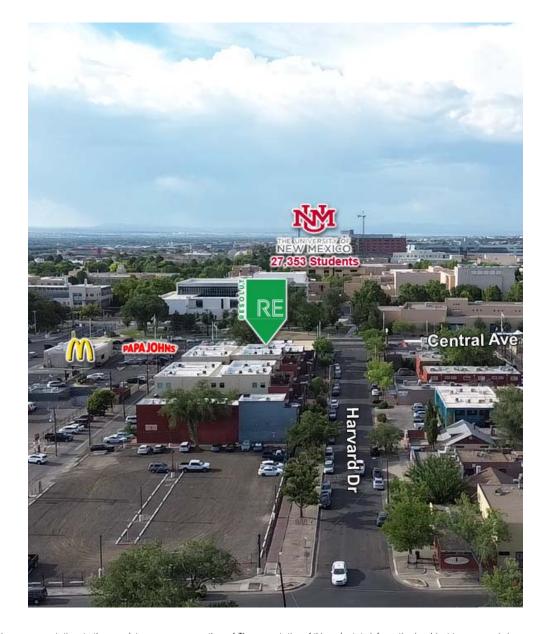
#### **LOCATION OVERVIEW**

2216 Central is strategically located in the vibrant and walkable Nob Hill area, home to various businesses, restaurants, and shops. It is adjacent to the University of New Mexico, with over 18,000 students per semester. The location in the University Area provides a built-in customer base from the surrounding retailers. Located at the SWC of Harvard & Central, Visible to over 20,000 cars per day.

#### **PROPERTY OVERVIEW**

Lease Rate: 100% Leased

Submarket: MX-M





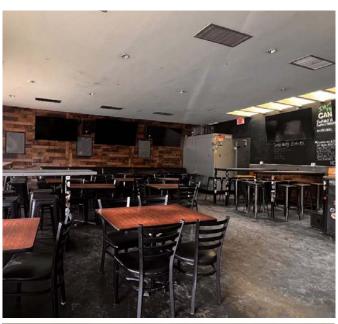












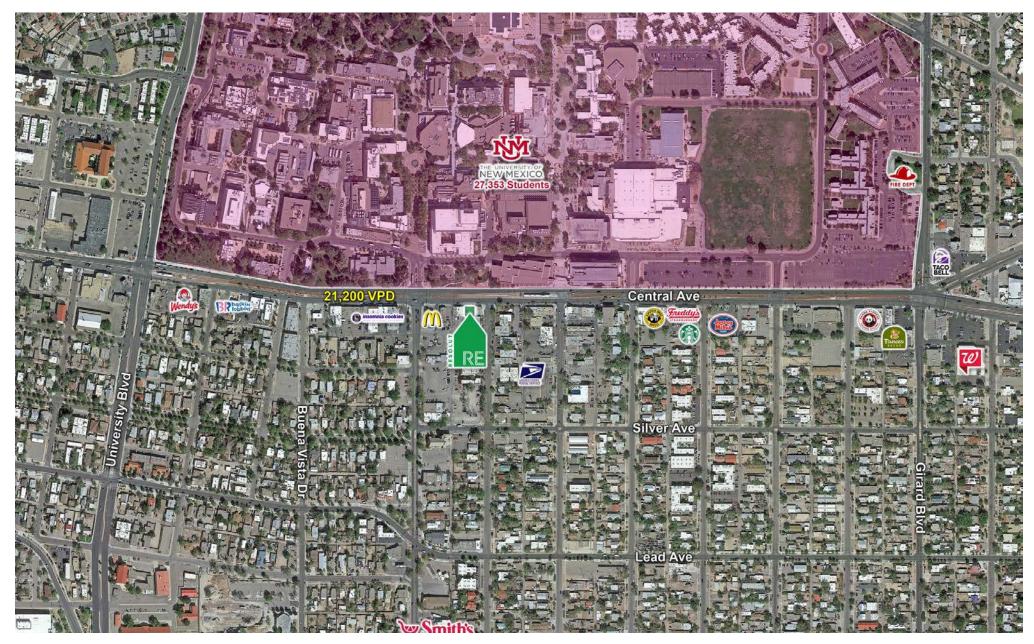






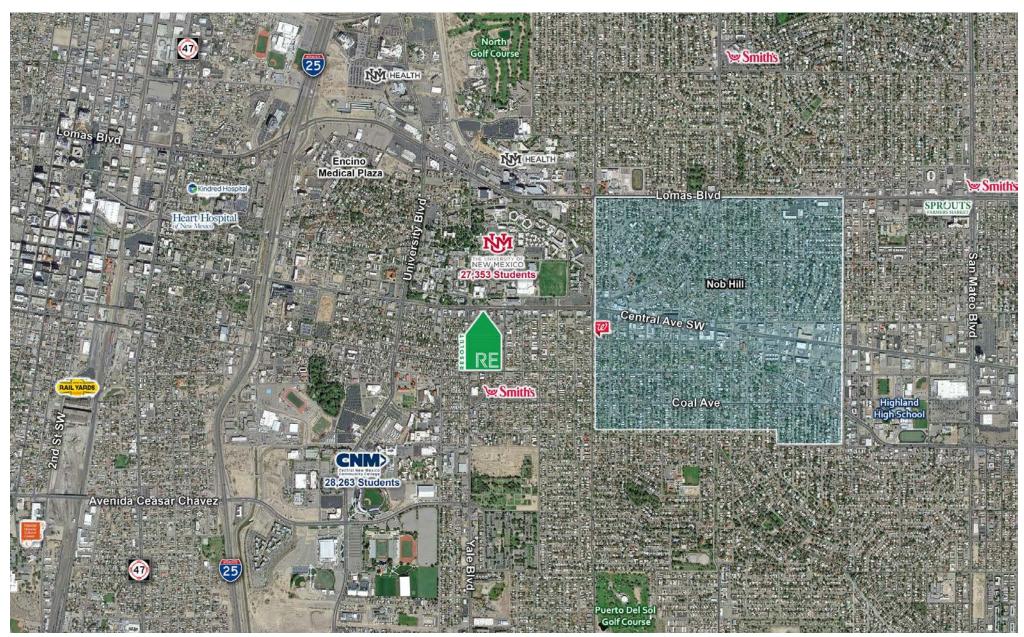






The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.