



# HIGH TRAFFIC CORNER RETAIL BUILDING AVAILABLE

NEC CENTRAL AVE & PENNSYLVANIA ST  
7901 Central Ave NE, Albuquerque, NM 87108



**FOR SALE**

**AVAILABLE SPACE**  
5,000 SF  
.65 AC

**PRICE**  
\$475,000

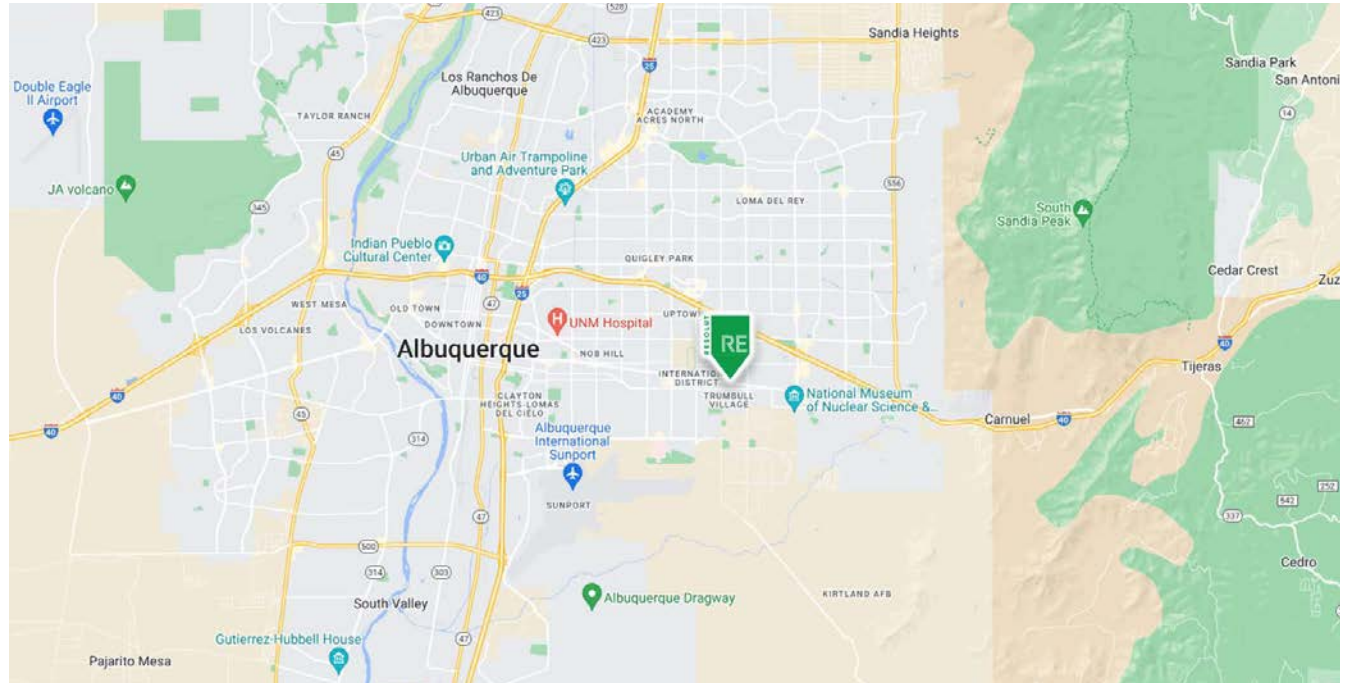
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## PROPERTY HIGHLIGHTS

- Frontage to Central
- Freestanding Building
- Ample Parking
- Facade Signage
- Gated Facility
- Less than 10 Minutes Away from Sandia Labs
- 5 Minutes Away from I-40



## AREA TRAFFIC GENERATORS





**Remsa Troy**  
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## DEMOGRAPHIC SNAPSHOT 2023

 **113,843**  
**POPULATION**  
3-MILE RADIUS

 **\$77,061.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **96,717**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Central Ave: 25,957 VPD  
(Costar 2021)



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### PROPERTY OVERVIEW

7901 Central is a Hard Corner opportunity in Albuquerque's SE Heights. The 5,000 SF retail building sits on 0.65 Acres of MX-M land. Currently, the entire property is walled, and gated adding a layer of protection and privacy. The building itself sits on a zero lot line to the sidewalk of Central Ave., and therefore has high visibility to both Central and Pennsylvania.

### LOCATION OVERVIEW

7901 Central Ave NE in Albuquerque, NM 87108, offers a prime location with a unique blend of historical significance and modern convenience. Situated along the iconic Route 66, this property enjoys a storied connection to America's historic highway, making it a destination in its own right.

Notably, Kirtland Air Force Base and Sandia Labs, both vital institutions to the region's economy and national security, are a mere 5-minute drive away. This proximity opens up a world of opportunities for businesses seeking government contracts or collaborations in cutting-edge research.

Furthermore, Central Avenue is not just any thoroughfare; it's a dynamic and thriving one. This established and growing corridor provides easy access to a diverse range of businesses, ensuring a constant flow of potential customers and clients.



### PROPERTY OVERVIEW

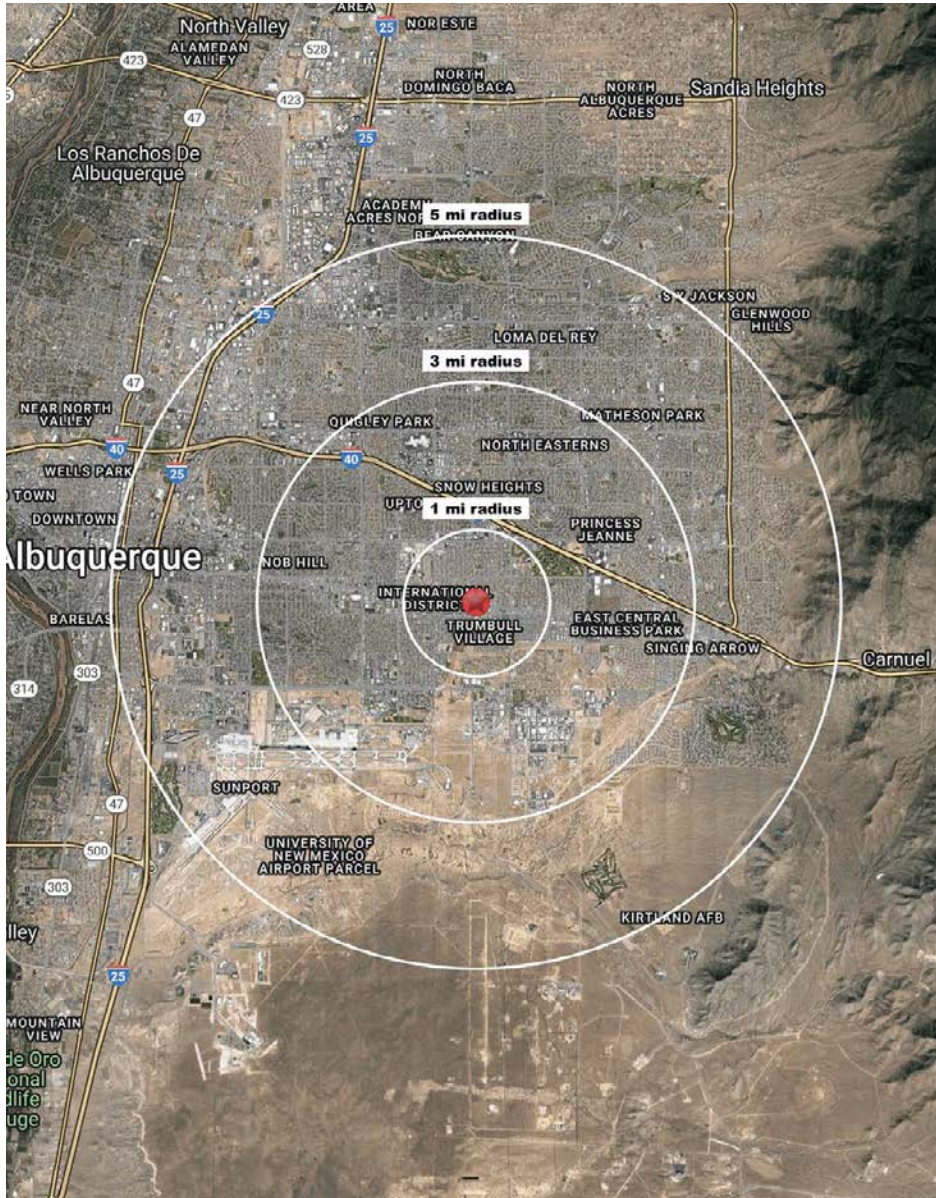
Price:	\$475,000
Available SF:	5,000 SF
Lot Size:	0.65 AC
Year Built:	1958
Zoning:	MX-M

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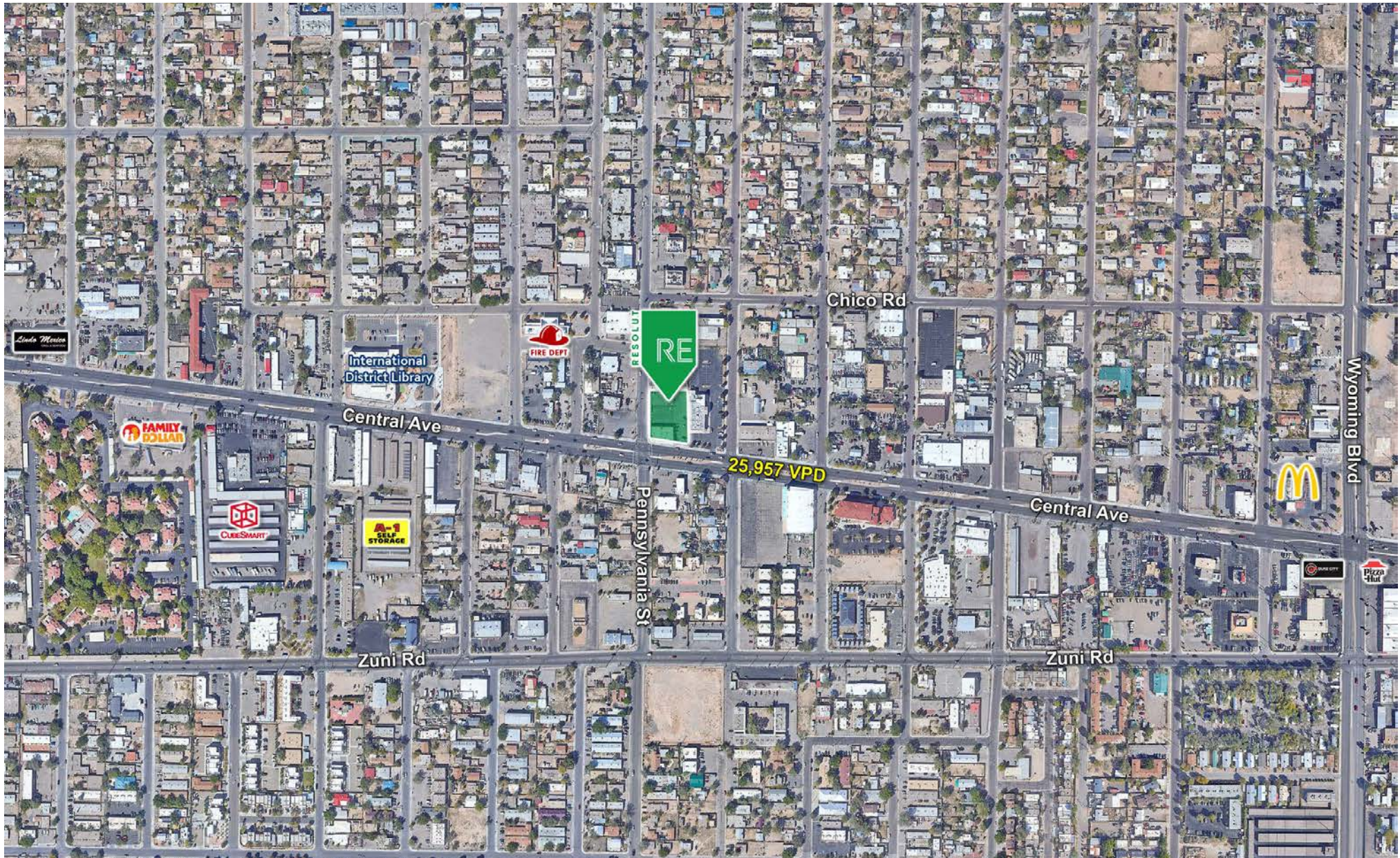


7901 Central Ave NE Albuquerque, NM 87108	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	24,252	113,843	253,147
2028 Projected Population	24,102	113,014	252,791
2020 Census Population	24,227	114,670	253,269
2010 Census Population	24,144	114,563	254,039
Projected Annual Growth 2023 to 2028	-0.1%	-0.1%	-
Historical Annual Growth 2010 to 2023	-	-	-
2023 Median Age	33.4	38.9	39.1
<b>Households</b>			
2023 Estimated Households	9,323	51,653	116,851
2028 Projected Households	9,375	51,893	118,108
2020 Census Households	9,164	51,368	115,464
2010 Census Households	8,946	50,171	112,703
Projected Annual Growth 2023 to 2028	0.1%	-	0.2%
Historical Annual Growth 2010 to 2023	0.3%	0.2%	0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	43.0%	54.0%	56.2%
2023 Estimated Black or African American	6.4%	5.0%	4.8%
2023 Estimated Asian or Pacific Islander	2.5%	3.7%	4.6%
2023 Estimated American Indian or Native Alaskan	6.9%	5.4%	5.3%
2023 Estimated Other Races	41.2%	32.0%	29.1%
2023 Estimated Hispanic	60.2%	45.6%	42.5%
<b>Income</b>			
2023 Estimated Average Household Income	\$49,495	\$77,061	\$83,813
2023 Estimated Median Household Income	\$38,248	\$56,898	\$62,485
2023 Estimated Per Capita Income	\$19,348	\$35,298	\$38,944
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	11.4%	4.3%	3.2%
2023 Estimated Some High School (Grade Level 9 to 11)	14.0%	6.1%	5.3%
2023 Estimated High School Graduate	28.1%	23.0%	21.2%
2023 Estimated Some College	21.2%	23.4%	22.6%
2023 Estimated Associates Degree Only	6.8%	9.5%	9.2%
2023 Estimated Bachelors Degree Only	10.6%	18.2%	20.2%
2023 Estimated Graduate Degree	7.9%	15.4%	18.3%
<b>Business</b>			
2023 Estimated Total Businesses	844	7,808	17,112
2023 Estimated Total Employees	5,574	59,647	137,827
2023 Estimated Employee Population per Business	6.6	7.6	8.1
2023 Estimated Residential Population per Business	28.7	14.6	14.8

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