



CENTRAL CORRIDOR RETAIL/FLEX BUILDINGS

CENTRAL AVE NE & CARDENAS DR NE

5913 Central Ave NE and 111 Cardenas Dr NE, Albuquerque, NM 87108



**FOR
SALE**

AVAILABLE SPACE
±5,500 - 13,000 SF

PRICE
\$385,000 - \$910,000

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PROPERTY HIGHLIGHTS

- Two separately parceled, fully fenced retail/flex buildings available
- Can be purchased separately or together up to ±13,000 SF
- Most recent uses include appliance liquidator and event center
- 9ft - 11ft ceiling throughout
- Redeveloping area centered around the 'Park Central Apartments' project
- Properties can be purchased separately



AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2025

 **111,560**
POPULATION
3-MILE RADIUS

 **\$78,792.00**
AVG HH INCOME
3-MILE RADIUS

 **110,175**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Central Ave NE: 19,363 VPD
(Sites USA 2025)

PROPERTY OVERVIEW

5913-5915 Central and 111 Cardenas are being offered for sale as portfolio but can be purchased separately. 5913-5915 Central is a 7,500 SF retail strip located along Central Ave NE consisting of an open floor plan, 10-11ft ceilings and one overhead door.

111 Cardenas, situated to the north, consists of 5,500 SF, open floor plan, secure parking lot, and 9ft ceilings.

This purchase is a great opportunity either for an owner/user who is looking for affordable, flexible space along Historic Route 66, or for an investor looking to capitalize on the momentum the area is carrying with new housing being announced at the 'Park Central Apartments' mixed use project (AKA Bank of the West Towers) the sale of Trade Winds to a new investment group, new construction of Take 5 at the corner of Central and San Mateo and the sale of the AutoZone building across the street that has begun their improvements for the new use.

5913-5915 CENTRAL AVE

Available SF:	±7,500 SF
Zoning:	MX-M
Submarket:	Southeast Heights

111 CARDENAS DR

Available SF:	±5,500 SF
Zoning:	MX-M
Submarket:	Southeast Heights



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