



SWQ CENTRAL & ATRISCO RETAIL PAD SITE

SWQ CENTRAL AVE AND ATRISCO
4430 CENTRAL AV SW, ALBUQUERQUE, NM 87105



Central Ave 25,532 VPD

FOR SALE

AVAILABLE SPACE
29,268 SF

PRICE
\$225,000

Remsa Troy
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Austin Tidwell, CCIM
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PROPERTY HIGHLIGHTS

- Surrounding National Retail Cotenancy
- Drive-Thru Permissible
- Exposed to over 29,000 Cars per Day
- MX-M Zoning
- Fronting Central
- Right by the Central River Crossing
- Adjacent to West Central Plaza
- Shadow Anchored by Burlington & Harbor Freight



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



107,088
POPULATION
3-MILE RADIUS



\$78,786.00
AVG HH INCOME
3-MILE RADIUS



86,561
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central Ave: 25,532 VPD
Atrisco Dr: 11,307 VPD
(Costar 2022)

PROPERTY OVERVIEW

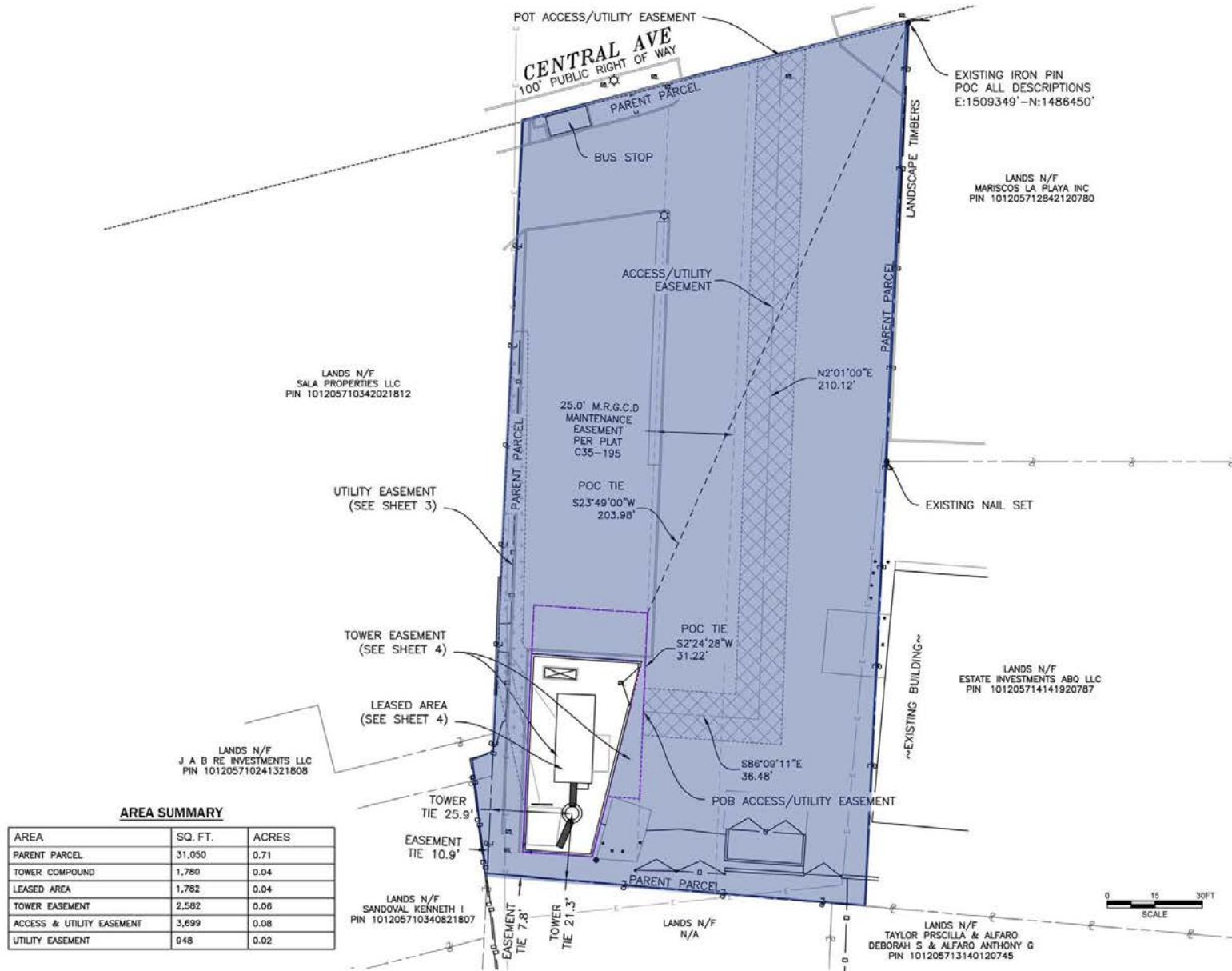
4430 Central is a +/- 29,268 SF pad site located at the SWC of Central and Atrisco in the South Valley trade area. Prime restaurant/retail QSR use with full access from Central Ave. This lot has a lot access/utility easement from Central going South until the tower easement. The tower on the lot is not a part of the property. A bus stop is situated at the NWC of the lot.

LOCATION OVERVIEW

4430 Central is situated at the SWC of Central & Atrisco in the South Valley submarket. The signalized intersection of Atrisco and Central is the first main street once you cross the river. Central is 1 of the 7 river crossing accesses to the Westside of Albuquerque. There is major national retail synergy in close proximity with name-brand retailers such as Five Below, Harbor Freight, Ross, AutoZone, Burlington, etc... The South Valley is the most underserved trade area & is home to the newest shopping center development at Las Estancias.



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