



# ROUTE 66 RETAIL STRIP

NEC OF CENTRAL AVE AND LA VETA DR  
5513 - 5517 CENTRAL AVE NE, ALBUQUERQUE, NM 87108



**FOR SALE**

**AVAILABLE SPACE**  
+/- 4,248 SF

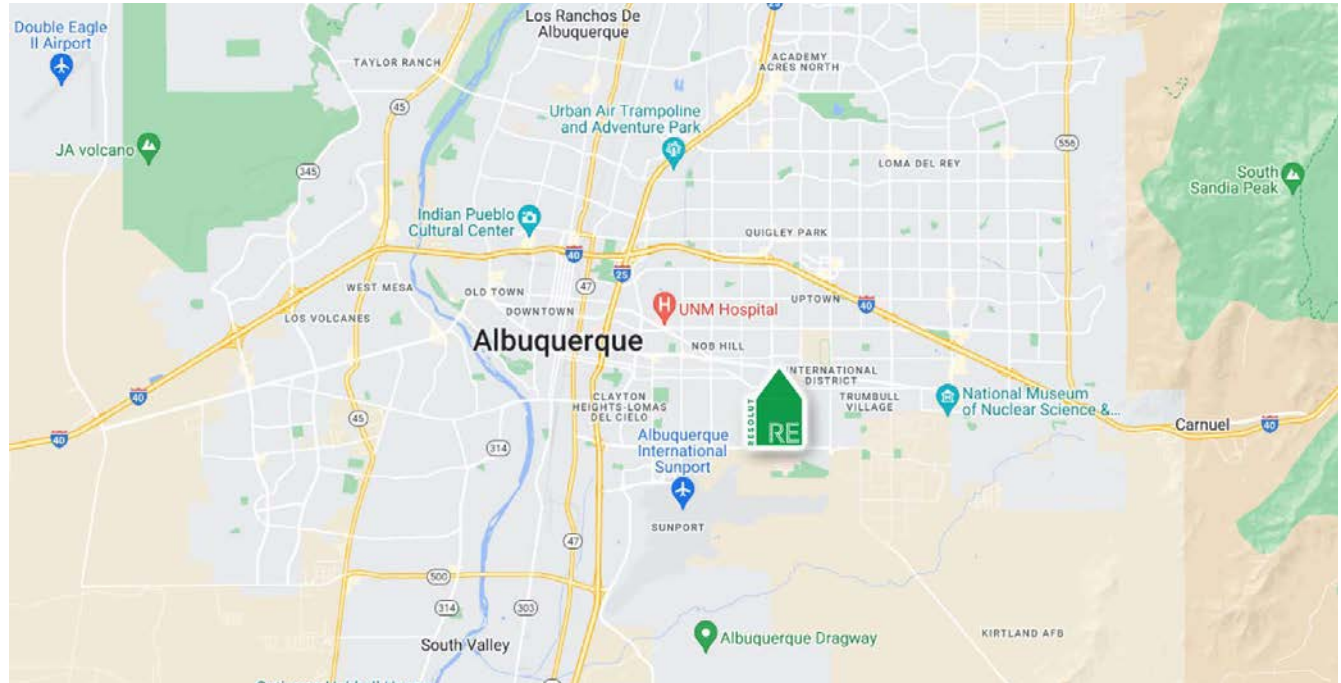
**PRICE**  
\$400,000

**Remsa Troy**  
rtroy@resolutre.com  
505.337.0777

**Austin Tidwell, CCIM**  
atidwell@resolutre.com  
505.337.0777

**PROPERTY HIGHLIGHTS**

- Opportunity for Owner-User or Investor
- Located on Nob Hill
- Two Pylon Signs and Prominent Building Signage
- Ample Parking
- Immediately Adjacent to the Two Park Central Tower Multifamily 100 Unit Redevelopment and Trade Winds Shopping Center
- Transit Friendly with Access to the ART Bus System
- Within 3 Mile Radius of Uptown, UNM & Nob Hill



**AREA TRAFFIC GENERATORS**





**Remsa Troy**  
rtroy@resolutre.com | 505.337.0777

**Austin Tidwell, CCIM**  
atidwell@resolutre.com | 505.337.0777

**DEMOGRAPHIC SNAPSHOT 2023**

 **109,116**  
**POPULATION**  
3-MILE RADIUS

 **\$76,204.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **112,600**  
**DAYTIME POPULATION**  
3-MILE RADIUS

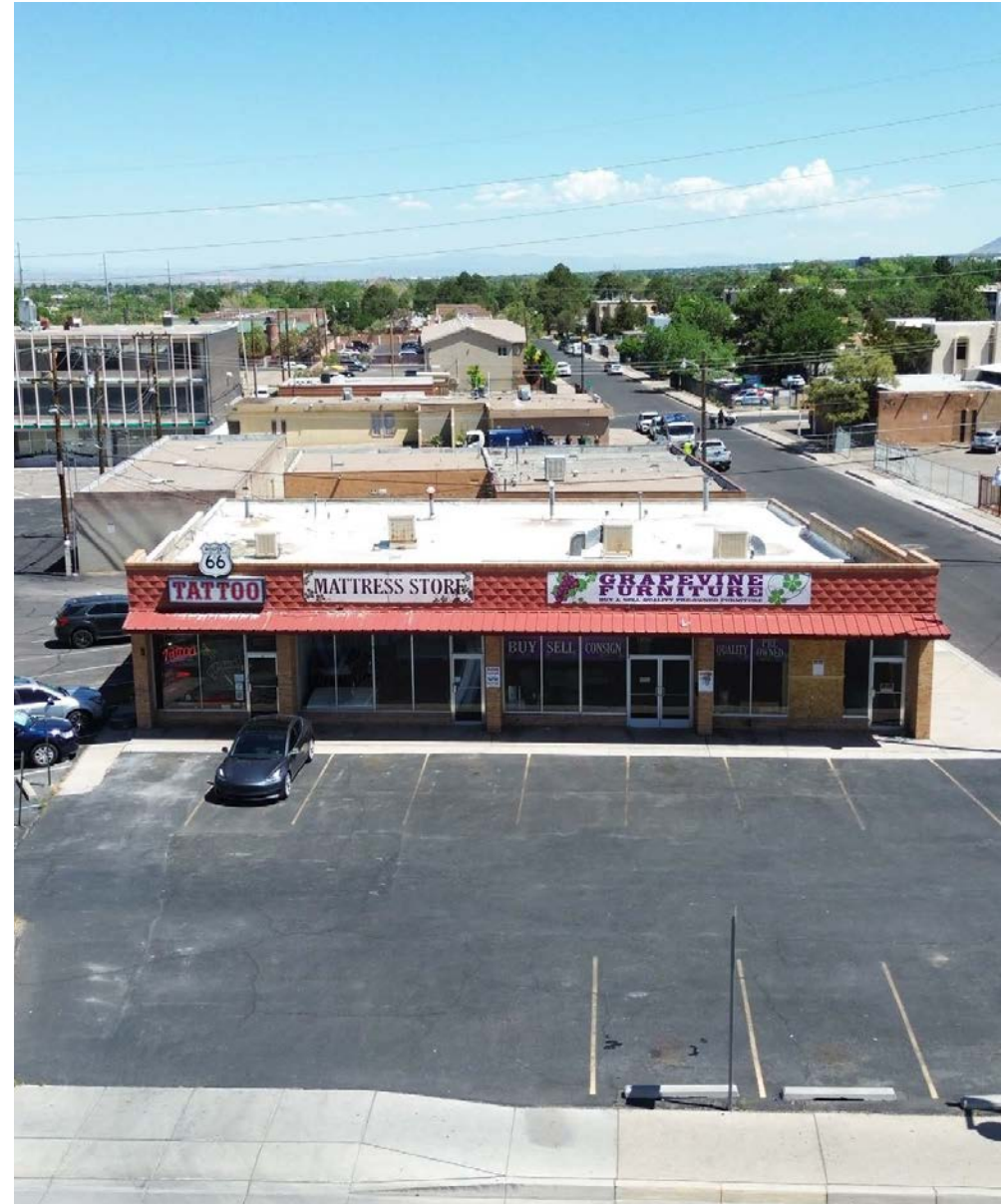
 **TRAFFIC COUNTS**  
Central Ave: 19,748 VPD  
La Veta Dr: 315 VPD  
(Sites USA 2023)

## PROPERTY OVERVIEW

5517 Central is a 4,248 square-foot building located on a 0.07-acre lot, built in 1963. This single-story brick structure includes four units. The property boasts both façade and monument signage facing Central Avenue, enhancing visibility for businesses. With 20 parking spaces, it offers a convenient 4 to 1,000 parking ratio. Accessibility from La Veta Drive, Madeira Drive, and Central Avenue. There is also a public easement at the northern end of the building, accessible from both La Veta and Madeira Drives. The trashcan is conveniently located behind the building. However, it's important to note that there may be deferred maintenance on the property that we are currently unaware of. Prospective buyers should consider this when evaluating the overall investment. Despite this, 5517 Central presents a valuable opportunity for a savvy commercial real estate investor looking to capitalize on its prime location and existing infrastructure.

## LOCATION OVERVIEW

5517 Central is located in the International District, fronting Central Avenue. Known for its ethnic diversity, the International District is a hub for ethnic restaurants. This property is within a 3-mile radius of ABQ Uptown, Winrock Town Center, Albuquerque Fairgrounds, the University of New Mexico, Highland High School, Talin Market, and more. Additionally, Two Park Central Tower at 3300 San Mateo Blvd, behind 5517 Central, is slated to be redeveloped into a 100-unit multifamily complex.









ROUTE 66 RETAIL STRIP | 5513 -5517 Central Ave NE, Albuquerque, NM 87108

