



ROUTE 66 AUTO SHOPS

NWQ ON CENTRAL AVE NEAR JUAN TABO BLVD

An aerial photograph of a commercial property, likely an auto shop, with a large green "SOLD" overlay. The property is situated on Central Ave, near Juan Tabo Blvd. The property includes a large yellow building, a parking lot with several cars, and a fenced-in area with more vehicles. The word "SOLD" is written in large, green, outlined letters across the center of the image. The word "Central Ave" is visible on the road to the left of the property. The word "SOLD" is also visible on the side of the yellow building. The word "SOLD" is also visible on the side of the yellow building.

Central Ave

SOLD

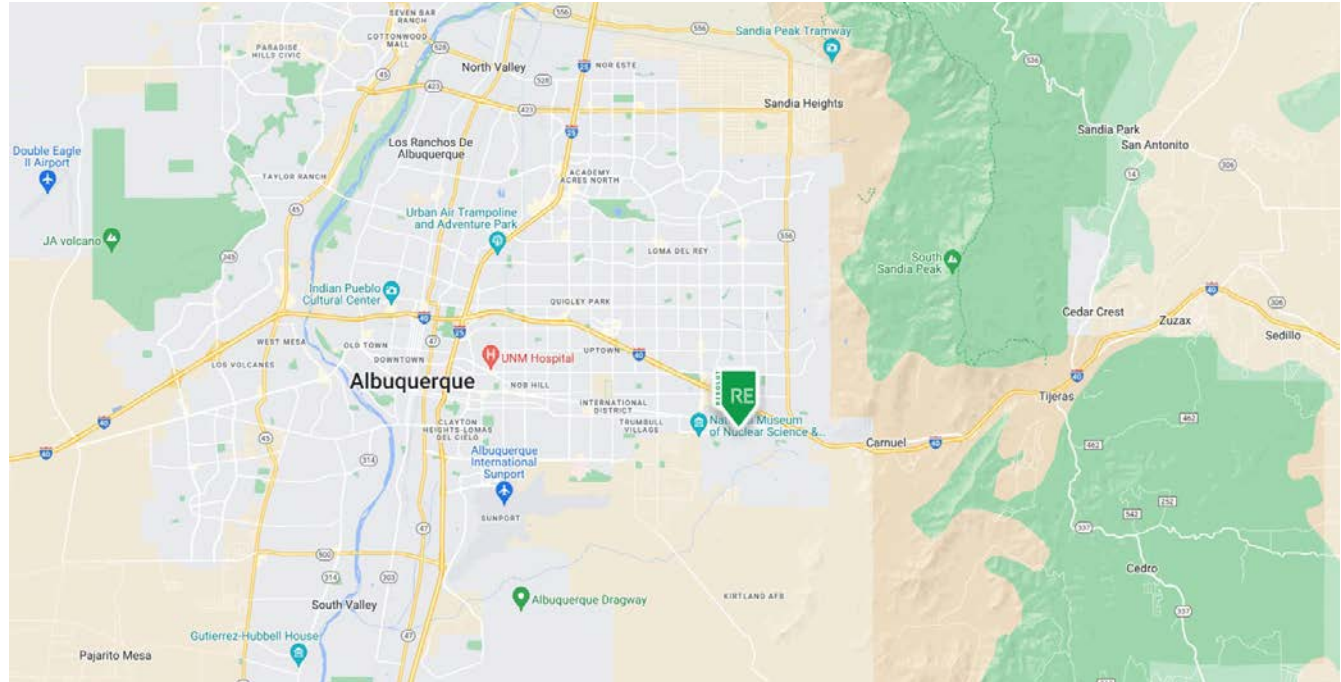
SOLD

Billy Lehmann
blehmann@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- 14'-18' clear height
- 3 phase power
- 5 utility services
- 4 separate parcels
- Heated/cooled/insulated shops
- Monument Signage on select parcels/buildings
- Gated Yard
- Paint booths and equipment available
- Located 1/2 mile from I40
- Zoning MX-H SE Heights Sub-Market



AREA TRAFFIC GENERATORS



Billy Lehmann

blehmann@resolutre.com | 505.337.0777

Austin Tidwell, CCIM

atidwell@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2024



102,950
POPULATION
3-MILE RADIUS



\$88,011.00
AVG HH INCOME
3-MILE RADIUS



60,756
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central Ave: 22,613 VPD
(Costar 2024)

PROPERTY OVERVIEW

This opportunity represents a unique opportunity for those looking for an automotive/industrial shop. With four buildings, available on four individual parcels, each location offers its own strengths while collectively providing a robust and scalable opportunity. Ideal for a variety of businesses looking for a high-visibility, strategically located property. This well-maintained space combines modern amenities with a functional layout, making it a prime opportunity for any automotive or industrial user. This layout creates ample storage area or warehouse space, ideal for any automotive or additional operational needs. These commercial shops stand out, offering a prime location, modern amenities, and significant business potential. Its strategic position, coupled with its high-quality features, makes it an ideal choice for entrepreneurs looking for a top-tier commercial space.

LOCATION OVERVIEW

The area surrounding Central Avenue and Juan Tabo Boulevard offers a highly advantageous location for commercial properties. With its blend of high visibility, accessibility, and proximity to I40, it represents an attractive opportunity for businesses seeking to establish or expand their presence in Albuquerque. Central Avenue is part of the iconic Route 66, adding historical and cultural significance to the location. This location is surrounded by automotive sales, repair, and maintenance facilities. As well as commercial trailer and truck sales and repair. This area combines a mix of residential, commercial, and retail spaces, making it a desirable spot for businesses seeking high visibility and accessibility.



ROUTE 66 AUTO SHOPS | NWQ on Central Ave near Juan Tabo Blvd



ROUTE 66 AUTO SHOPS | NWQ on Central Ave near Juan Tabo Blvd

