



WEST CENTRAL PLAZA

SWC CENTRAL AVE & ATRISCO DR
4208 Central Avenue Southwest Albuquerque, NM 87105



FOR LEASE

AVAILABLE SPACE
Suite A: 51,479 SF

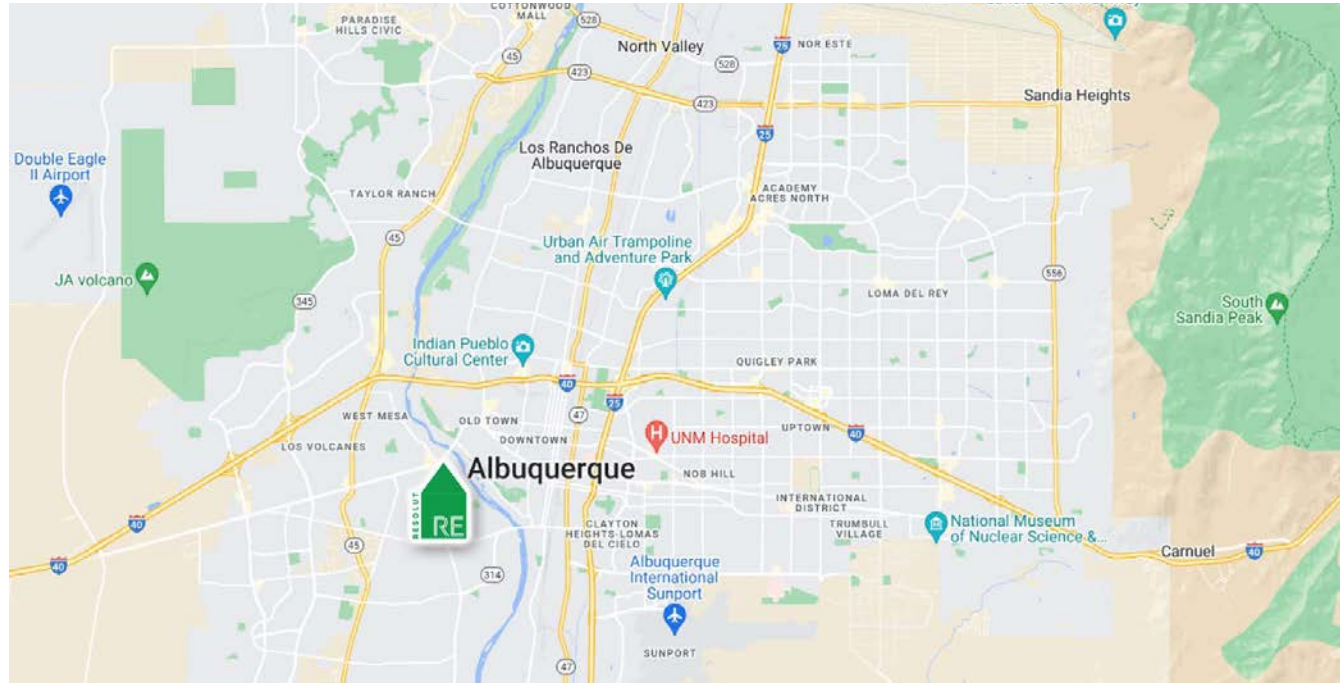
RATE
\$12.00 PSF NNN
NNNs* \$3.45
* Estimate provided by Landlord and
subject to change

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PROPERTY HIGHLIGHTS

- Former Conn’s anchor suite – prominent end-cap with Central visibility
- Join Burlington, Stanton Optical, Dollar Tree, Harbor Freight, Panda Express & Dunkin
- West Central is one of few shopping destination options in the South Valley; submarket offering only 9 SF of retail space per person
- Very versatile interior featuring a great opportunity for grocery, soft goods, home improvement, fitness, pet & more!



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



103,735
POPULATION
3-MILE RADIUS



\$87,098.00
AVG HH INCOME
3-MILE RADIUS



87,939
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central Ave: 24,076 VPD
Atrisco Dr: 11,307 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

The West Central Shopping Center is a power center located in the South Valley Submarket of Albuquerque. Suite A is a 51,479 SF end-cap anchor that is joined by Burlington, Stanton Optical, Dollar Tree, Oak Street Health, Dunkin, Panda Express and SuperCuts. This box space has great visibility from Central Ave and has prominent placement on the multi-tenant pylon sides on either end of the property. The space itself measures approximately 250' wide X 200' deep and has a clear height of 17'5". The interior is incredibly easy to customize with a wide open floor plan and a stockroom/bathrooms to the back with a dock-high setup for deliveries. With limited premium retail product in the South Valley Submarket, this will be a great opportunity for a new anchor tenant to capitalize on this very underserved community.

LOCATION OVERVIEW

The South Valley Submarket is the new frontier for retail construction. Historically overlooked based on demographic data showing low income jobs and inexpensive housing options, retail developers and tenants have changed their tune now knowing that residents have large amounts of disposable income and the South Valley is severely underserved for retail product (Albuquerque averages 45 sq ft per person, whereas this trade area only supplies 9). As a result, the submarket vacancy rate comes out to a staggering 1.3%. West Central Plaza is perfectly situated where the West Mesa and Downtown meet at one of Albuquerque's few river crossings and is the beneficiary of a ART (Albuquerque Rapid Transit) bus stations for easy pedestrian access. The center sits right at the signalized intersection and features ample parking not only to the center, but a large parking field directly west of the available anchor space.



PROPERTY OVERVIEW

Lease Rate:	\$12.00 PSF NNN*
NNN:	\$3.45 PSF
Available SF:	51,479 SF
Shopping Center Size:	131,613 SF
Lot Size:	10.89
Zoning:	MX-M
Clear Height/Ceiling Height:	17'5" /19'7"
Submarket:	South Valley
Total Parking:	468 Spaces



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