



DOWNTOWN RESTAURANT AT SILVER MOON LODGE

SEC OF CENTRAL AND 10TH ST SW
901 Park Avenue Southwest Albuquerque, NM 87102



**FOR
LEASE**

AVAILABLE SPACE
1,750 - 2,368 SF

RATE
\$20.00 PSF NNN
NNNs* \$2.50
* Estimate provided by Landlord
and subject to change

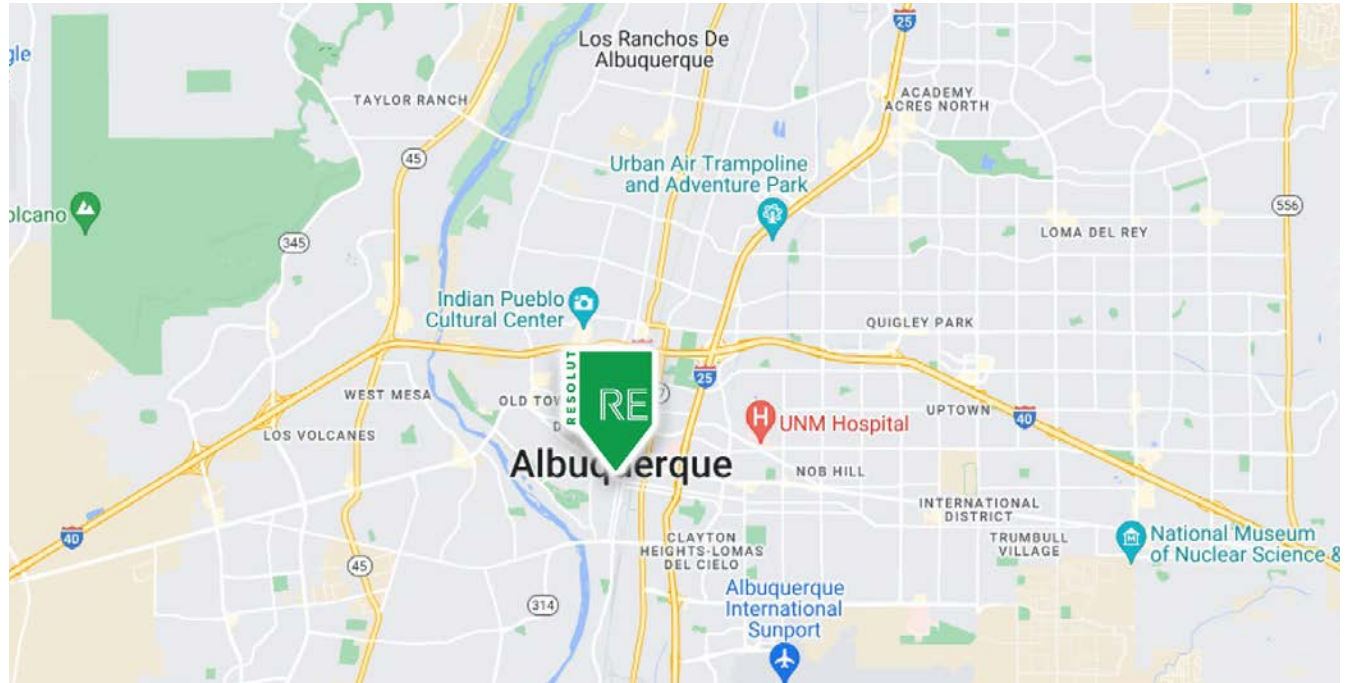
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PROPERTY HIGHLIGHTS

- Second-generation restaurant space with an outdoor patio.
- Prime location in a rapidly growing submarket surrounded by major redevelopments, including Ex Novo Brewing, Arrive Albuquerque, 505 Food Hall, and more.
- Excellent visibility directly on Historic Route 66 (Central Ave SW) in Downtown Albuquerque, benefiting from strong daily traffic.
- 2,368 SF of divisible ground-floor space, ideal for a café, bar, fast-casual restaurant, or local service retail concept.
- Features high ceilings, expansive glass storefronts, and pedestrian-friendly sidewalks that enhance the customer experience.
- Free parking available along both the north and south sides of the building.
- With 151 units above, Silver Moon Lodge offers excellent visibility and a steady flow of potential customers for the retail below.
- Located just steps from the upcoming Albuquerque Rail Trail and the popular Downtown Growers' Market at Robinson Park, offering exceptional visibility and walkable access to two of the city's most vibrant community destinations.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



96,458
POPULATION
3-MILE RADIUS



\$75,690.00
AVG HH INCOME
3-MILE RADIUS

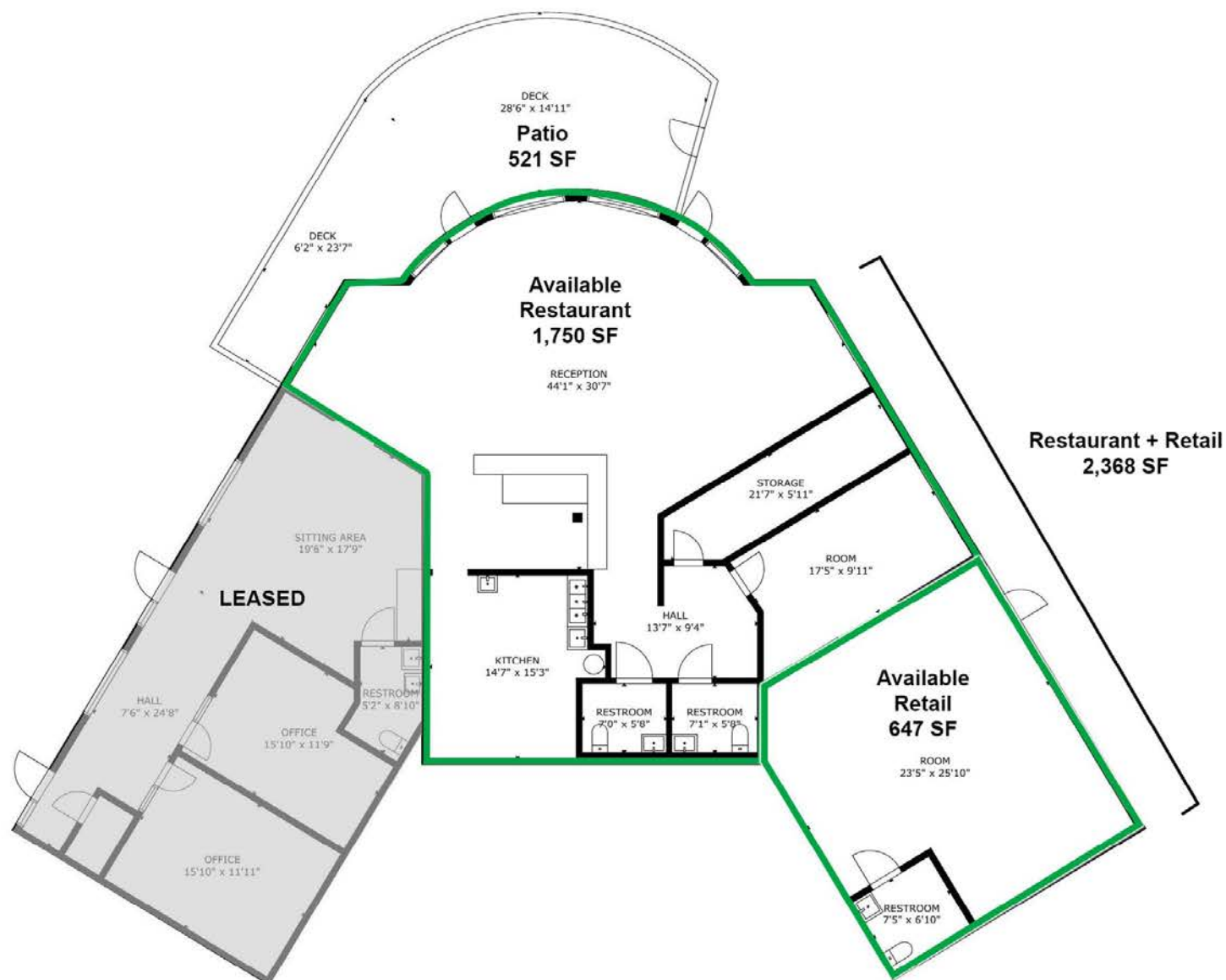


105,588
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central Ave: 10,361 VPD
10th St S: 327 VPD
(Sites USA 2025)

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GROSS EXTERNAL AREA
TOTAL: 3,348 sq.ft
FLOOR 1: 3,348 sq.ft
EXCLUDED AREAS: DECK: 521 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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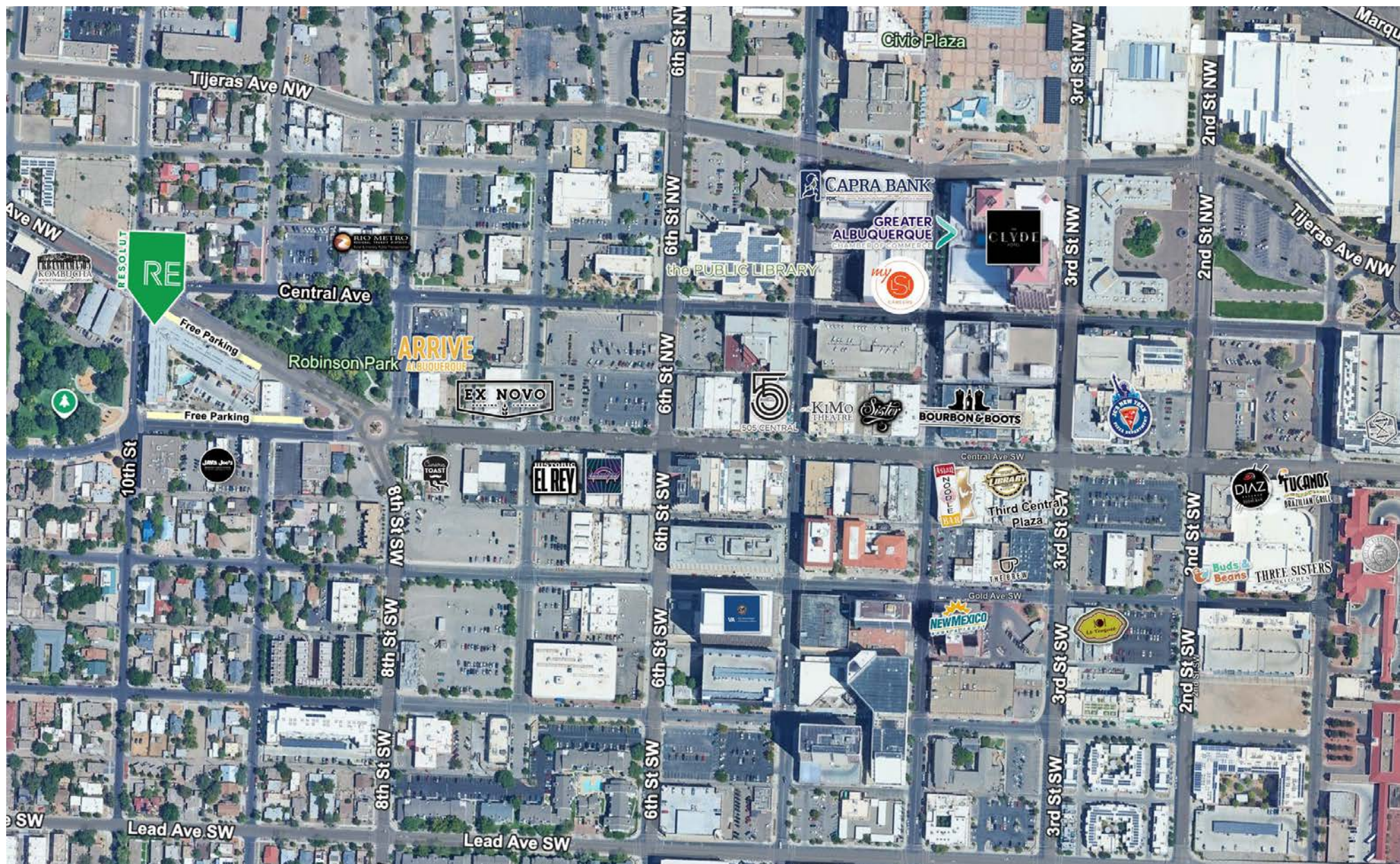
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