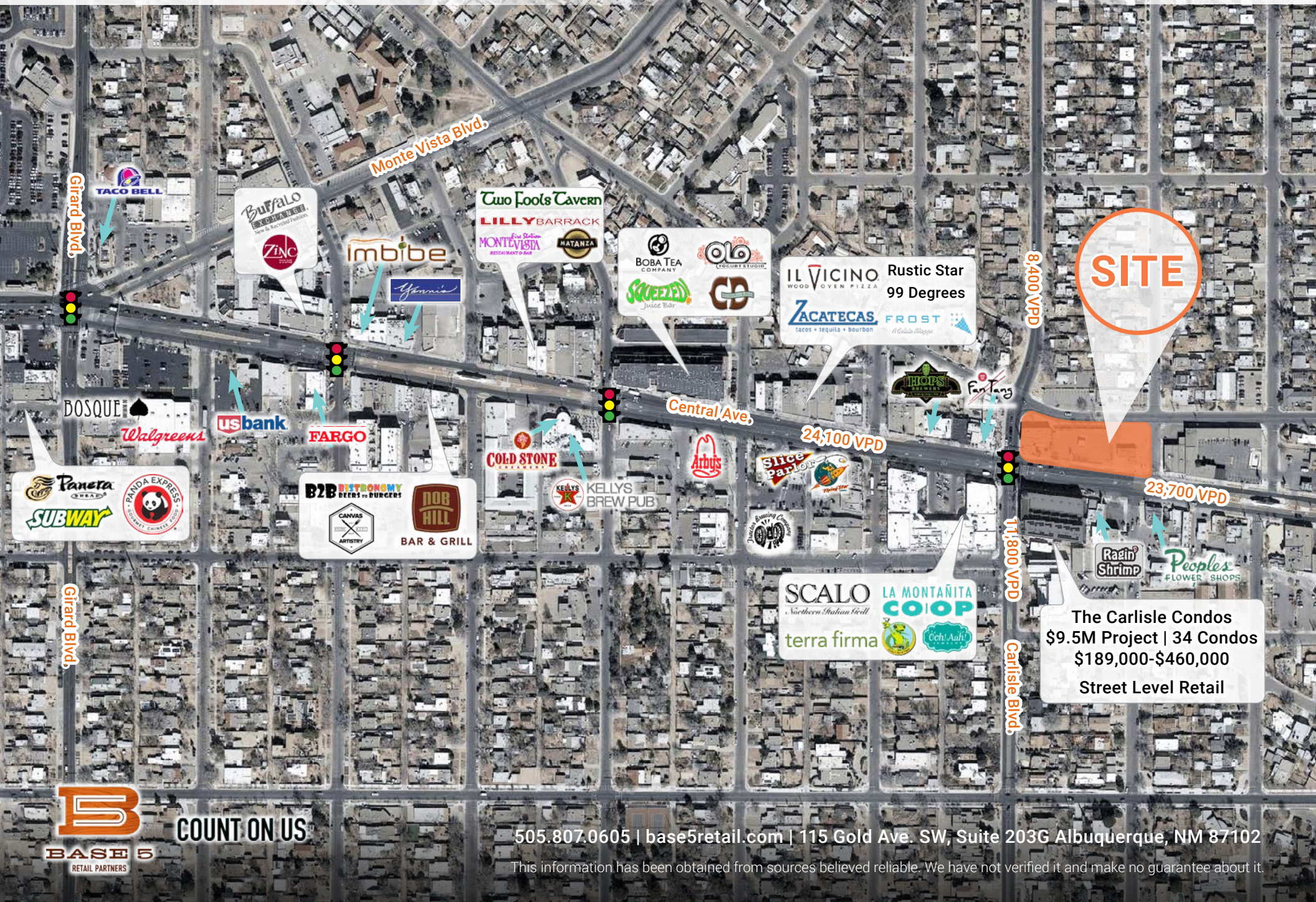
Entire Block, Hard Corner for Development in Nob Hill

3601-3625 Central Ave., Albuquerque, NM 87108

FOR SALE



BASE 5 RETAIL PARTNERS

COUNT ON US

505.807.0605 | base5retail.com | 115 Gold Ave. SW, Suite 203G Albuquerque, NM 87102

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

±.723 Acres
Lot Size

±700'
Frontage on Central Ave.

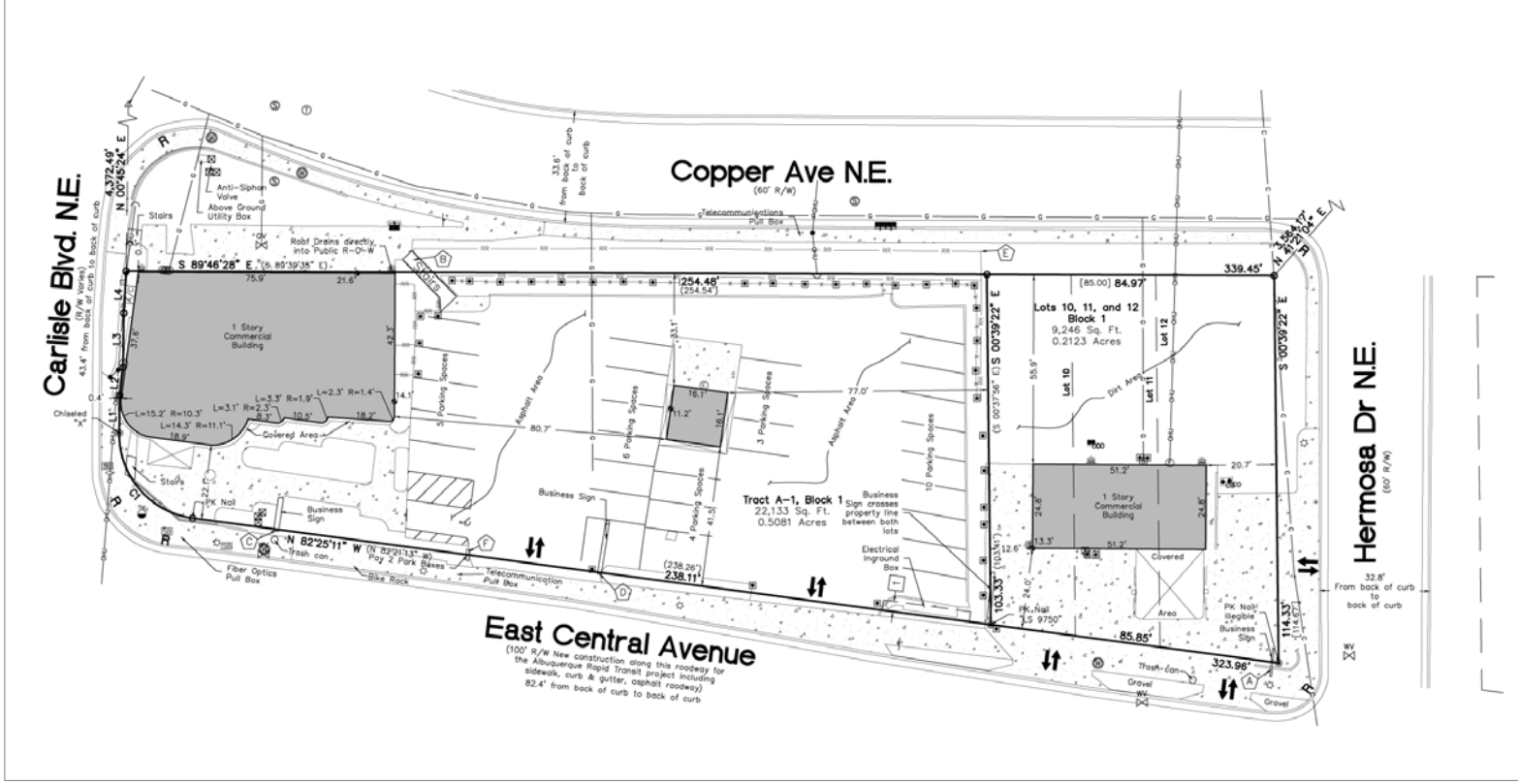
40
Dedicated Parking Spaces

±6,000 SF
1st Building Size

±1,300 SF
2nd Building Size

23,700 VPD
Central Ave.

8,400 VPD
Carlisle Blvd.



About Nob Hill

Nob Hill spans a mile-long stretch of Central Ave, where the area's businesses share a commitment to the retro style of Historic Route 66

Vibrant district offers unique shops, trendy restaurants and chic nightspots with both local and national tenants

Albuquerque's premier district where locals frequent but is a popular spot for visitors as well

The recent development of the Albuquerque Rapid Transit (ART) upgraded this area by adding to the walkability along Central Ave.

Nob Hill Tenants

Boba Tea Company
Olo Yogurt Studio
Cold Stone Creamery
Kellys Brew Pub
Matanza
Squeezed Juice Bar
Il Vicino Wood Oven Pizza
Flying Star
B2B Bistronomy Beers to Burgers
Yanni's
Nob Hill Bar & Grill
Zinc
Walgreens
La Montañita Co-op
Imbibe

NEC Central Ave. & Carlisle Blvd.
Albuquerque, NM 87108

David Fite
fite@base5retail.com | 505.328.4834 (cell/text)

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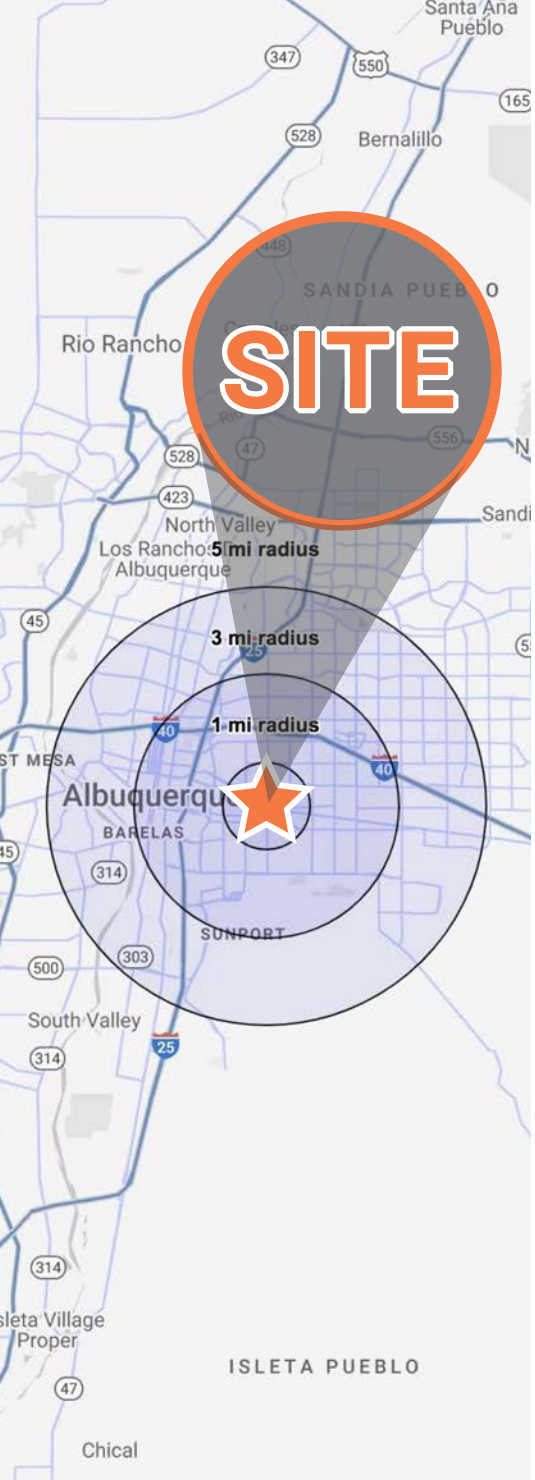

1 Mile	3 Mile	5 Mile		
16,851	112,504	244,907	2018 Estimated Population	Population
17,131	114,765	248,972	2023 Projected Population	
8,228	51,920	109,184	2018 Estimated Households	Households/ Housing
8,566	54,221	113,797	2023 Projected Households	
0.8%	0.9%	0.8%	Projected Annual Growth 2018 to 2023	
8,556	54,148	113,448	2018 Est. Total Housing Units	
44.4%	37.8%	46.5%	2018 Est. Owner-Occupied	
51.7%	58.1%	49.7%	2018 Est. Renter-Occupied	
$252,950	$192,619	$187,503	Median Home Value	
$749	$667	$696	Median Rent	
1,265	10,770	18,695	2018 Est. Total Businesses	Businesses/ Employees
17,127	150,016	237,157	2018 Est. Total Employees	
$72,635	$51,454	$55,145	2018 Est. Average Household Income	
76.1%	62.4%	61.8%	White Collar Workers	
23.9%	37.6%	38.2%	Blue Collar Workers	
$458 M	$2.29 B	$5.06 B	2018 Est. Total Household Expenditure	Consumer Expenditures
$15.9 M	$79.4 M	$175 M	2018 Est. Apparel	
$25.6 M	$126 M	$280 M	2018 Est. Entertainment	
$69.5 M	$358 M	$790 M	2018 Est. Food, Beverages, Tobacco	

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