

3025 Central Ave



Space for Lease in the Heart of Nob Hill

Lease Overview

Available SF:	± 4,559
Lease Rate:	\$16
Base Monthly Rent:	\$6,132
Lease Types:	MG
Year Built:	1975
Zoning:	C-2
Market:	Albuquerque

PROPERTY DESCRIPTION

Located in the heart of Albuquerque's vibrant Nob Hill retail, office and entertainment district. Facing Central Ave and one-half block from the University of New Mexico campus. In close proximity to CNM, Presbyterian & UNM Hospital.

PROPERTY HIGHLIGHTS

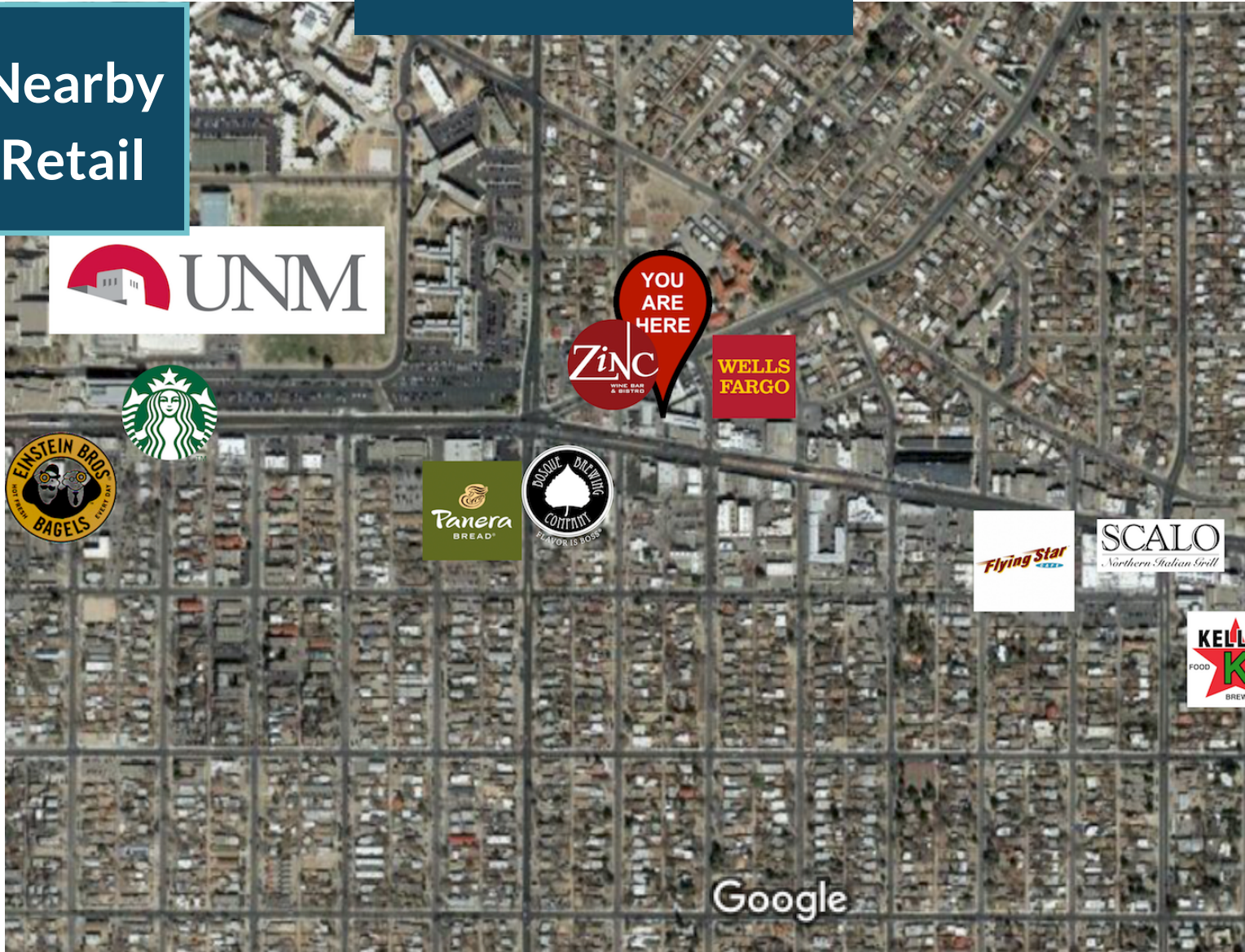
- Great location minutes from UNM
- Tenant pays water, gas, electric, refuse & sewer
- Lease term: 3 years

J. RICHARD RIVAS | 505.270.9775 | rivas@cresnm.com

The information above has been obtained from sources we believe to be reliable; however, we do not accept any responsibility for its correctness.

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Nearby Retail



40,000+
Households in
a 3-Mile Radius



111,000+
estimated
population within a
3-mile radius

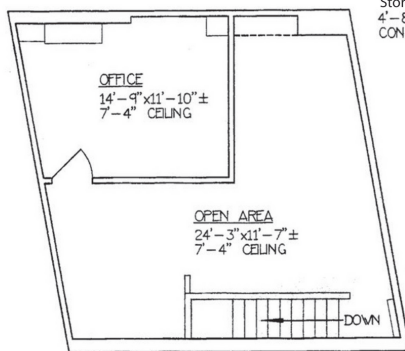
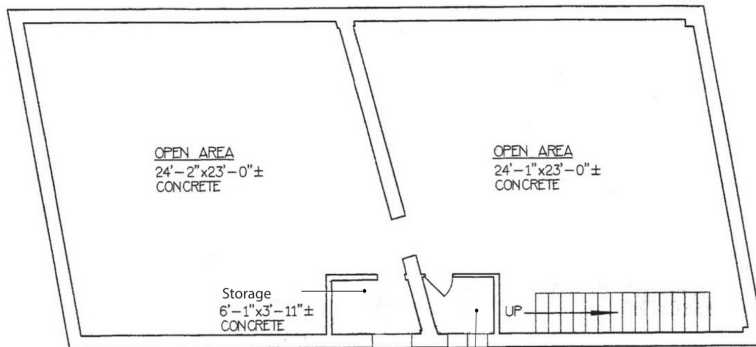


\$58,000
Average Income
within 1-Mile Radius

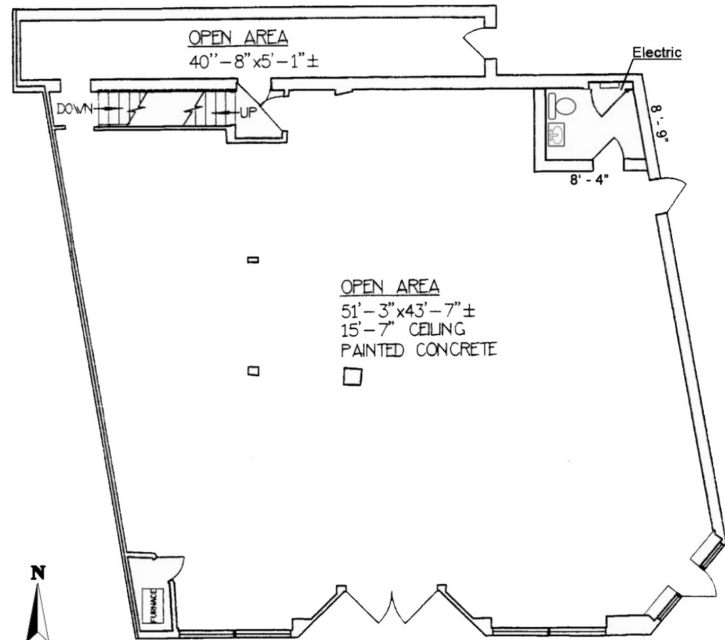
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LOFT



Notes:

1. All Calculations indicate "gross" area as per "boma" standards
2. All Fixtures indicated are built in
3. All Floors are carpet unless otherwise noted.
4. All Ceiling heights are 8'-0" unless otherwise stated

Area Calculations:

Open Area	2667.79 Sq. Ft.
	(Excludes Vertical Penetrations)
Basement Area	1284.48 Sq. Ft.
Loft Area	606.67 Sq. Ft.
	(Excludes Vertical Penetrations)