



Colliers

For Lease

2900 Central Ave SE
Albuquerque, NM

Ben Perich

Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

2900 Central Ave SE | For Lease

Property Profile

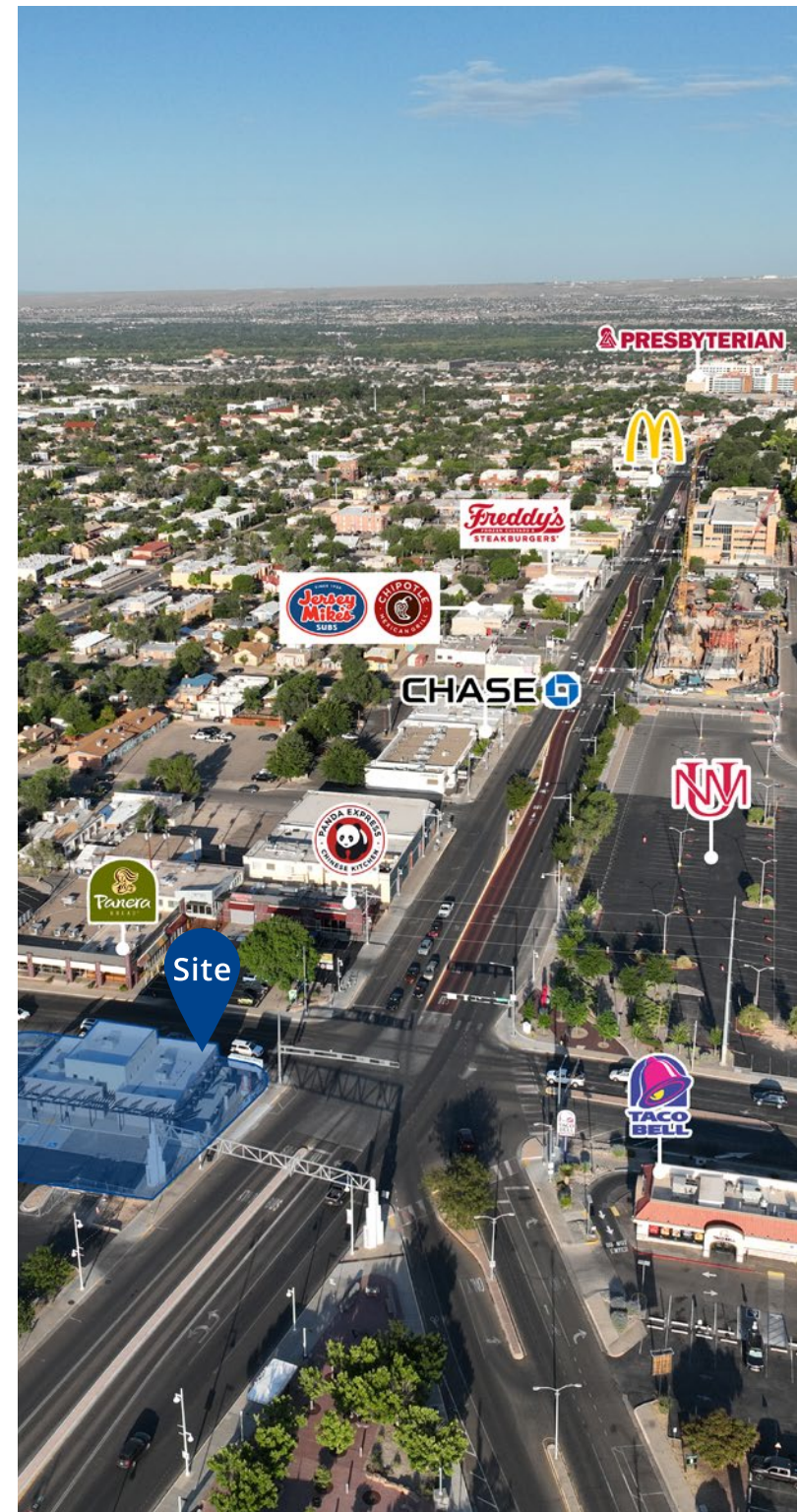
Details

Lease Rate	\$40.00 PSF + NNN
NNN	\$5.50 PSF
Space Available	± 1,965 SF
Lot Size	0.51 AC
Submarket	University
Zoning	MX-M

Features

- New construction retail/restaurant opportunity
- Located on historic Central Ave (Route 66) in the heart of Nob Hill
- High visibility with strong street presence
- Ideal for restaurant, café, or boutique retail
- Flexible layout options for single or multi-tenant use
- Surrounded by dense residential and local businesses
- Walking distance to UNM, area hospitals, and entertainment venues – including the brand new \$82 million UNM Fine Arts College and Popejoy Hall
- Prominent signage opportunities

Area Tenants



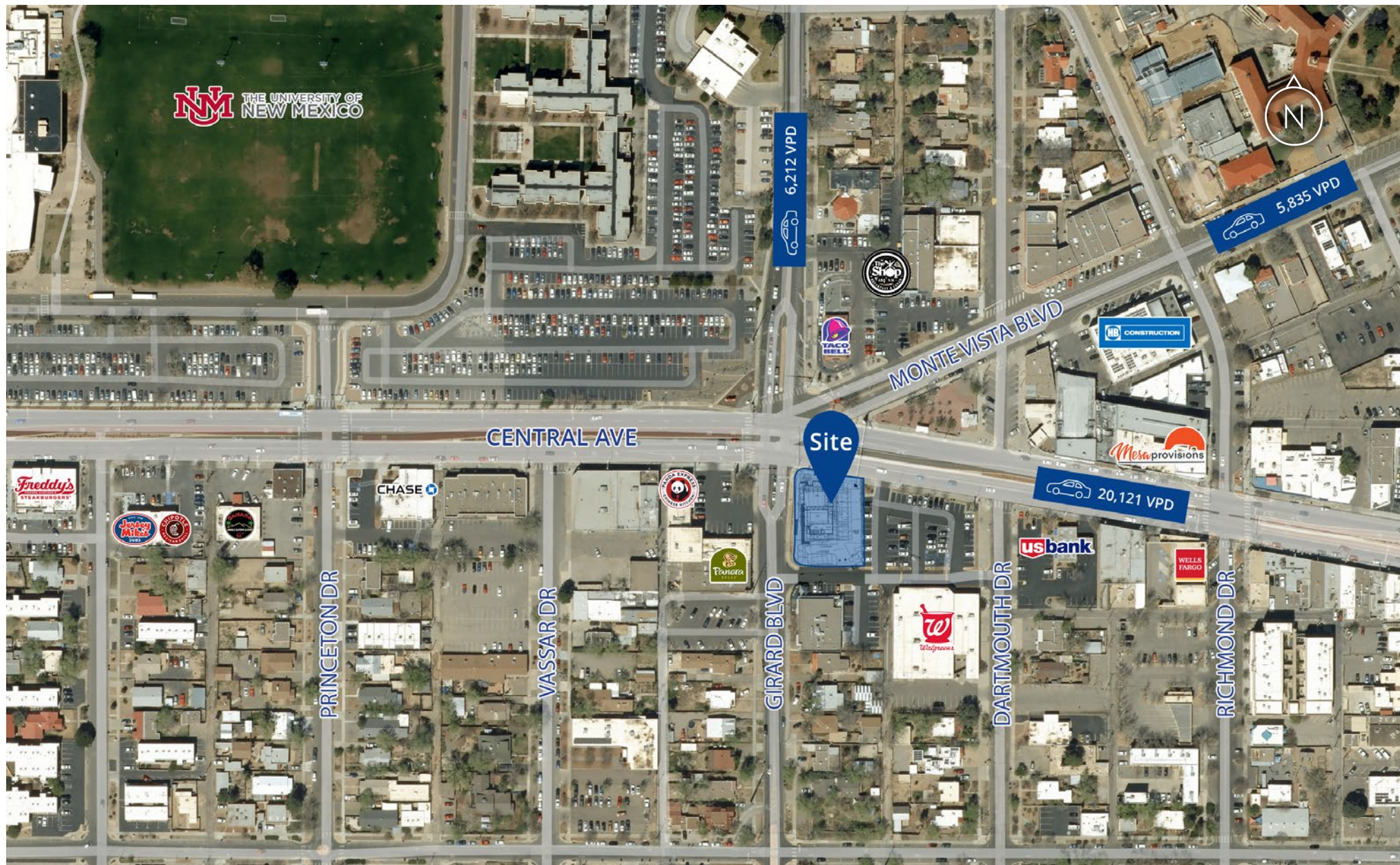
2900 Central Ave SE | For Lease

Trade Area Aerial

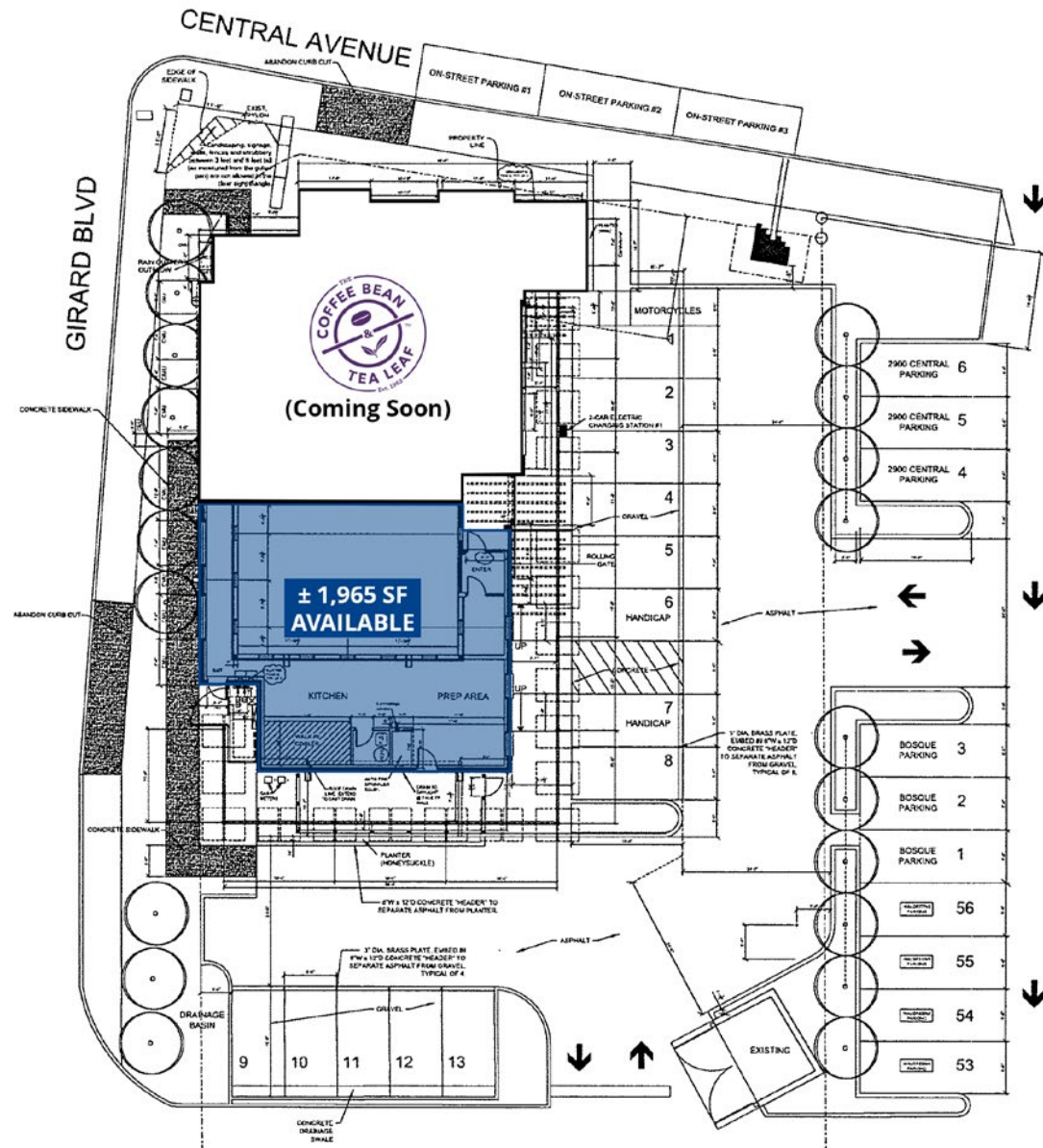


2900 Central Ave SE | For Lease

Intersection Aerial



Site Plan



2900 Central Ave SE | For Lease

Property Gallery

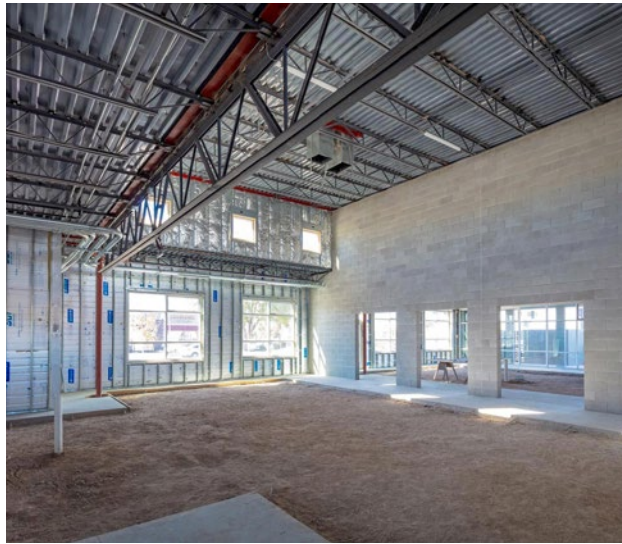
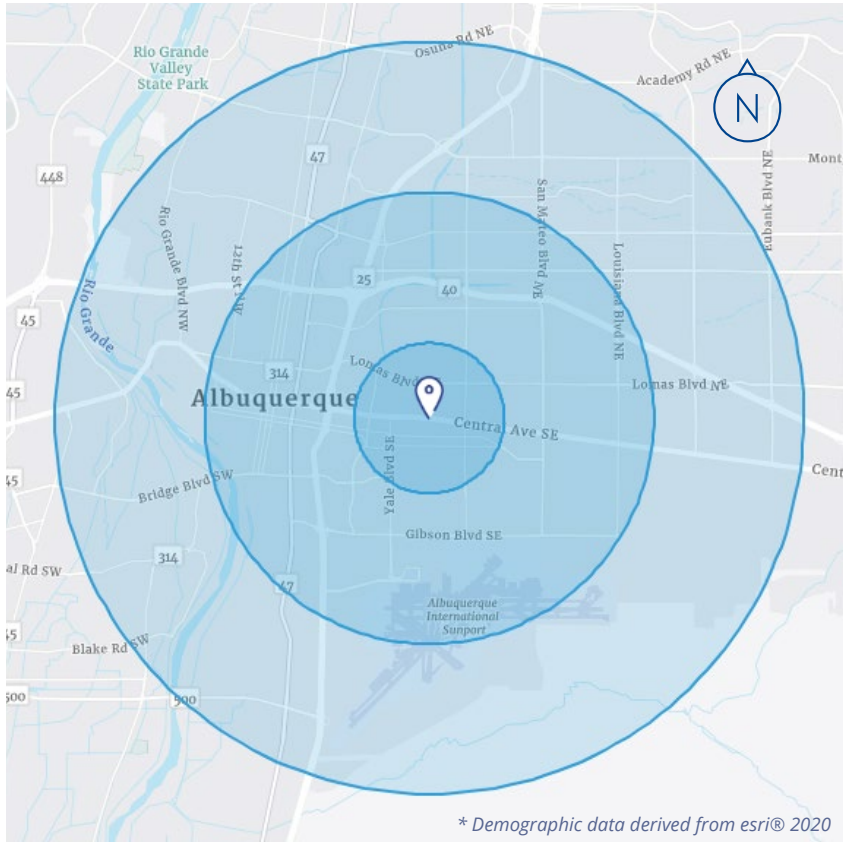


Photo Credits: Robert Reck Photography, LLC

Demographics*



	1 MILE	3 MILES	5 MILES
Population	16,593	99,565	228,206
Households	8,153	48,069	103,862
Median Age	34.4	38.5	39.1
Average HH Income	\$92,711	\$74,010	\$77,527
Per Capita Income	\$45,918	\$35,920	\$35,285
Daytime Population	20,242	168,464	328,090
College Education	71.3%	51.0%	48.0%

An aerial photograph of a city, likely Albuquerque, New Mexico. A blue location pin with the word "Site" in white text is positioned over a building in the center of the image. The building is a multi-story structure with a flat roof and some solar panels. The surrounding area includes various commercial buildings, parking lots, and a large green field in the background. The sky is clear and blue.

Colliers

Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Site

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.

Ben Perich
Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966