

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.The background of the entire advertisement is a photograph of a United States Post Office building. The building is a single-story structure with tan-colored stucco walls and a blue and white striped awning over the entrance. A large sign above the entrance reads "United States Post Office". To the left of the entrance, there is a blue mailbox. The building is surrounded by several tall, thin evergreen trees and some bare deciduous trees. A paved road with a red curb is in the foreground.

For Sale

Redevelopment Opportunity

2016 & 2020 Central Ave SW
Albuquerque, NM 87104

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Property Overview

Details

Sale Price	\$875,000 (Total for all parcels)
Price PSF	\$130.95 PSF or \$15.30 PSF for land
Total Lot Size	1.313 Acres (57,194 SF)
Submarket	Downtown

2016 & 2020 Central Ave SW

2016 Central Building Size	± 3,300 SF (U.S. Post Office Building)
2020 Central Building Size	± 3,400 SF
Total Space Available	± 6,700 SF
Lot Size	0.9828 Acres
Zoning	MX-M (Mixed-Use - Moderate Intensity)
UPC	1-013-058-141-232-3-14-12

Alahambra Ave SW

Lot Size	0.3304 Acres
Zoning	R-1C (Residential - Single Family)
UPC	1-013-058-142-210-3-14-07

Features

- Three total parcels warrant redevelopment opportunity
- 2016 Central Ave SW — Occupied by US Postal Service
 - Lease 8/1/23 – 7/31/28 — \$50,193 Annual rent (\$4,182.75 /mo)
 - No additional renewal options exist
 - USPS has option to terminate with 30 day notice at any time
 - Lease is modified gross whereby Landlord pays insurance, property taxes, glass breakage, and roof
 - Tenant pays gas, electric, water, sewer, trash, snow removal, landscape maintenance, and janitorial
- 2020 Central Ave SW — building is vacant and formerly used as a jewelry store and pawn shop
- Across from ART Bus Stop
 - No left in or left out
- Easement exists to Alahambra across lot

2016 & 2020 Central Ave SW | For Sale

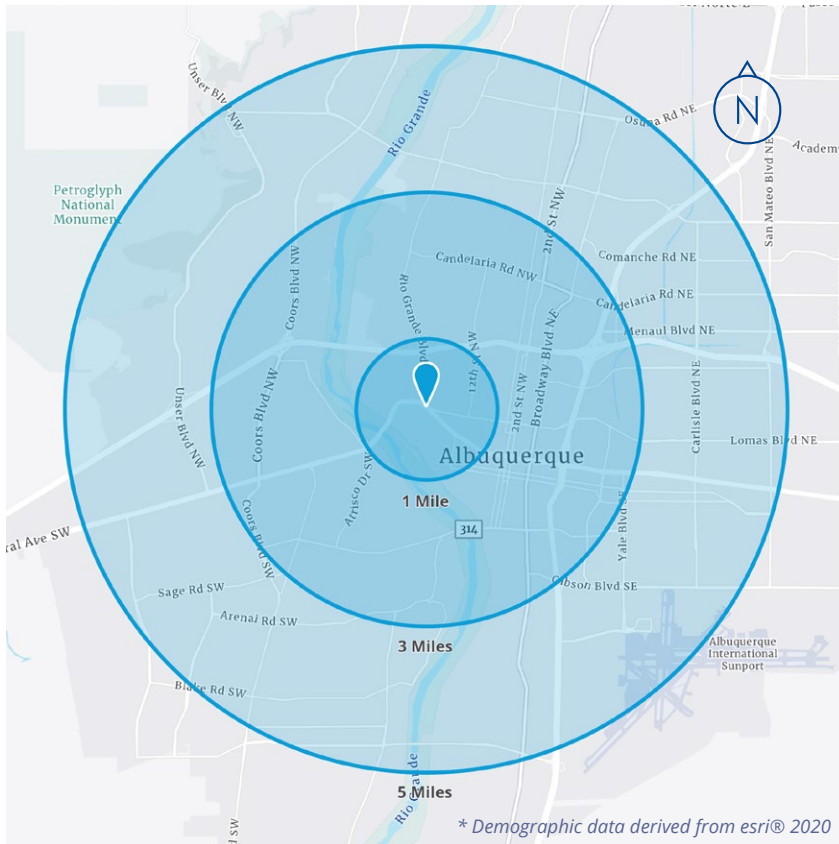
Trade Area Aerial



Intersection Aerial



Demographics*



	1 MILE	3 MILES	5 MILES
Population	10,399	95,209	245,202
Households	5,662	41,478	102,976
Median Age	43.3	38.7	38.2
Average HH Income	\$91,220	\$76,403	\$84,148
Per Capita Income	\$60,766	\$33,470	\$35,399
Daytime Population	13,358	137,784	283,094
College Education	57.4%	45.1%	44.9%



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