



DOWNTOWN RESTAURANT AT SILVER MOON LODGE

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



**AVAILABLE
2,368 SF**

**FOR
LEASE**

AVAILABLE SPACE
1,750 - 2,368 SF

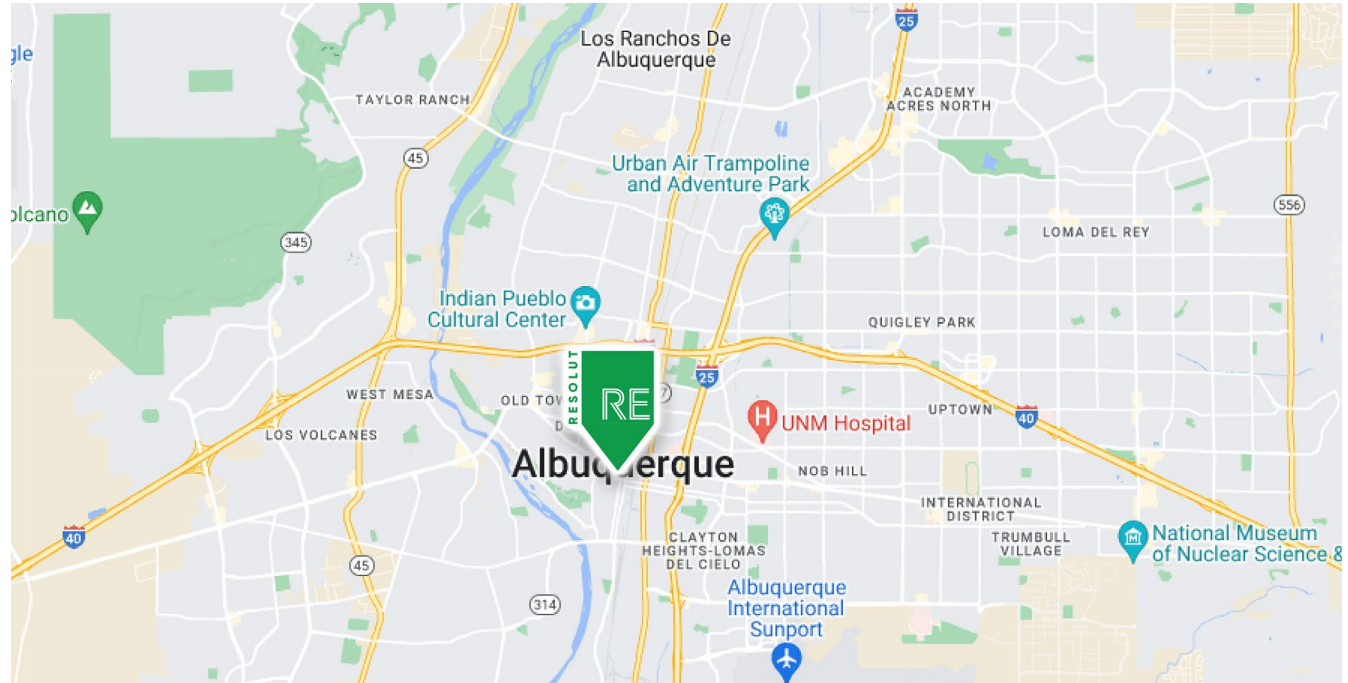
RATE
\$20.00 PSF NNN
NNNs* \$2.50
* Estimate provided by Landlord
and subject to change

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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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PROPERTY OVERVIEW

The ground-floor retail suite at Silver Moon Lodge offers approximately 4,500 square feet of modern, flexible space ideal for a restaurant, café, or neighborhood retail concept. Designed with functionality and visibility in mind, the space features tall ceilings, full-height glass storefronts, and direct street access that captures both residents and foot traffic. The open floor plan allows for easy customization, with existing utility connections that can support food and beverage uses. Venting and mechanical systems were designed with restaurant capabilities in mind, reducing build-out costs. Ample natural light, polished concrete floors, and a contemporary façade create an inviting atmosphere suitable for a range of operators. With built-in exposure from 150+ apartment units above, this space presents a turnkey opportunity for a brand seeking a high-visibility, ground-floor location within a vibrant mixed-use setting.

LOCATION OVERVIEW

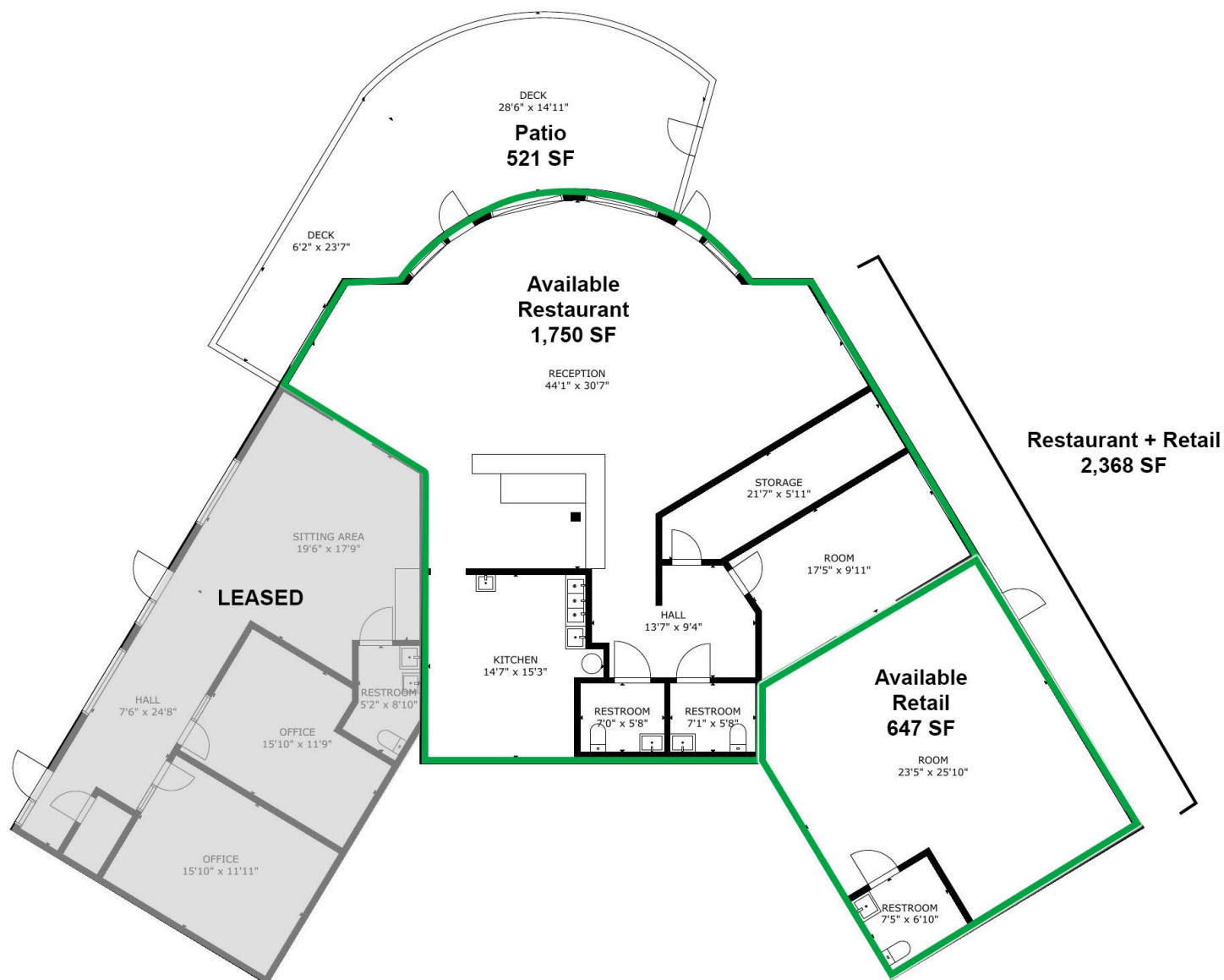
Silver Moon Lodge is positioned along Albuquerque's iconic Central Avenue, part of the historic Route 66 corridor, and sits at the gateway to downtown. The property benefits from exceptional visibility and steady vehicle and pedestrian traffic, supported by surrounding multifamily developments, hotels, and government offices. Within walking distance are key downtown attractions including the Albuquerque Convention Center, Rail Yards Market, and multiple entertainment venues that draw consistent visitors year-round. The Central corridor continues to see reinvestment through new mixed-use projects and streetscape improvements, creating a dynamic urban environment ideal for restaurant and retail operators. Easy access to I-25, I-40, and Albuquerque Rapid Transit (ART) stations ensures convenient connectivity for both local residents and visitors, positioning this location as a high-exposure destination in the heart of the city's growth corridor.



PROPERTY OVERVIEW

Lease Rate:	\$20.00 PSF
NNN:	\$2.50 PSF
Available SF:	4,500 SF
Zoning:	MX-FB-FX
Submarket:	Downtown

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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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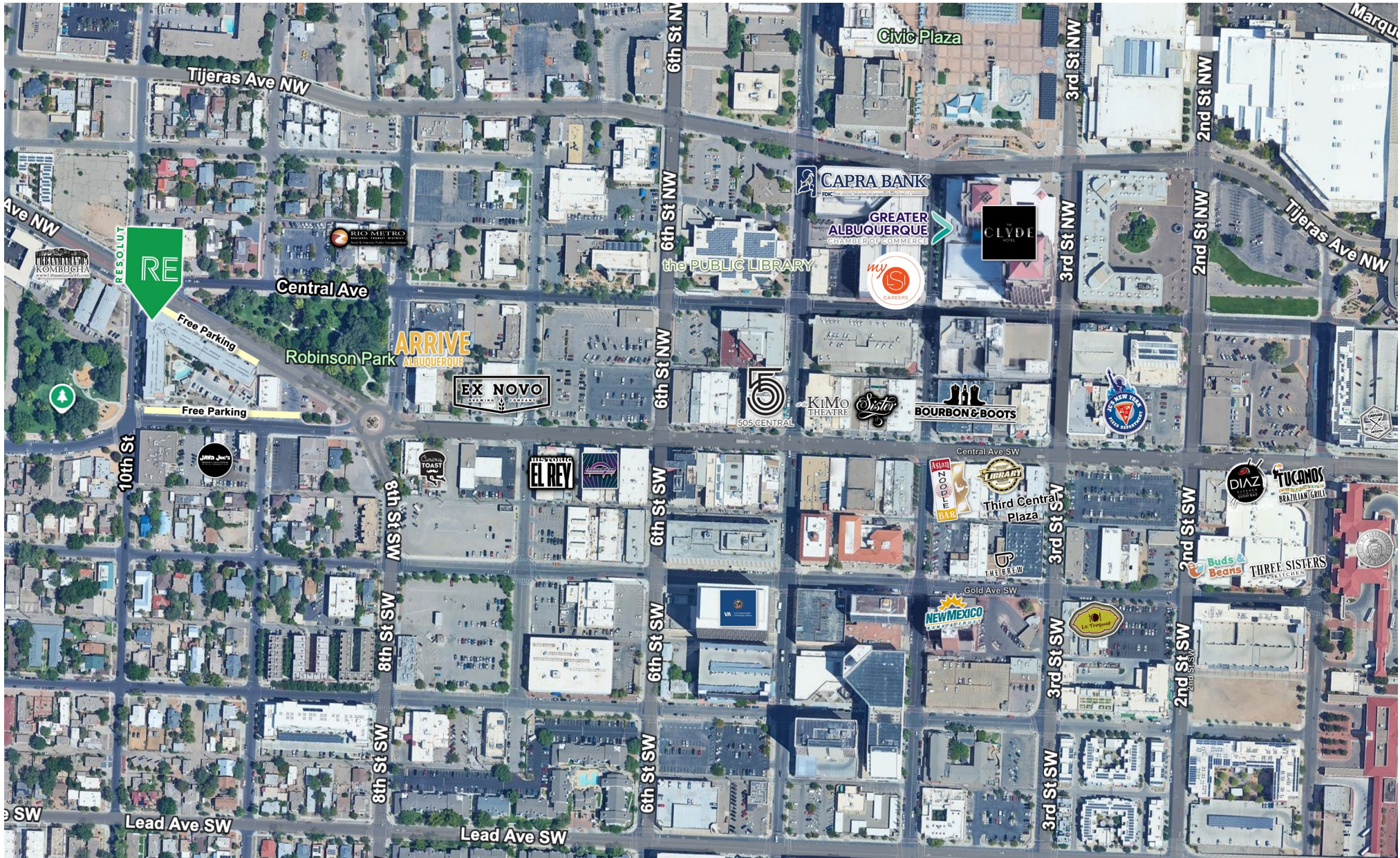
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