

COLLEGE PLAZA - UNM/NOB HILL RETAIL

SEC Central Ave & Girard Ave SE
2820 Central Avenue SE Albuquerque, NM 87106



**FOR
LEASE**

AVAILABLE SPACE
900-2,240 SF
2nd Gen Restaurant

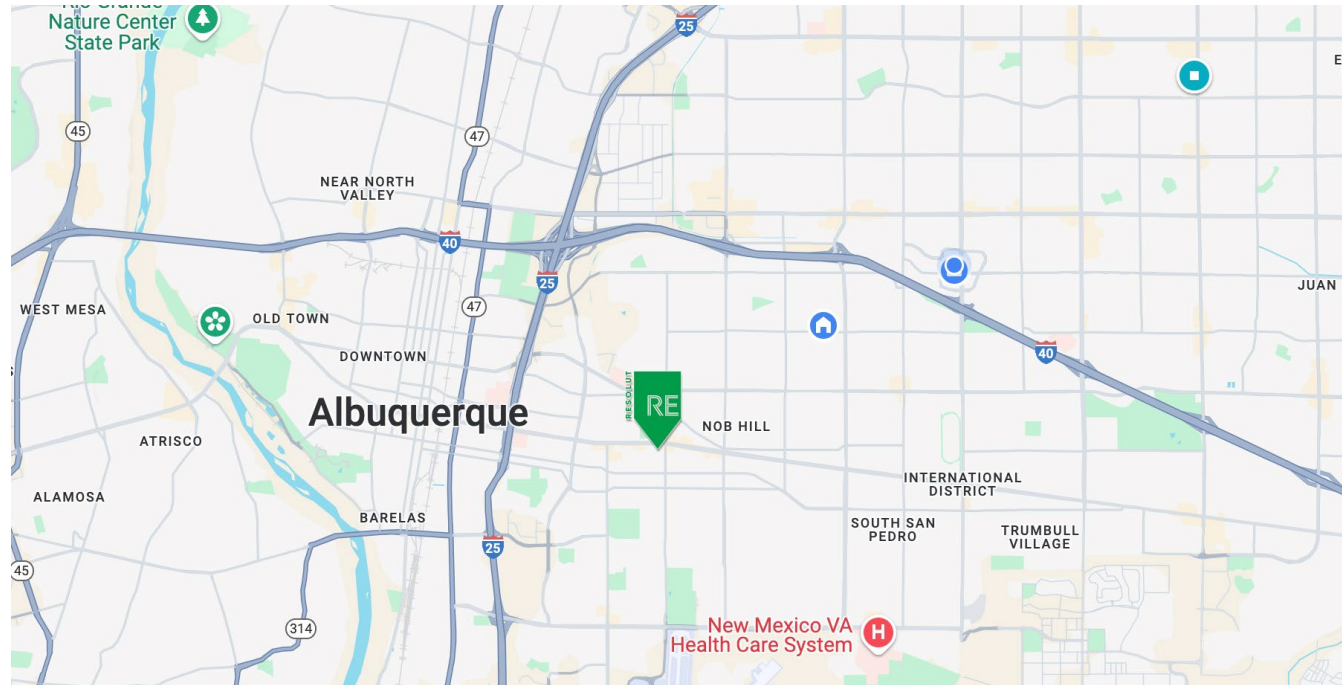
RATE
\$24.00 - \$28.00 PSF NNN
NNNs* \$6.50
* Estimate provided by Landlord and subject to change

Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- Shopping Center remodeled completely in 2024
- Located on Hard Corner
- Dedicated and abundant parking
- Entrance to Nob Hill submarket
- Existing Restaurant Infrastructure
- Monument Signage
- National Co-Tenancy
- Fronting the University of New Mexico (UNM) and it's 23,000+ students
- Options for 300-600 SF of enclosed patio available
- Vacancy was formerly Subway including walk-in coolers & freezers, 3 comp-sink, grease trap, power, and newer HVAC



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



102,287
POPULATION
3-MILE RADIUS



\$75,276
AVG HH INCOME
3-MILE RADIUS



135,903
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

Central: 21,804 VPD
Girard Blvd: 5,569 VPD
Monte Vista: 3,679 VPD
(Sites USA 2025)

PROPERTY OVERVIEW

College Plaza located on the Hard Corner of Central and Girard is under new ownership and has gone through a complete renovation as of 2024. This is a great opportunity to lease a 2,200 SF retail space in a bustling, recently remodeled retail center. Located on a prominent hard corner, this center boasts high visibility and excellent vehicular and foot traffic, making it the perfect location for either local or national retail/restaurant users alike. This center is one of few that has dedicated parking for tenants and employees at the center and is within 200' of an ART Bus station. Renovations included an entirely new face along with brand new TPO roofs.

Lease Rate:	\$24.00 - \$28.00 PSF
NNN:	\$6.50 PSF
Available SF:	900 - 2,240 SF 2nd Gen Restaurant
Year Renovated:	2024
Zoning:	MX-M
Submarket:	Nob Hill/UNM

LOCATION OVERVIEW

This recently renovated center is located along Central Ave (Rt 66) across from the University of New Mexico and at the entrance to Albuquerque's Nob Hill submarket. Both of these submarkets are known for their high density of rooftops as well as high daytime population. The center is 5 minutes to the nearest interstate exits and major regional hospitals, as well as 7 minutes from the Albuquerque Sunport.



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CCAT Center Construction Starting in 2025!

The University of New Mexico's new Center for Collaborative Arts and Technology (CCAT) is a transformative project aimed at modernizing and centralizing the College of Fine Arts (CFA) facilities. By consolidating 13 separate buildings into a state-of-the-art, multi-story facility, the CCAT will significantly enhance the efficiency, sustainability, and functionality of the college. With a projected cost of \$65 million for the first phase, the center will cover 62,100 square feet and feature key spaces including a concert/performance hall, maker spaces, art galleries, technical labs, and faculty research studios. This new hub will house a variety of disciplines such as Music and Theater, Art and Technology, and Fine Arts education.

One of the most pressing challenges the CFA currently faces is the absence of dedicated performance space, which is vital for maintaining accreditation standards and supporting enrollment growth. While UNM has performance venues such as Popejoy Hall, these are not always accessible for CFA use due to external programming priorities, such as Broadway tours. The CCAT will address this gap by offering modern rehearsal and performance spaces, supporting the growth of programs that are losing students due to inadequate facilities. This includes the highly ranked Master of Fine Arts programs in Photography and Studio Art, and the university's unique Flamenco degree program, which could be jeopardized without improved infrastructure.

Beyond its immediate impact on arts education, the CCAT is critical for UNM's recruitment and retention strategies. In order to remain competitive with other fine arts institutions in the Southwest, UNM must offer the kind of specialized spaces that attract top-tier faculty and students. The center will provide essential resources such as appropriate ventilation, lighting, acoustics, and sound systems that are tailored to each art discipline. This ensures that students receive the technical and practical training necessary for today's evolving creative industries, including film, digital arts, and media visualization.



Architect: Diller Scofidio + Renfro with Roma Architecture; Contractor: Bradbury Stamm Construction; Total Funding: \$82,135,428

Additionally, the CCAT will bolster interdisciplinary collaboration across the university. With the Bachelor of Arts in Interdisciplinary Arts (BAIA) being the fastest-growing degree in CFA, the new center will provide space for programs that integrate coursework across different creative disciplines. These programs will allow students from across the campus to engage with the arts, developing valuable skills that contribute to New Mexico's growing industries in film, television, online gaming, and streaming.

The long-term impact of the CCAT extends beyond the university, as it will strengthen UNM's role in growing the

creative arts workforce in New Mexico. The center will position the university to produce graduates who are well-prepared for roles in the expanding film, music, and digital arts sectors, driving innovation and economic growth in the region.

**College Plaza is walking distance
to UNM with its 23,000+ students
on campus and thousands of
faculty and staff.**

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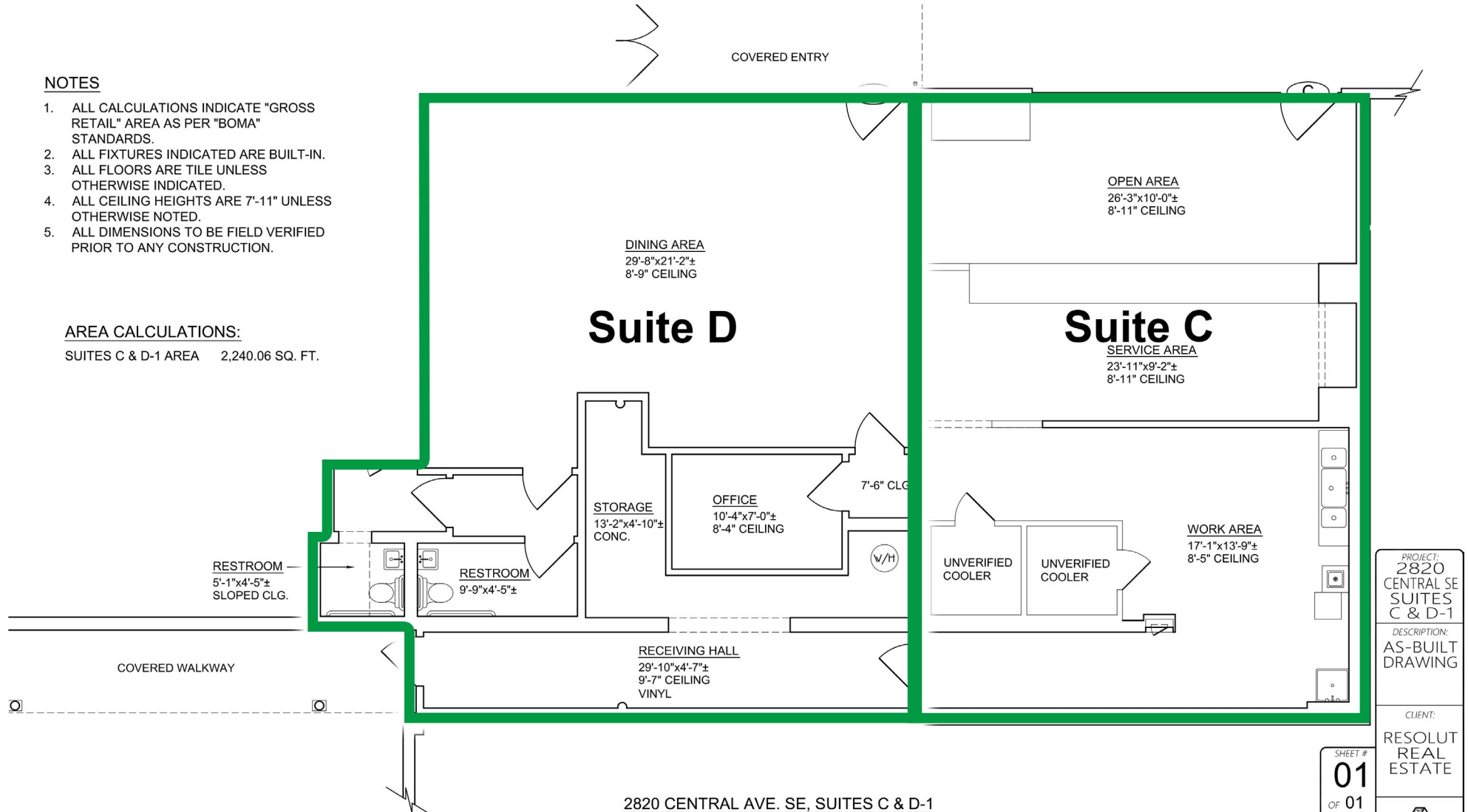
Demisable Floor Plan: 900 - 2,240 SF

NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE TILE UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 7'-11" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

SUITES C & D-1 AREA 2,240.06 SQ. FT.



PROJECT:
2820
CENTRAL SE
SUITES
C & D-1

DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:
RESOLUT
REAL
ESTATE

SHEET #
01
OF 01

ORIENTATION	MEASURED BY	A.A.	1
	DESIGNED BY	N.A.	8
	DRAFTED BY	JR.	1
	CHECKED BY	M.G.	2
	REVISED		6
SCALE	DATE		
3/16"=1'-0"	08/07/24		



505-899-1199

ADJACENT TO
THE UNIVERSITY OF NEW MEXICO

NM THE UNIVERSITY OF NEW MEXICO

Central Ave SE 21,804 VPD

5,569 VPD

TACO BELL

Monte Vista Blvd NE 3,679 VPD

MONUMENT SIGN

ATM Space

PANDA EXPRESS
GOURMET CHINESE FOOD

Smoker's Town

ABQ Ink

Suite C+D
AVAILABLE
900 - 2,240 SF

Panera BREAD

DEDICATED PARKING LOT

DEDICATED PARKING LOT

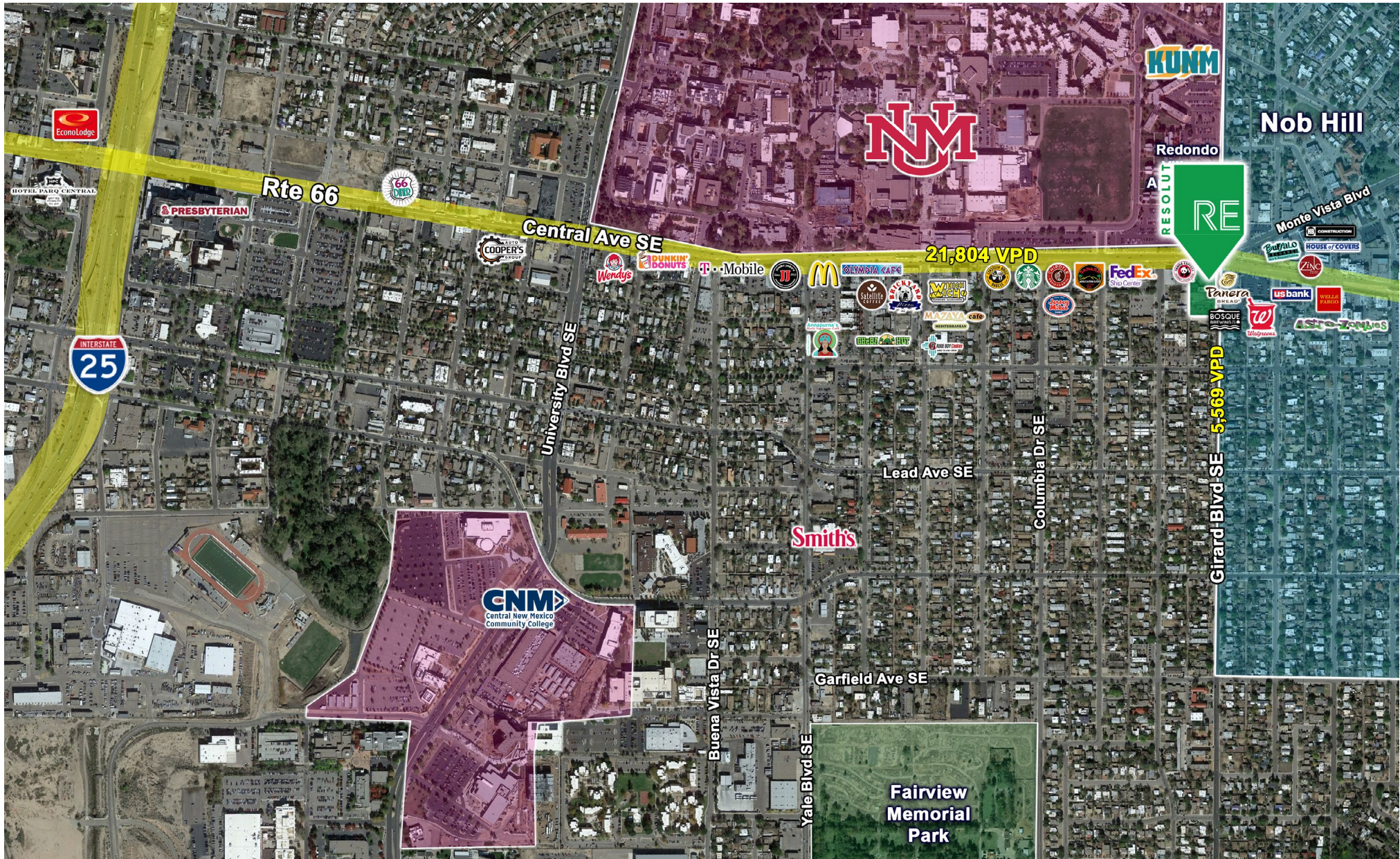
Girard Blvd SE

2900 Central Retail Development Under Construction

BOSQUE BREWING CO.

Walgreens

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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.0805/-106.6137

2820 Central Ave SE Albuquerque, NM 87106	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	17,998	102,463	233,041
2029 Projected Population	17,848	100,797	227,526
2020 Census Population	17,445	102,741	234,314
2010 Census Population	18,336	102,454	236,157
Projected Annual Growth 2024 to 2029	-0.2%	-0.3%	-0.5%
Historical Annual Growth 2010 to 2024	-0.1%	-	-
2024 Median Age	35.3	37.3	38.1
Households			
2024 Estimated Households	8,912	49,842	106,431
2029 Projected Households	8,873	49,203	104,334
2020 Census Households	8,599	48,587	104,141
2010 Census Households	8,448	46,726	101,052
Projected Annual Growth 2024 to 2029	-	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	0.4%	0.5%	0.4%
Race and Ethnicity			
2024 Estimated White	60.5%	52.9%	52.0%
2024 Estimated Black or African American	4.2%	5.0%	4.4%
2024 Estimated Asian or Pacific Islander	5.1%	3.3%	2.8%
2024 Estimated American Indian or Native Alaskan	5.3%	6.0%	5.3%
2024 Estimated Other Races	24.9%	32.8%	35.6%
2024 Estimated Hispanic	36.6%	46.8%	51.2%
Income			
2024 Estimated Average Household Income	\$91,352	\$76,557	\$79,727
2024 Estimated Median Household Income	\$64,596	\$54,529	\$57,594
2024 Estimated Per Capita Income	\$45,963	\$37,694	\$36,748
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.9%	4.3%	4.8%
2024 Estimated Some High School (Grade Level 9 to 11)	2.3%	6.4%	6.4%
2024 Estimated High School Graduate	14.3%	21.4%	22.6%
2024 Estimated Some College	16.4%	19.5%	21.1%
2024 Estimated Associates Degree Only	6.0%	7.1%	8.6%
2024 Estimated Bachelors Degree Only	27.8%	21.5%	19.8%
2024 Estimated Graduate Degree	30.3%	19.9%	16.6%
Business			
2024 Estimated Total Businesses	1,138	10,830	19,547
2024 Estimated Total Employees	13,888	102,121	176,634
2024 Estimated Employee Population per Business	12.2	9.4	9.0
2024 Estimated Residential Population per Business	15.8	9.5	11.9

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Metrics

Panera Bread 2820 Central Ave SE, Albuq... # 601898			
Visits	132K	Visit Frequency	2.15
Visits / sq ft	28.73	Avg. Dwell Time	23 min
Visitors	61.3K		

Sep 1st, 2023 - Aug 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



DAILY VISITS



CUSTOMER JOURNEY ROUTES



HOURLY VISITS

