



# For Sublease

5201 Central Ave NE  
Albuquerque, NM 87108

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# Property Profile

## Details

Lease Rate \$10.00 PSF

Lease Type NNN

Available Space ± 14,204 SF

Lot Size 1.78 Acres

Submarket University

Zoning MX-M

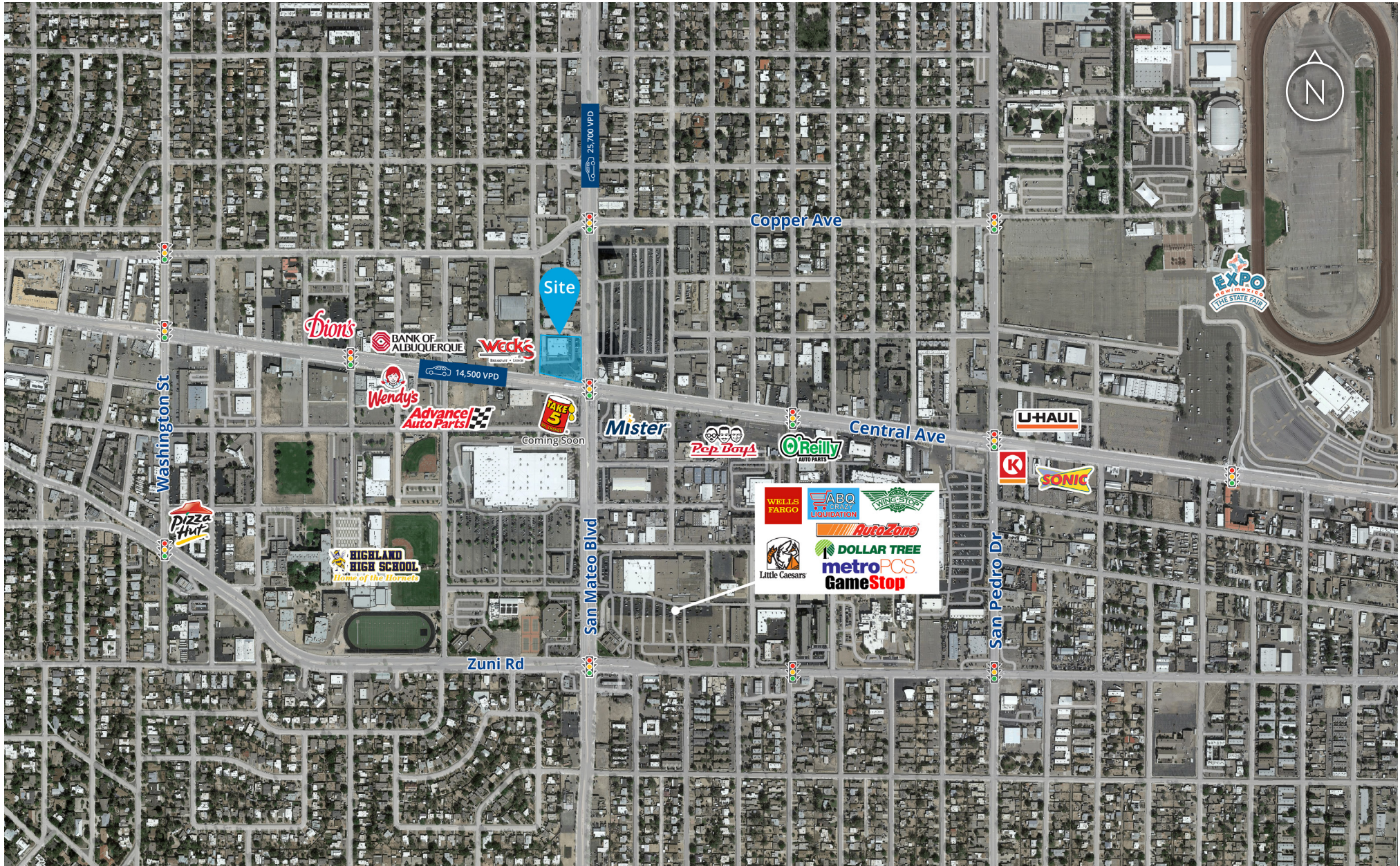
## Features

- Freestanding building in excellent condition
- Rare large format drive-thru availability along Central Ave
- Signalized hard corner at two major arterials
- Superior visibility and multiple full access points
- Excellent exposure with traffic counts in excess of 40,200 VPD
- Near the Louisiana Albuquerque Rapid Transit stop
- Sublease with Walgreens to expire on January 15, 2033
- All offers subject to Walgreens Real Estate Committee

## Area Tenants

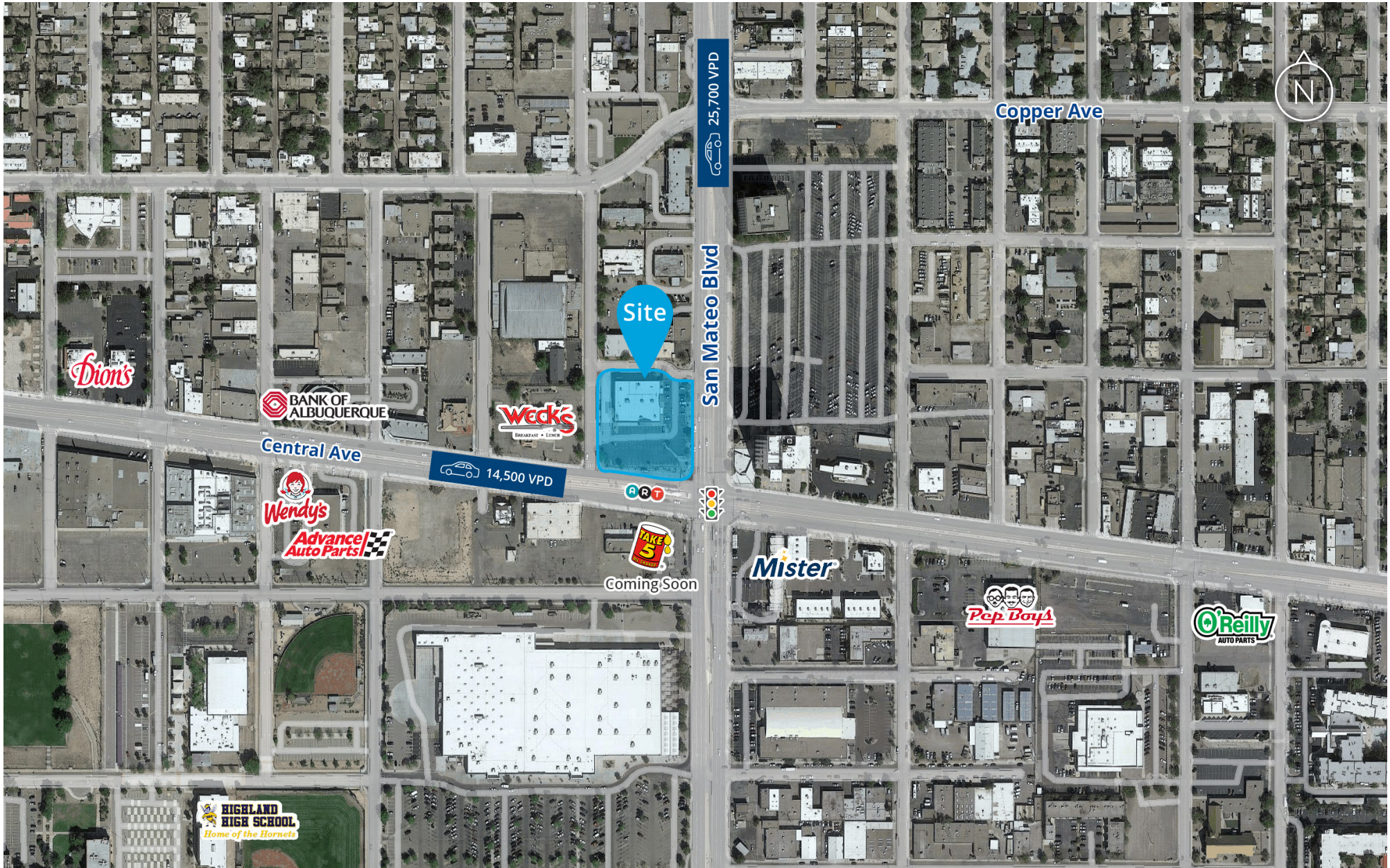


# Trade Area Aerial

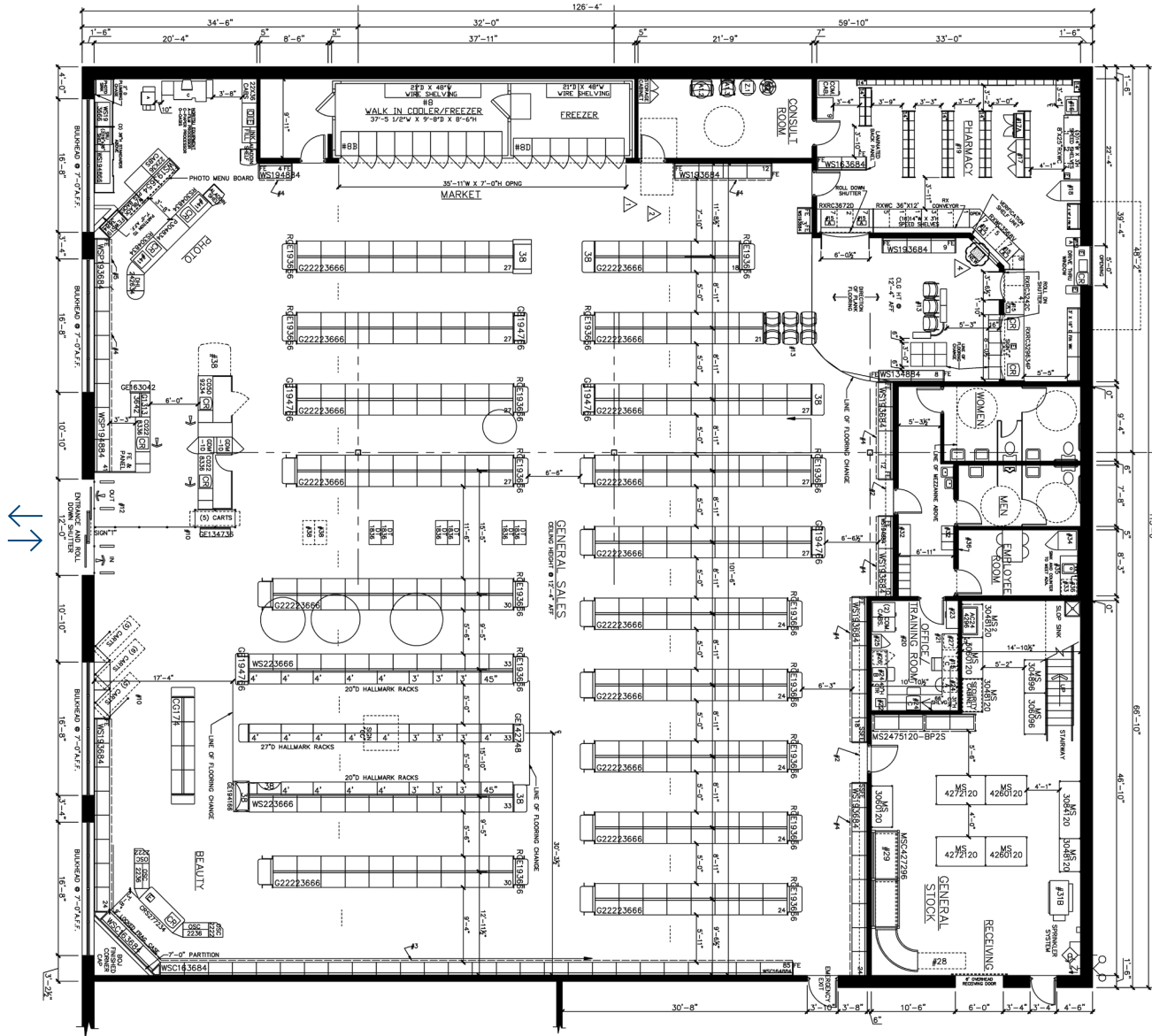


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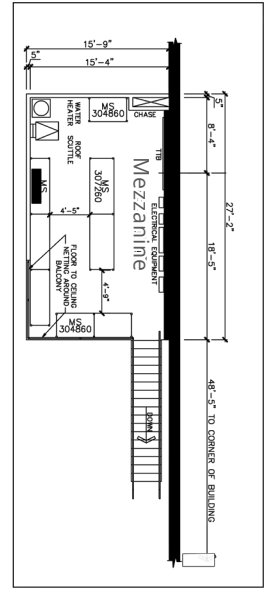
# Intersection Aerial



# Floor Plan

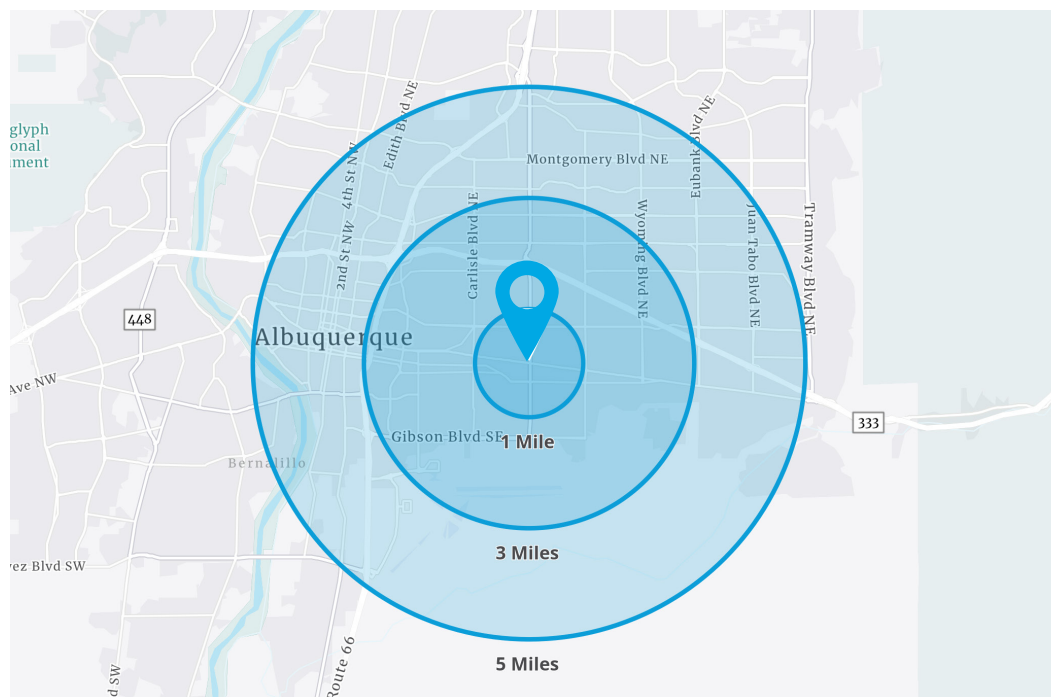


Single Lane Drive-Thru



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	15,180	105,563	245,530
Households	8,063	48,542	112,200
Median Age	41.8	35.8	37.2
Average HH Income	\$77,934	\$71,708	\$75,215
Per Capita Income	\$40,706	\$33,370	\$34,587
Daytime Population	16,896	147,372	344,692

An aerial photograph of a city, likely Albuquerque, showing a dense urban area with various buildings, parking lots, and green spaces. A blue location pin is placed on a specific building in the foreground, indicating the location of the office. The sky is clear and blue.

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