



FULLY EQUIPPED RESTAURANT IN UNIVERSITY AREA

CENTRAL AVE & UNIVERSITY BLVD
2216 Central Ave SE, Albuquerque, NM 87106



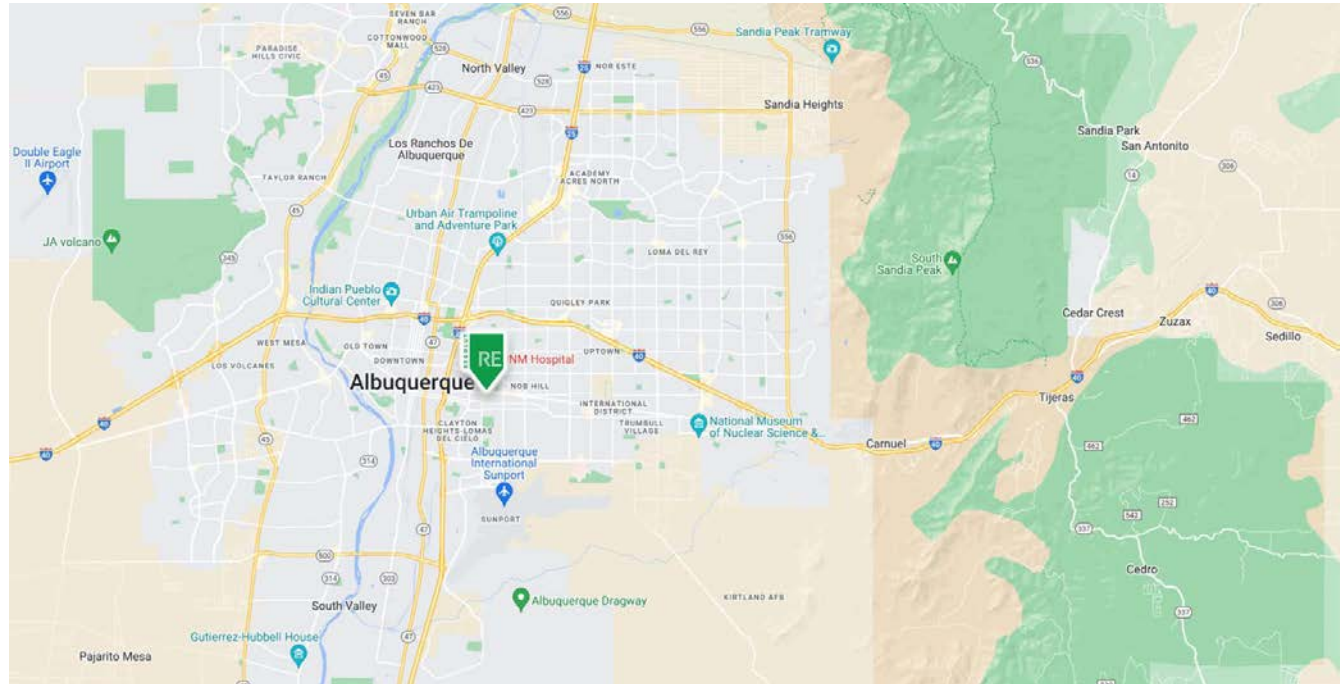
100% LEASED

Remsa Troy
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PROPERTY HIGHLIGHTS

- 2 Walk-in Coolers
- Existing Kitchen Hood
- Patio Space
- Fully Equipped Bar Area
- Adjacent to the University of New Mexico
- Facade Signage
- Visible to Over 20,000 Cars per Day
- 16 Existing Beer Taps
- Adjacent to the 505 Spirits Beer Garden Development



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2023

 **94,308**
POPULATION
3-MILE RADIUS

 **\$73,831.00**
AVG HH INCOME
3-MILE RADIUS

 **125,445**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Central Ave: 21,200 VPD
(Costar 2021)

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PROPERTY OVERVIEW

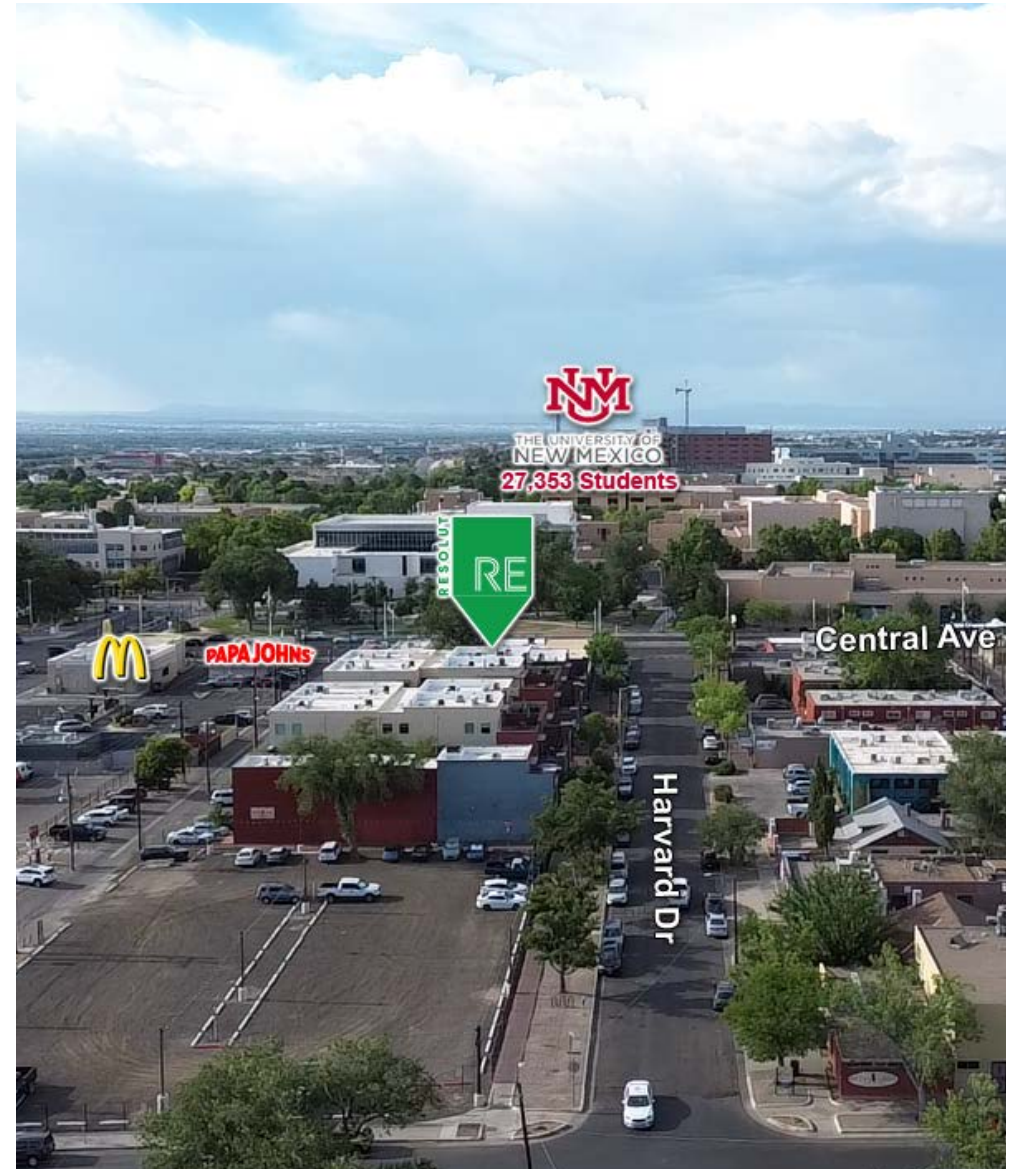
2216 Central Ave SE is a fully equipped restaurant and bar space ready for your next business venture. The 2,473 square foot space was previously used as a pizzeria, and it includes all the necessary equipment, including two walk-in coolers, a fully equipped bar area, and a kitchen hood. The property also has a patio that can be used for outdoor dining. The existing equipment and floor plan make it easy to get up and running quickly, and the Brick Light District location will surely attract a steady stream of customers.

LOCATION OVERVIEW

2216 Central is strategically located in the vibrant and walkable Nob Hill area, home to various businesses, restaurants, and shops. It is adjacent to the University of New Mexico, with over 18,000 students per semester. The location in the University Area provides a built-in customer base from the surrounding retailers. Located at the SWC of Harvard & Central, Visible to over 20,000 cars per day.

PROPERTY OVERVIEW

Lease Rate:	100% Leased
Submarket:	MX-M



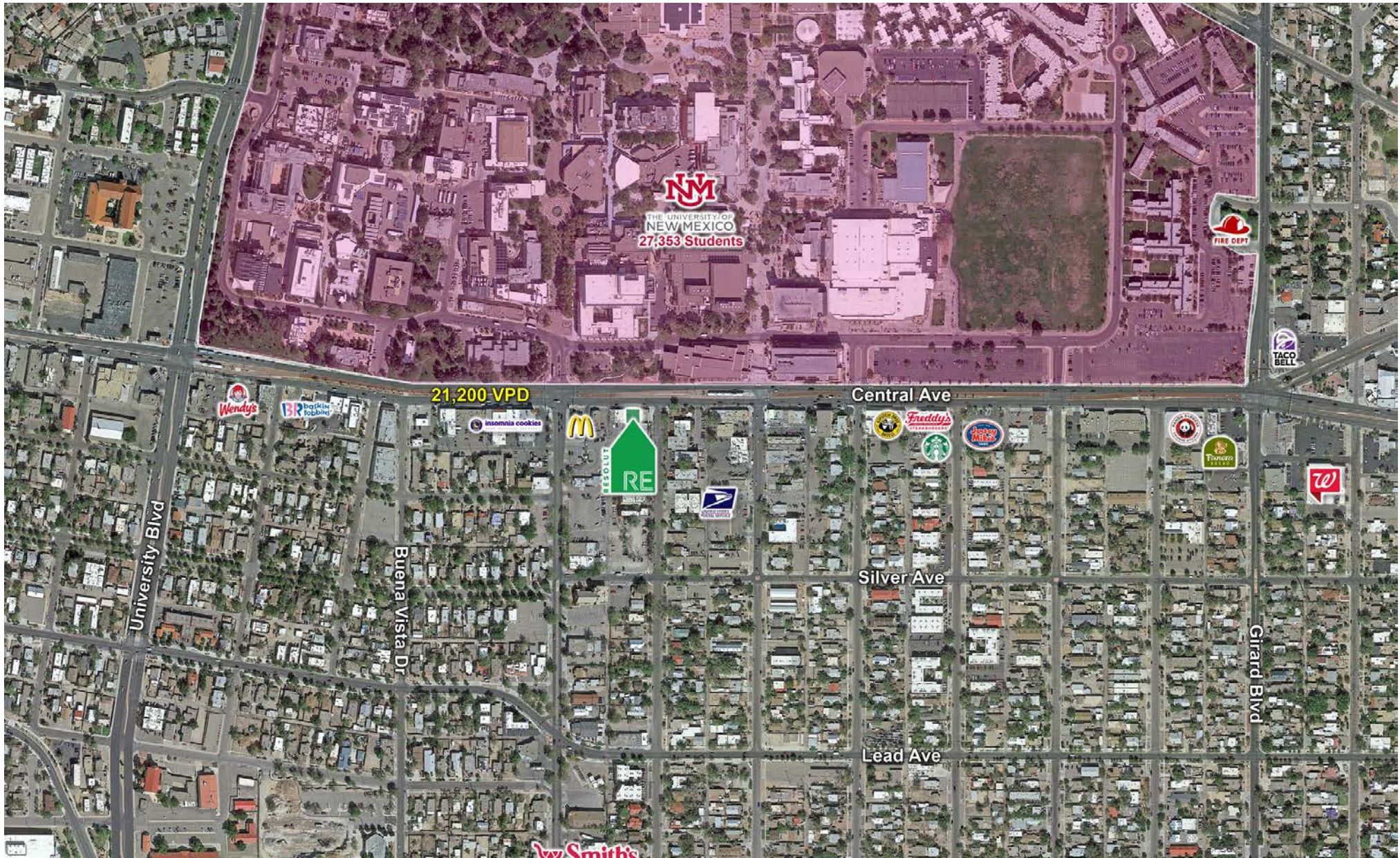
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