



# CENTRAL AVE PROPERTY PORTFOLIO

CENTRAL AVE NE & CARDENAS DR NE

5913 Central Ave NE and 111 Cardenas Dr NE, Albuquerque, NM 87108



**FOR  
SALE**

## AVAILABLE SPACE

5913 - 5915 Central: 7,500 SF  
111 Cardenas: 5,500 SF

**PRICE**  
Call for  
pricing

**Jeremy Salazar**  
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**Josh Cunningham**  
Co-broker | Kidder Matthews  
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**PROPERTY HIGHLIGHTS**

- Property Portfolio Consisting of 5913-5915 Central Ave and 111 Cradenas
- Total of 13,000 SF
- Both buildings provide an open floor plan adaptable for any retail use
- Secure parking lot around 111 Cradenas
- 9ft - 11 ft ceiling throughout buildings
- Properties can be purchased separately



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2023**



**110,860**  
**POPULATION**  
3-MILE RADIUS



**\$76,675.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**110,323**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Central Ave NE: 20,708 VPD  
(Sites USA 2023)



**PROPERTY OVERVIEW**

5913-5915 Central and 111 Cardenas are being offered for sale as portfolio but can be purchased separately. 5913-5915 Central is a 7,500 SF retail strip located along Central Ave NE consisting of an open floor plan, 10-11ft ceilings and one overhead door.

111 Cardenas, situated to the north, consists of 5,500 SF, open floor plan, secure parking lot, and 9ft ceilings.

**LOCATION OVERVIEW**

Central Ave NE & Cardenas Dr NE

**5913-5915 CENTRAL AVE**

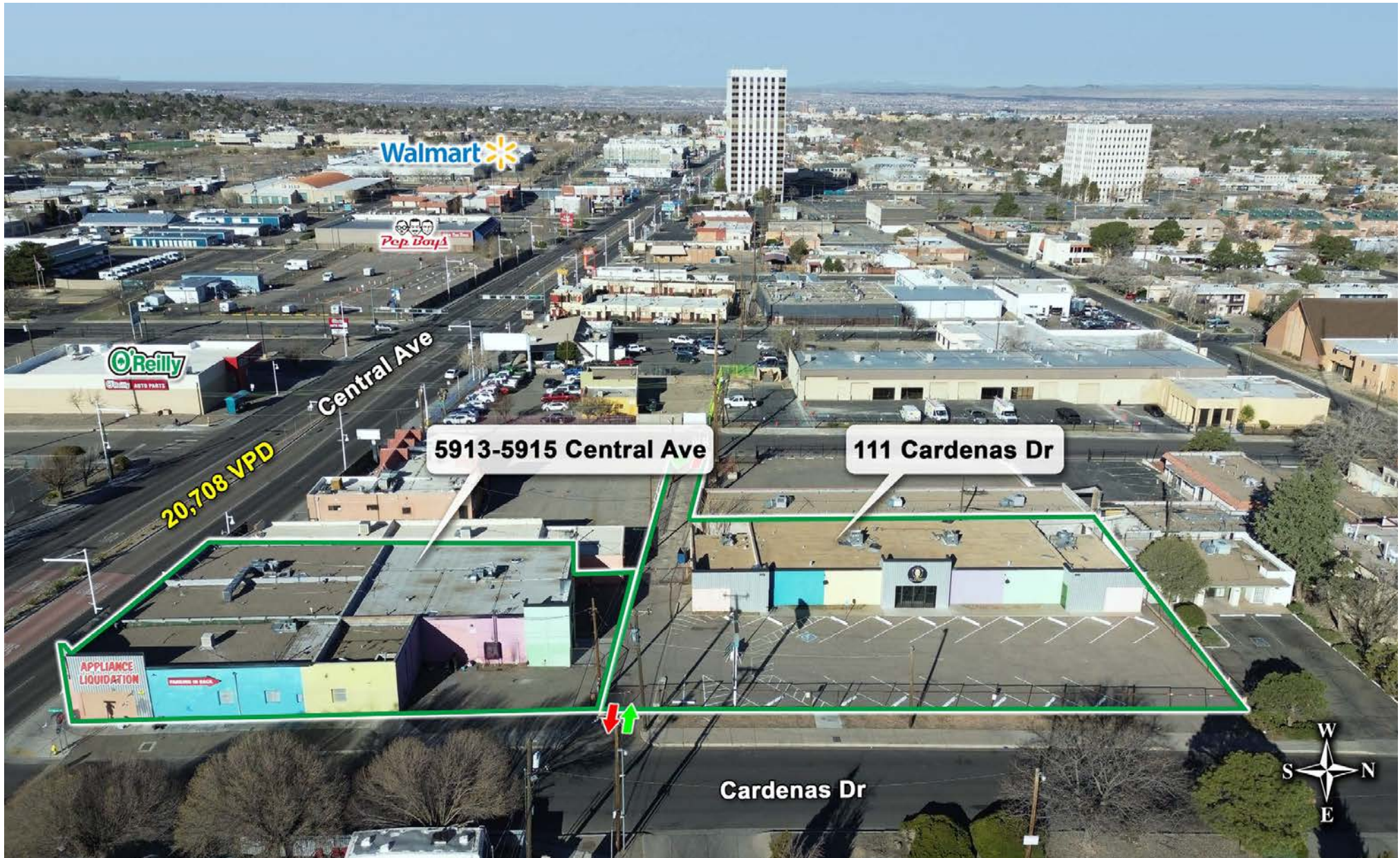
Available SF: 7,500 SF  
 Zoning: MX-M  
 Submarket: Southeast Heights

**111 CARDENAS DR**

Available SF: 5,500 SF  
 Zoning: MX-M  
 Submarket: Southeast Heights



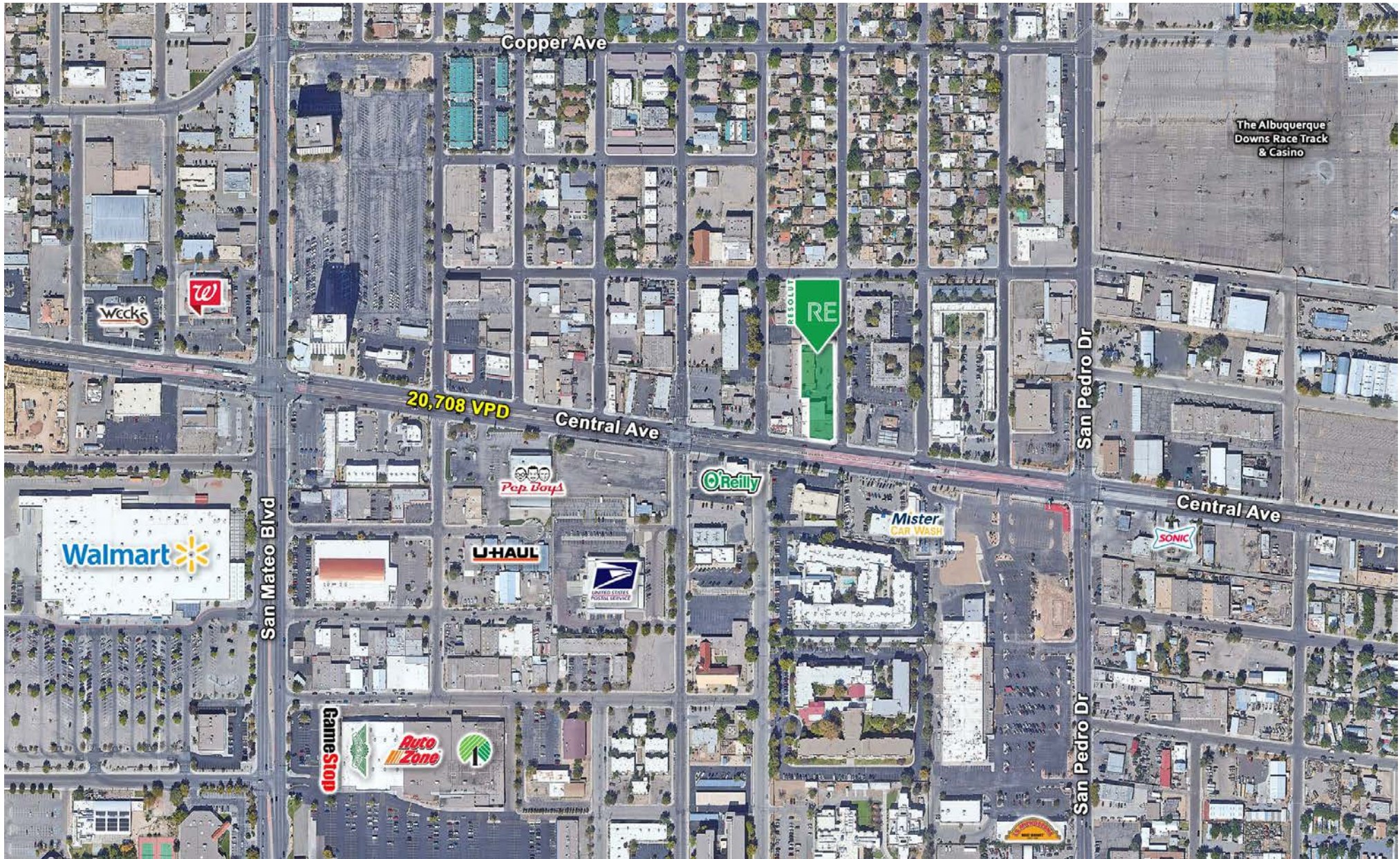


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