

ONE CENTRAL

AVENUE, NW | ALBUQUERQUE | NM

In the center
of it all.

32,990 SF of prime
retail space in the
heart of downtown
plus 10,450 SF of
office space in this new
mixed-use property.

\$18.50-\$22.50

PSF | NNN
\$1.25/SF

-  RETAIL
-  OFFICE
-  RESTAURANT
-  ENTERTAINMENT



Terrie Hertweck
Vice President
+1 505 228 8818
terrie.hertweck@colliers.com
Lic. No. 13730

Colliers International | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE | Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676



Mixed use.
Open floorplans.
Expansive views.
Solar power.
Adjacent parking.

PROPERTY DETAILS

Lease Rate	\$18.50 - \$22.50/SF	
Lease Type	NNN	
Total Available SF	32,990 SF	
Submarket	Downtown	
Zoning	MX-M	
Available Retail Space	Suite 1-A	+/- 8,863 SF (+ 733 SF Patio)
	Suite 1-E	+/- 600 SF
	Suite 2-A	+/- 8,277 SF
	Suite 1-A & 2-A (Two Levels)	+/- 17,140 SF
	Suite 3-A	+/- 9,229 SF (+ 1,371 SF Patio)

*Building Signage Available

PROPERTY FEATURES

- Abundant parking in adjacent 3 story garage (free on weekends)
- Tenant Improvement allowance available
- Street front building signage available
- Walkability to theatres, restaurants (several on site), galleries, and entertainment venues
- Several outdoor patios, common areas for customers
- Attached multi-story parking garage with direct to retail and office
- Energy efficient building and design
- 62 Fully leased apartments located in the building
- ART (Albuquerque Rapid Transit) stop directly outside of the building



32,990 SF
AVAILABLE NOW

- ★ RETAIL
- ★ OFFICE
- ★ RESTAURANT
- ★ ENTERTAINMENT

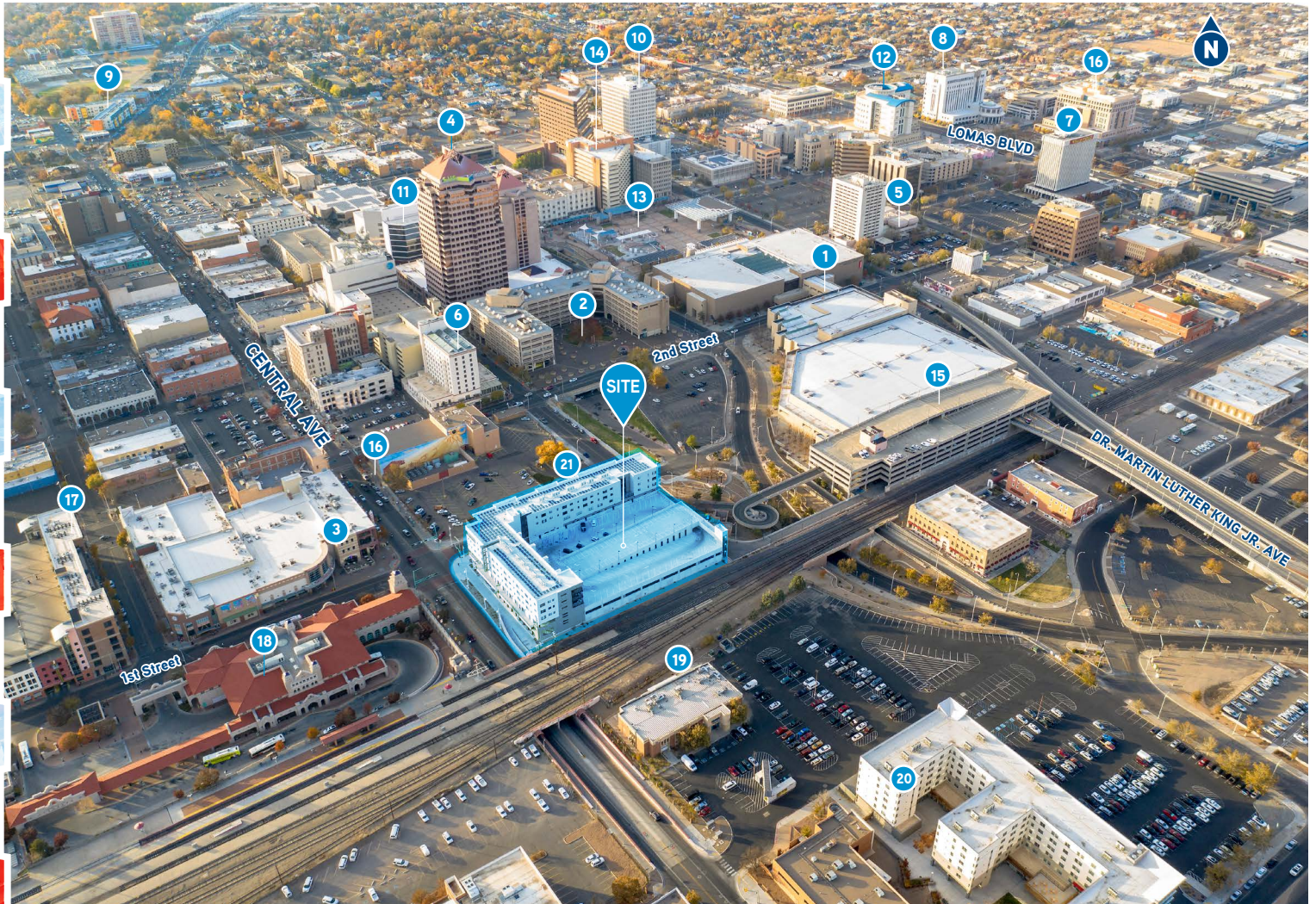
ABOUT ONE CENTRAL

Find your space — One Central Ave is the modern age embodiment of sophisticated urban living, shopping and entertainment. Designed by award winning architects, SMPC. One Central is a vibrant and exciting addition to Albuquerque's downtown area, providing a variety of amenities to its residents and tenants. The buildings upper three floors are residential apartments, while the three lower floors are dedicated to dining, breweries, retail, entertainment and office venues.

One Central sits on the border of downtown, providing access to the city's most active and walkable area. Tenants, visitors and residents can take advantage of the transit-oriented site, which features an Albuquerque Rapid Transit stop and is minutes away from the Rail Runner and Amtrak Station. The retail and restaurant spaces are ideal for national and local tenants looking to break into the booming downtown market, and the offices provide an opportunity for businesses looking to locate downtown.

-  RETAIL
-  OFFICE
-  RESTAURANT
-  ENTERTAINMENT





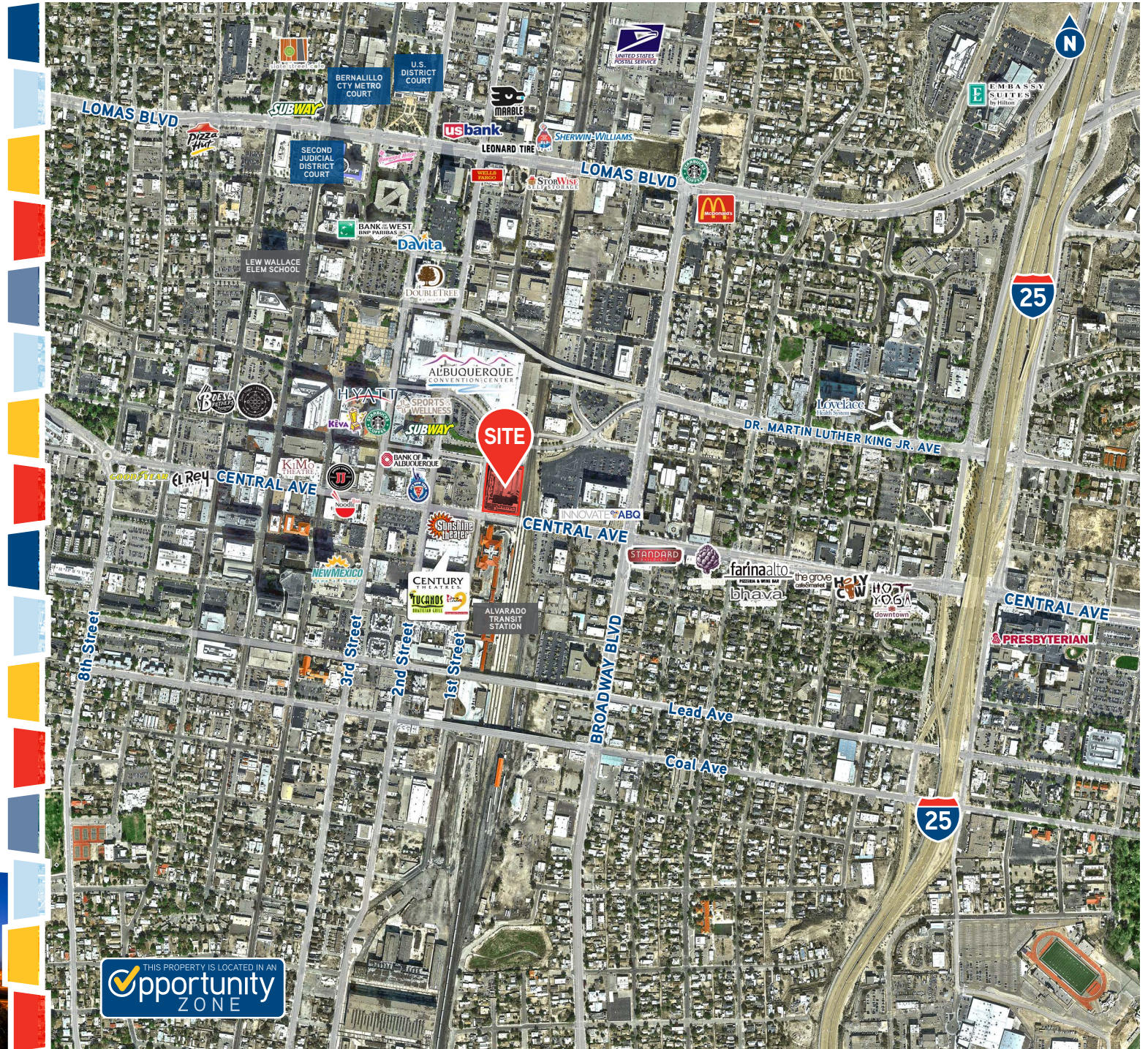
LOCATED IN THE CENTER OF IT ALL

- | | | |
|----------------------------------|--|--|
| 1. Albuquerque Convention Center | 9. Mixx Apartments | 16. Dennis Chavez Federal Building |
| 2. First Plaza Galeria | 10. BBVA Compass | 17. Gold Street Lofts |
| 3. Century Theater Complex | 11. Bank of Albuquerque | 18. Alvarado Transportation Center/RailRunner |
| 4. ABQ Plaza/Hyatt Regency | 12. Second Judicial District Court Bernalillo County | 19. Innovate ABQ |
| 5. Doubletree Hotel | 13. Civic Plaza | 20. UNM Rainforest |
| 6. Hotel Andaluz | 14. City Hall | 21. ART Downtown Station (Albuquerque Rapid Transit) |
| 7. Wells Fargo | 15. Abq Convention Center Parking | |
| 8. Bernalillo County Metro Court | | |

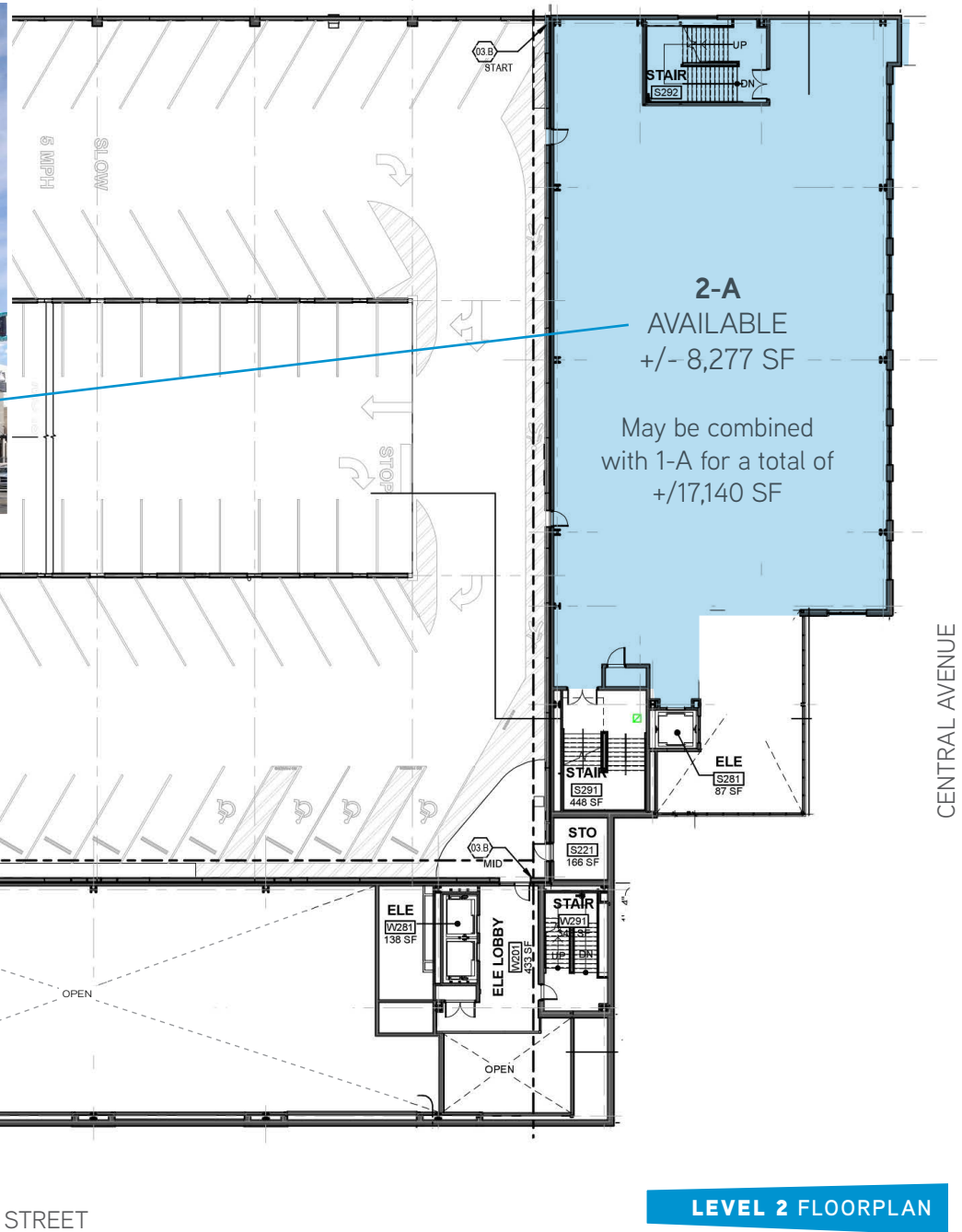
AERIAL MAP



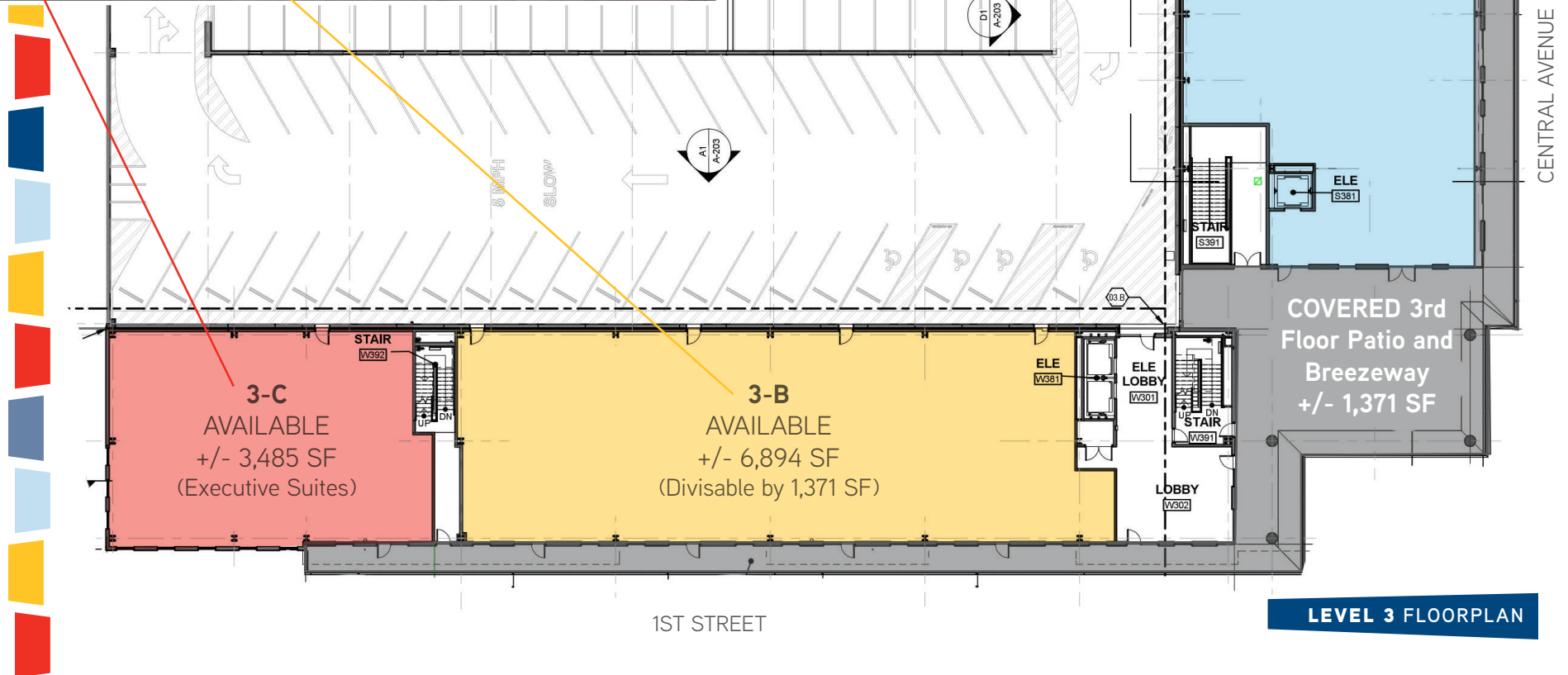
Located across from the Century Theatre, Sunshine theater, and Alvarado Transit Center, this property offers high visibility and has already become an iconic urban destination.



LEVEL 2 FLOORPLAN



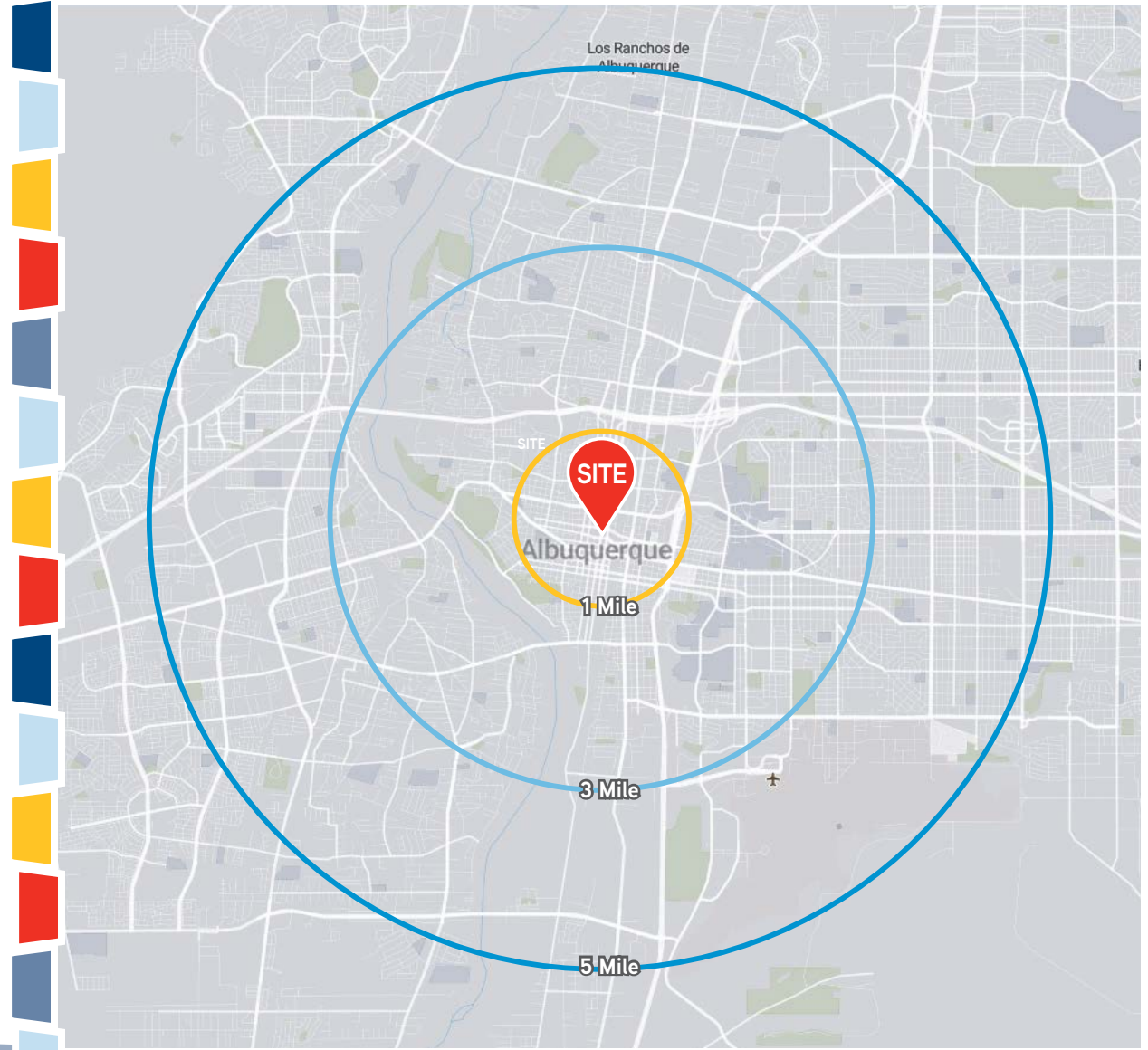
LEVEL 3 FLOORPLAN



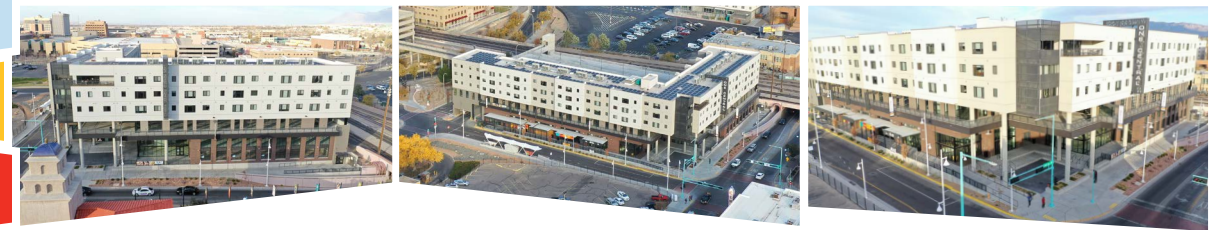
LEVEL 3 FLOORPLAN

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	15,263	95,308	247,877
Households	7,371	40,126	101,077
Median Age	36.1	34.9	35.4
Average HH Income	\$49,554	\$58,636	\$58,918
Per Capita Income	\$24,899	\$25,333	\$25,115
Daytime Population	42,950	165,580	342,381
College Education	72%	63%	61%
Average Family Size	2.81	3.10	3.16
Owner Occupied Housing	30.5%	45.8%	48.8%
Rental Occupied Housing	60.3%	45.7%	43.2%



- ★ RETAIL
- ★ OFFICE
- ★ RESTAURANT
- ★ ENTERTAINMENT



ONE CENTRAL

AVENUE, NW | ALBUQUERQUE | NM

Terrie Hertweck
Vice President
+1 505 880 7022
terrie.hertweck@colliers.com
Lic. No. 13730

-  RETAIL
-  OFFICE
-  RESTAURANT
-  ENTERTAINMENT



Albuquerque | Downtown



Accelerating success.



NEW AND EXCITING

- 1 **Presbyterian Downtown Expansion**, 1100 Central Ave SE. The hospital's new 11-story patient care tower to be completed in 2022.
- 2 **Sawmill Market**, 1909 Bellamah Ave NW. A diverse merchant mix of local food vendors, full-service restaurant experiences, and unique retail to open Feb. 2020.
- 3 **NBC Universal**, 1601 Commercial St. The future TV and film studios will be inside a now empty warehouse in Martineztown.

RECENTLY COMPLETED

1. **One Central**, 1 Central Ave NW. 5-Story mixed-use
2. **Lobo Rainforest**, 101 Broadway Blvd NE. 6-Story mixed-use
3. **Hotel Chaco**, 2000 Bellamah Ave NW. 5-Story hotel with restaurant
4. **El Vado**, 2500 Central Ave SW. Motel with retail and restaurant

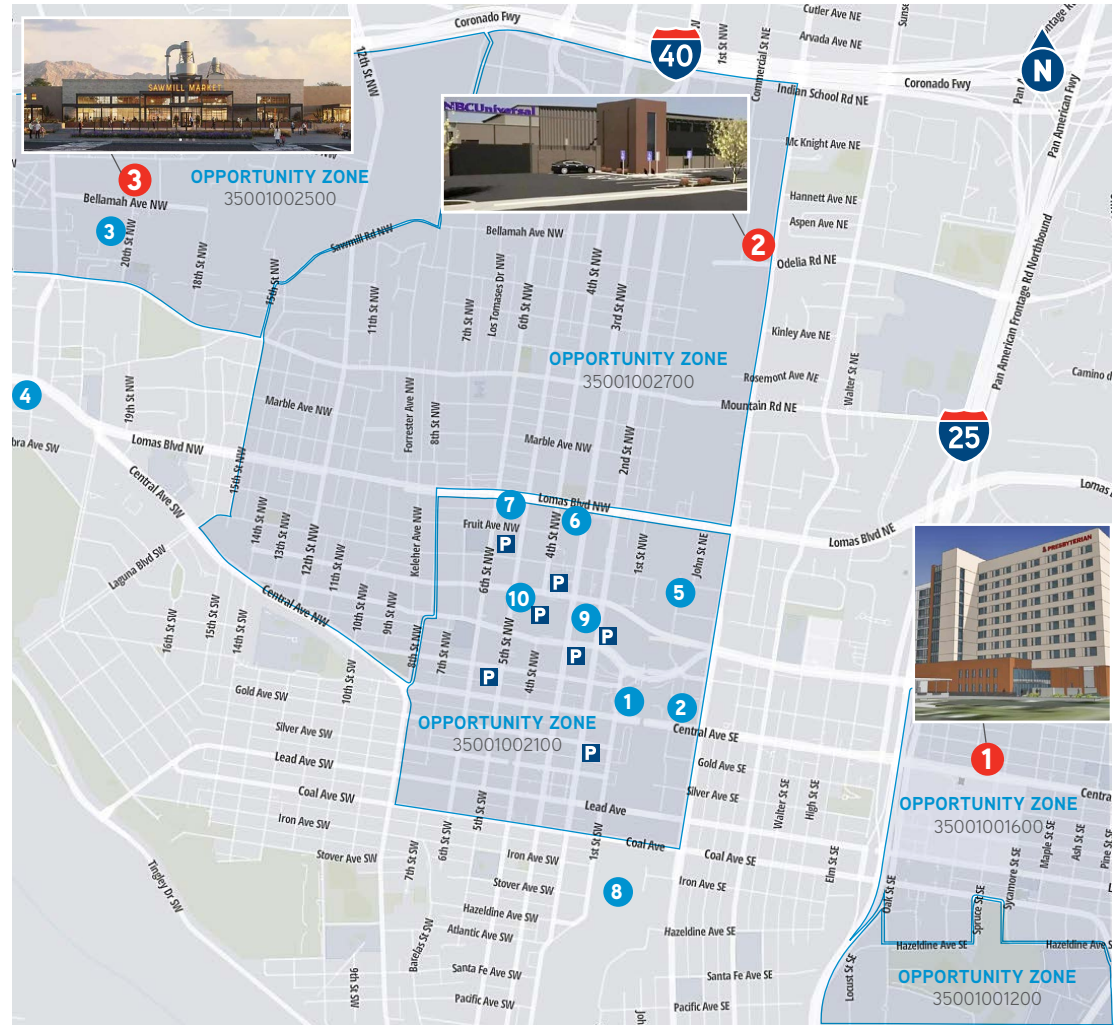
PROJECTS UNDERWAY

5. **Glorieta Station**, 523 Commercial St NE. Mixed use marketplace
6. **Elevate @ 3rd & Lomas**, 3rd St. NW & Lomas Blvd NW. 7-Story mixed-use
7. **Lomas & 6th**, 616 Lomas Blvd NW. Shopping center and restaurant

PROPOSED PROJECTS

8. **The Rail Yards**, 777 1st St SW. Master planned mixed use
9. **First Plaza Galleria**, 200 3rd St NW. Added retail and hospitality.
10. **400 4th St. RFP**, 400 4th St NW. 2 AC place-making/public amenity

P PARKING > 275 SPACES



Take a stroll down Central Avenue better known as Historic Route 66--which cuts through the center of Downtown Albuquerque, bustling with restaurants, nightclubs, trendy retailers, galleries, community events, and a vibrant live entertainment district.

The largest business district in the state, the Downtown submarket has been reaping the benefits of the City of Albuquerque's major multimillion-dollar revitalization project since 2015. Many of the 900,000+ area residents enjoy traversing the restaurants, entertainment and shops on foot. More than 300+ events take place at the Albuquerque Convention Center every year. Disbursed throughout the surrounding area are many of Albuquerque's most distinct and beautiful hotels.

Home to Albuquerque's Arts and Cultural district and supporting the city's entrepreneurial spirit through Innovation Central, Downtown Albuquerque is unlike any other area in the southwest, offering something for everyone and bringing the diverse Albuquerque community together.

2019 DNTN RATES

OFFICE
\$18.67*
 ASKING RATE
 FULL SERVICE

MULTIFAMILY
\$825
 ASKING RENT
 PER UNIT

RETAIL
\$20.18*
 ASKING RATE
 NNN

INDUSTRIAL
\$5.27*
 ASKING RATE
 NNN

* per square foot

Albuquerque | Downtown

Accelerating success.

TOP 5 BIGGEST DOWNTOWN EMPLOYERS

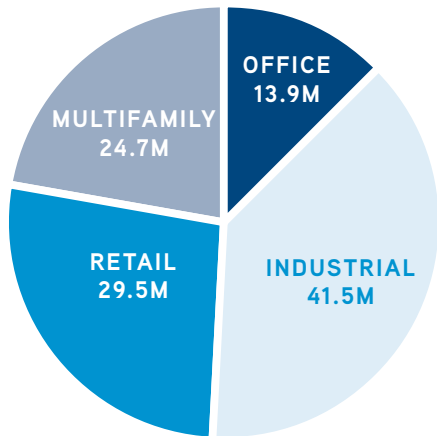


- 1**
Workforce Solution Department
 550 Employees
- 2**
Heritage Hotel and Resorts
 450 Employees
- 3**
Bueno Foods
 400 Employees
- 4**
Molina Healthcare
 330 Employees
- 5**
Not Just Payroll
 330 Employees

DOWNTOWN RESIDENTIAL RECENT DEVELOPMENT



1. **Sawmill District Apartments**, 1771 Bellamah Ave. 15 units to the area
2. **Sawmill Lofts**, 1801 Bellamah Ave NW. 60-units w live/work spaces
3. **Downtown Silver Apartments**, 800 Silver Ave SW. 4-Story Multifamily
4. **Silver Avenue Flats**, 101 Silver Ave SW. 5-Story mixed use
5. **Silver Gardens I & II**, 100 Silver Ave SW. 122 units of studios, 1 & 2 bdrm
6. **Downtown @ 700** - 2nd Apartments. 700 2nd St. NW. 72 micro-efficiencies



ABQ TOTAL SF = 109.6 MILLION

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. Data reflects all office, industrial, retail properties over 10,000 square feet and not 100% government owned and occupied properties. [Subscribe to receive research info via email.](#)

DNTN DEMOGRAPHICS



63% College Education



\$185,323 Median Home Value



Easy Access to I-25 & I-40



7 Min Drive to Airport



Very Bikeable
80 Bike Score



Walker's Paradise
91 Walk Score



17,014 Daytime Population



3,018 Population



\$27,906 Per Capita Income



Good Public Transit



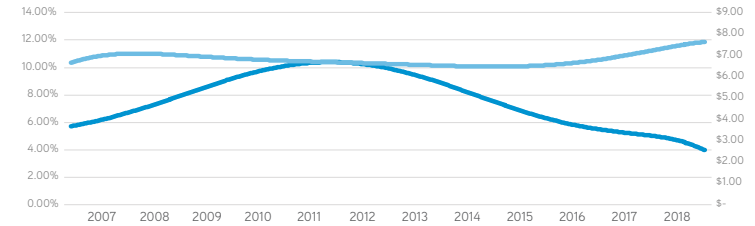
1,993 Guest Rooms at 10 Hotels



32.4 Median Age

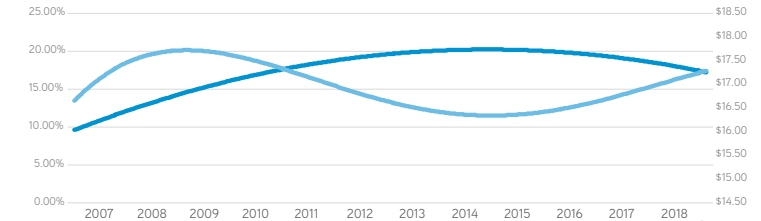
ABQ TREND LINES FOR VACANCY & RATES

INDUSTRIAL



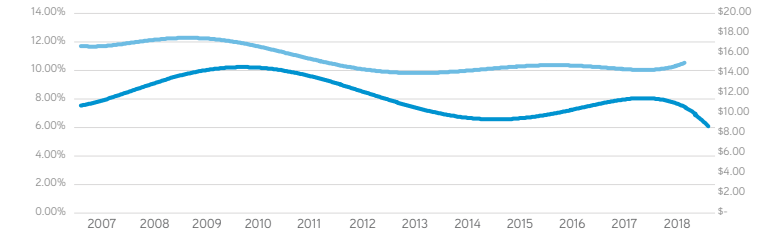
Industrial is seeing extremely low vacancy rates and will soon see new construction because there is no other alternative to bring new product online.

OFFICE



Office is reaching a point of recovery after 2008 with decreasing vacancy, increased rental rates and concessions tightening.

RETAIL



Retail's Class A vacancy is virtually gone, leaving the bulk of retail vacancy concentrated in Class C. This is artificially depressing rental rates.