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Sale Price: **\$675,000⁰⁰**
Property Size: **+/- 0.07 Acres**
Building Size **+/- 4,099 SF**

Features:

Trophy Property on Route 66 (Central Ave.)
 Central Nob Hill Location Zoned for Live/Work
 Stunning Architectural Features Throughout
 Turn-Key Salon / Café

Ideal Brewery, Restaurant, or a Multitude of Other Uses
 High Traffic Location – 18,700 VPD
 2 Level Building – Street Level and Alley Access
 Completely Remodeled and Meticulously Maintained
 Updated Mechanical, Electrical, Plumbing



Irreplaceable Central Avenue Store Front in the Heart of Nob Hill
3413 Central Ave. NE, Albuquerque, NM 87106

Absolute Investment Realty | 131 Madison NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Alfredo Barrenechea
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Property Overview



Located in the heart of the Nob Hill shopping and dining district on historic Route 66, this stunning property offers the discriminating buyer a rare opportunity to purchase an iconic building in one of Albuquerque's most desirable areas.

The 2-level building was completely remodeled and brought up-to-date in 1994. It features impeccably designed and executed architectural elements throughout: Including an outdoor seating area on Central Avenue, a fully-opening storefront glass system, a built-in bar with vintage style seating, a handicap accessible concrete ramp to access the salon work-space, and a plate-glass in-floor skylight which brings natural light to the lower level.

The building is currently a Salon / Café & Wine Bar, but the sky is the limit with the uses for this property. Don't miss this once in a lifetime opportunity to own a one of Albuquerque's most recognizable buildings in Albuquerque's only true walkable neighborhood.

Property Highlights

| | |
|-----------------------|---|
| Building Name: | The Leverett Building |
| Property Address: | 3413 Central Ave. NE, Albuquerque, NM 87106 |
| Highest and Best Use: | Salon, Café, Bar, Brewery, Med-Spa, Other Retail |
| Land Size: | (+/-)0.07 Acres |
| Total Building Size: | (+/-) 4,099 Gross, (+/-) 2,450 (Street Level), (+/-) 1,649 (Lower Level) |
| Zoning: | MX-M. Medium Intensity Mixed-Use. Allows for a mix of residential and commercial uses. |
| Parking: | 2 -3 stalls located on the north side of the building. |
| Access: | Excellent. High walkability and bike-ability scores. Access from Central or alley. |
| Visibility: | Excellent direct street frontage. |
| Signage: | On-building--excellent |
| Heating/Cooling: | Street Level: New \$12,000 central heating/refrigerated air installed 2018 + two swamp coolers on roof (one new); lower level: swamp cooler and gas heater. |
| Bathrooms: | 2, ADA accessible |
| Location: | Nob Hill Historic District. |
| Traffic Count: | 18,700 VPD |

*Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.



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Details abound. The nearly endless list of features point to a pride of ownership rarely seen today. Some highlights include a built-in bar, vintage style seating, versatile shelving, neon lighting, an abundance of natural light including an in-floor "skylight," positioned to bring natural light from a rooftop skylight into the lower level.

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Trade Area Map



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Site Close Up & Location Description



Property and Location Description

Located in a high-foot-traffic area and on the famous Rte. 66, this building is in the popular Nob Hill shopping and dining area. It is in walking distance of the University of New Mexico (UNM) and easily accessed from both I-25 and I-40 as well as the city's largest employment nodes. This is a destination area for hip shopping, fine and casual dining and cultural events at UNM and other venues.

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The street level café features a private sidewalk seating area with a fully-opening store-front glass system that allows the building to be completely open to Central Avenue. The also building features, 2 ADA bathrooms, and a poured concrete handicap-accessible interior ramp to access the elevate salon station area.

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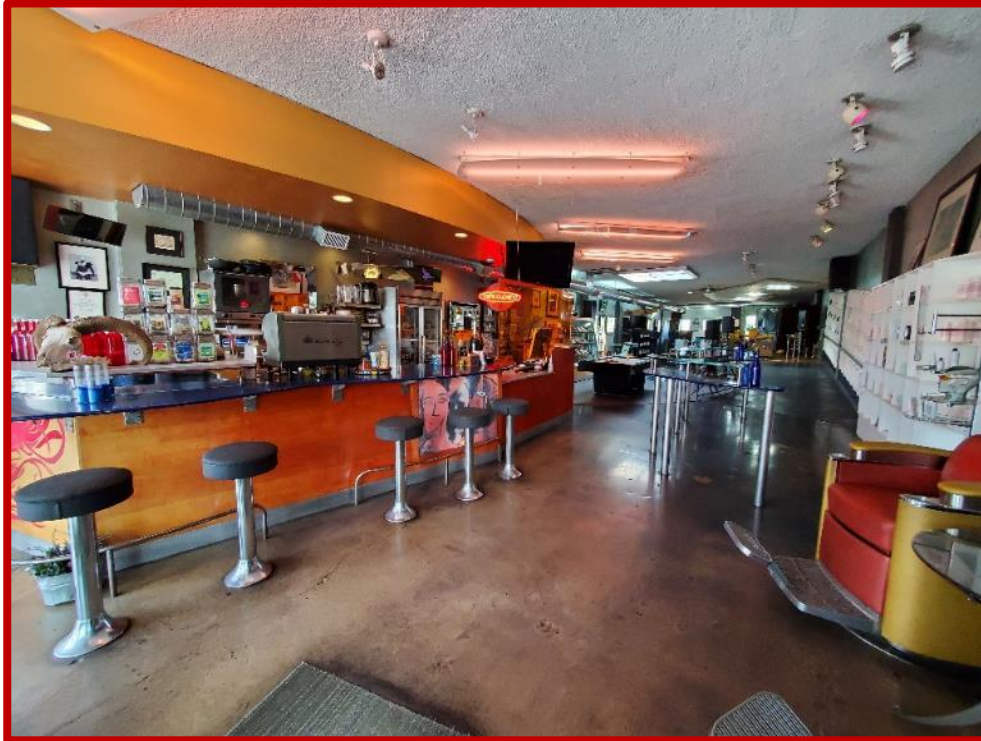
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Property Photos

Open Salon Space

Building features can be used as-is or repurposed for a multitude of other uses



Stunning Architectural Features Throughout

Skylight opens to Lower Level. Handicap Accessible Ramp



Wine Bar Greet Customers at the Entry



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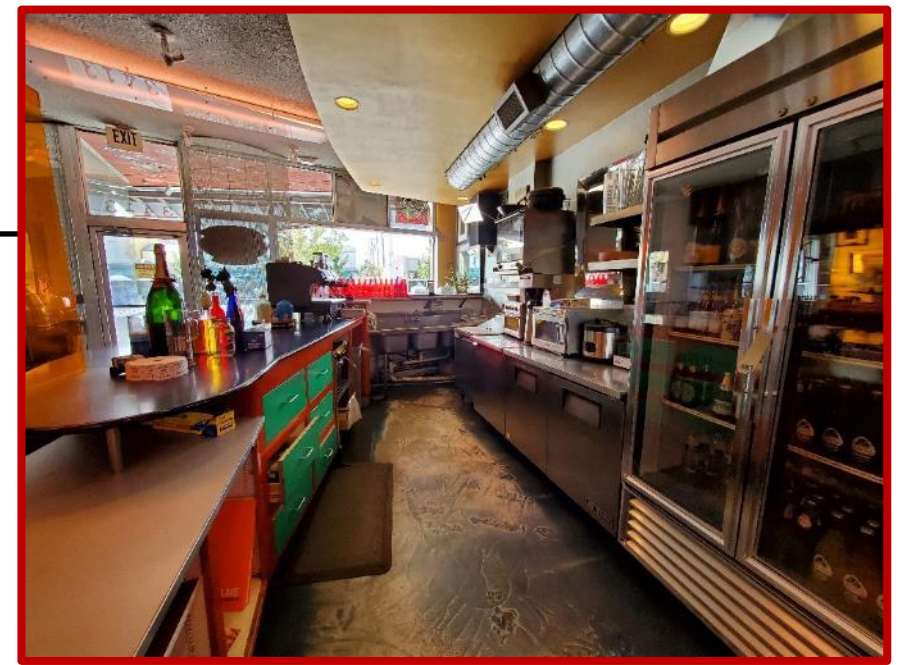
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Property Photos

View of Bar Area looking toward Central

Multi-slide door opens to private seating on Central.



Skylight brings Natural Light from Street Level



Finished Lower Level

Ideal for Live/Work, Private Studio, Office, Alley Café.

Alley Entrance with Secure Roll Up Door

Dedicated area at North end of building for parking or outdoor seating



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While the building is currently a salon/café, the 2 level design and abundance of features allow for an easy transition to a variety of different users. The lower floor is accessed either from the alley or via on the street level and currently provides additional salon space, but would be ideal for a bar, café or brewery. The rollup door at the back has been repurposed with French doors which would pair ideally with a back-alley patio.

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Demographics

Businesses – 2 Mile

| Daytime Employment | | | |
|-------------------------------------|---------------|--------------|------------------------|
| Radius | 2 mile | | |
| | Employees | Businesses | Employees Per Business |
| Service-Producing Industries | 57,555 | 5,385 | 11 |
| Trade Transportation & Utilities | 3,659 | 480 | 8 |
| Information | 905 | 77 | 12 |
| Financial Activities | 1,197 | 261 | 5 |
| Professional & Business Services | 3,987 | 472 | 8 |
| Education & Health Services | 38,307 | 3,235 | 12 |
| Leisure & Hospitality | 5,295 | 348 | 15 |
| Other Services | 2,625 | 455 | 6 |
| Public Administration | 1,580 | 57 | 28 |
| Goods-Producing Industries | 1,250 | 176 | 7 |
| Natural Resources & Mining | 11 | 3 | 4 |
| Construction | 621 | 97 | 6 |
| Manufacturing | 618 | 76 | 8 |
| Total Employees | 58,805 | 5,561 | 11 |

| Consumer Spending Details | | | |
|---------------------------------|----------------|---------------|------------|
| Radius | 2 mile | | |
| ▼ Expand All | Total Spending | Avg Household | Per Capita |
| ▼ Apparel | \$29,906,877 | \$1,166 | \$557 |
| ▼ Entertainment, Hobbies & Pets | \$79,952,584 | \$3,117 | \$1,489 |
| ▼ Food & Alcohol | \$155,571,768 | \$6,064 | \$2,898 |
| ▼ Household | \$71,510,220 | \$2,788 | \$1,332 |
| ▼ Transportation & Maintenance | \$129,404,067 | \$5,044 | \$2,410 |
| ▼ Healthcare | \$28,734,460 | \$1,120 | \$535 |
| ▼ Education & Daycare | \$33,826,541 | \$1,319 | \$630 |

Consumer Spending – 2 Mile

Income – 2 Mile, 5 Mile, 10 Mile

| Income | | | |
|-------------------------|----------|----------|----------|
| | 2 mile | 5 mile | 10 mile |
| Avg Household Income | \$61,899 | \$56,489 | \$71,945 |
| Median Household Income | \$38,698 | \$38,375 | \$50,509 |
| < \$25,000 | 8,911 | 36,405 | 63,851 |
| \$25,000 - 50,000 | 6,627 | 28,241 | 61,566 |
| \$50,000 - 75,000 | 3,374 | 16,465 | 42,177 |
| \$75,000 - 100,000 | 1,958 | 9,140 | 27,458 |
| \$100,000 - 125,000 | 1,658 | 6,889 | 21,605 |
| \$125,000 - 150,000 | 1,022 | 3,177 | 11,536 |
| \$150,000 - 200,000 | 937 | 2,932 | 11,633 |
| \$200,000+ | 1,165 | 3,052 | 12,795 |



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This property is poised for the post-covid world and is the perfect location for social gatherings to bring excitement to yours or your tenant's business.

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A R T Albuquerque Rapid Transit



Albuquerque Rapid Transit (ART) runs the length of Central Ave. (Route 66) along the median of the street. ART was developed for efficient and quick transit with it's platform bus stops, and kiosk ticket purchases will reduce time and improve service speed. ART is a huge investment for the city of Albuquerque. It will benefit business along the route 66 corridor as well as students at UNM and CNM. By using ART the community can reduce fossil fuels and transfer passengers easier and faster to their destination.

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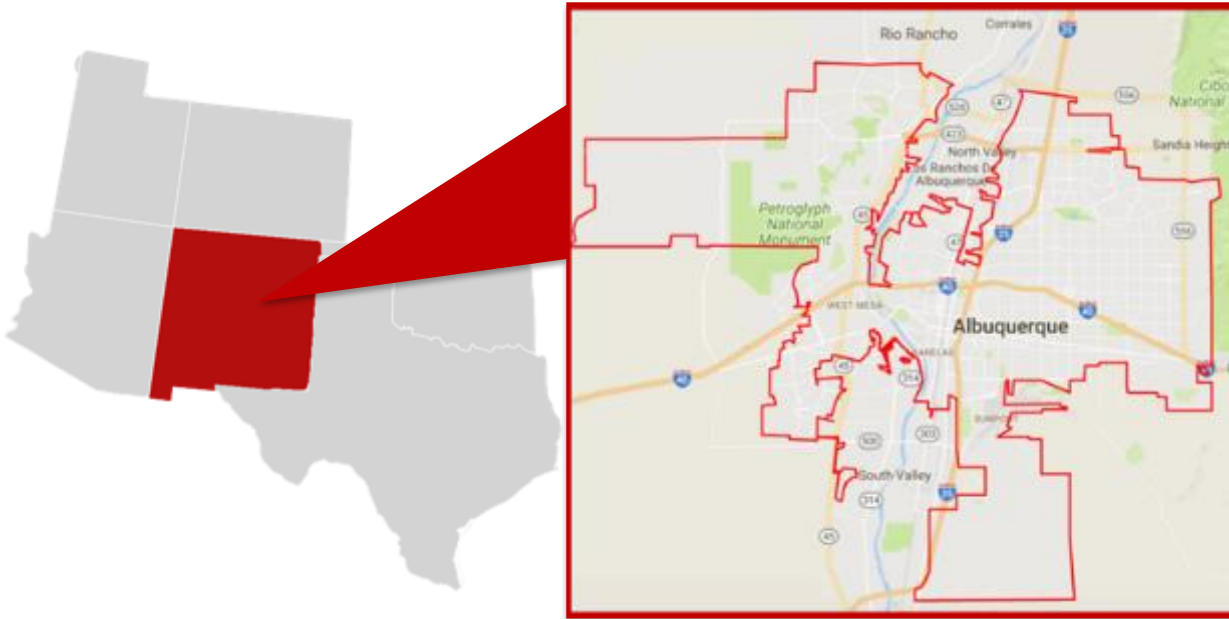


Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology-based employers include Sandia National Laboratories, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world-famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year-round outdoor activities and routinely receives awards for quality of life and low cost of living.



Albuquerque MSA Demographics (2018 Estimate)

| | | |
|---|---|--|
|  |  |  Avg. |
| Total Population | Total Households | Household Income |
| 915,927 | 358,000 | \$51,128 |

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Absolute Investment Realty



Alfredo Barrenechea
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 13 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has a an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.

Some of Alfredo's Recent Transactions



Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate and business investment goals. Our clients range from private local investors to multi-national REITS, and business owners, owner/operators and investors for businesses with assets worth \$200,000 to \$5,000,000. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand-in in-hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

How We Help Our Clients Succeed

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awards and Accolades

Awarded to the top 5 brokerage firms in New Mexico, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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The Leverett Building was built by William Leverett in 1949. Leverett was an early developer in the area who platted the Monte Vista Addition in 1926. In the 1940s he built a number of commercial buildings along Central, including the Leverett Building offered here. The current owners bought the building from William Leverett Jr.'s Estate.

The Nob Hill area was named by D.K.B. Sellers, a prominent businessman who christened the area "Nob Hill" after the tony district in San Francisco. Sellers saw an opportunity as Albuquerque began expanding eastward along Central Avenue. Today the area attracts locals and visitors of all ages for shopping, dining and entertainment.

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