UNM OFFICE BUILDING

SEC CENTRAL & VASSAR

2808 Central Avenue Southeast Albuquerque, NM 87106

FOR LEASE

AVAILABLE SPACE
17,275 SF

RATE
$6.00 PSF

Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

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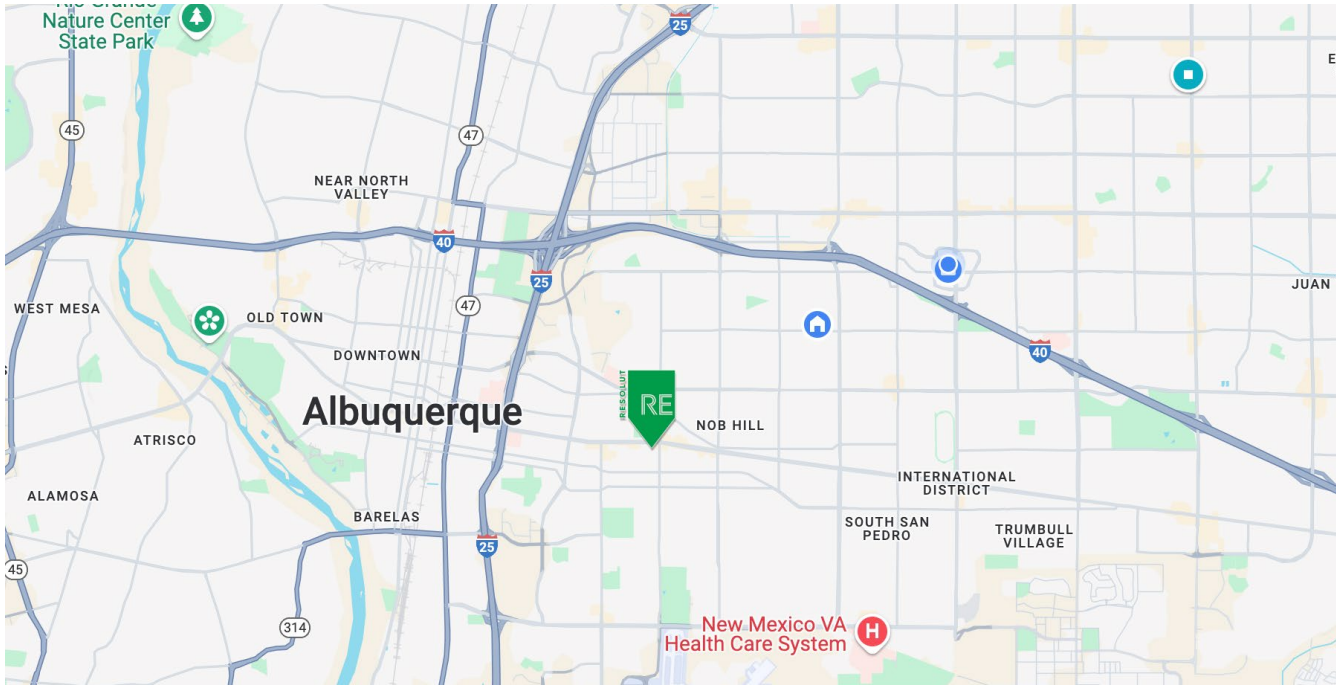
PROPERTY HIGHLIGHTS

- Prime Central Avenue visibility near UNM and Nob Hill.
- Directly adjacent to UNM and its major employment base.
- Approximately 17,000 SF with flexible suite configurations.
- Existing office buildout with offices, conference rooms and support areas.
- Dedicated on-site parking, a rare advantage for the area.
- Easy access to Downtown, I-25, Hospitals, Sunport
- Short-term leases available at well below market rates.



AREA TRAFFIC GENERATORS

Daniel Kearney
dkearney@resolutre.com | 505.337.0777

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DEMOGRAPHIC SNAPSHOT 2026

102,443
POPULATION
3-MILE RADIUS

$83,660.00
AVG HH INCOME
3-MILE RADIUS

138,985
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
Central: 13,280 VPD
Girard: 6,407 VPD
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PROPERTY OVERVIEW

Property Overview 2808 Central Ave SE is a highly visible, approximately 17,000 SF commercial building offering flexible office configurations in the heart of Albuquerque?s UNM area. The property features an extensive existing office buildout with private offices, conference rooms, work areas, break spaces, storage/basement, and support areas. Dedicated on-site parking provides a meaningful advantage for users along the Central Avenue corridor. Approximatelly 17,275 SF is currently available and can accommodate a range of space requirements. The existing layout allows many users to occupy and modify the space to work for their use. Ownership will consider short-term lease structures at rental rates well below prevailing market levels.

LOCATION OVERVIEW

Location Overview The property is prominently located along Central Avenue near the University of New Mexico and the Central/Girard intersection. Its location provides convenient access to UNM, Nob Hill, Downtown Albuquerque and I-25. The surrounding University area offers a dense mix of restaurants, retail, housing, educational facilities and employment. Central Avenue provides strong exposure and excellent connectivity to Albuquerque?s primary east-west corridor. The property also benefits from a highly walkable setting, withh a pedestrian-friendly score of 80. This combination of visibility, accessibility and proximity to major activity centers makes 2808 Central particularly attractive for office, institutional and service-oriented users.

PROPERTY OVERVIEW

Lease Rate:	$6.00 PSF
Available SF:	17,275 SF
Lot Size:	0.64
Zoning:	MX-M
Submarket:	UNM

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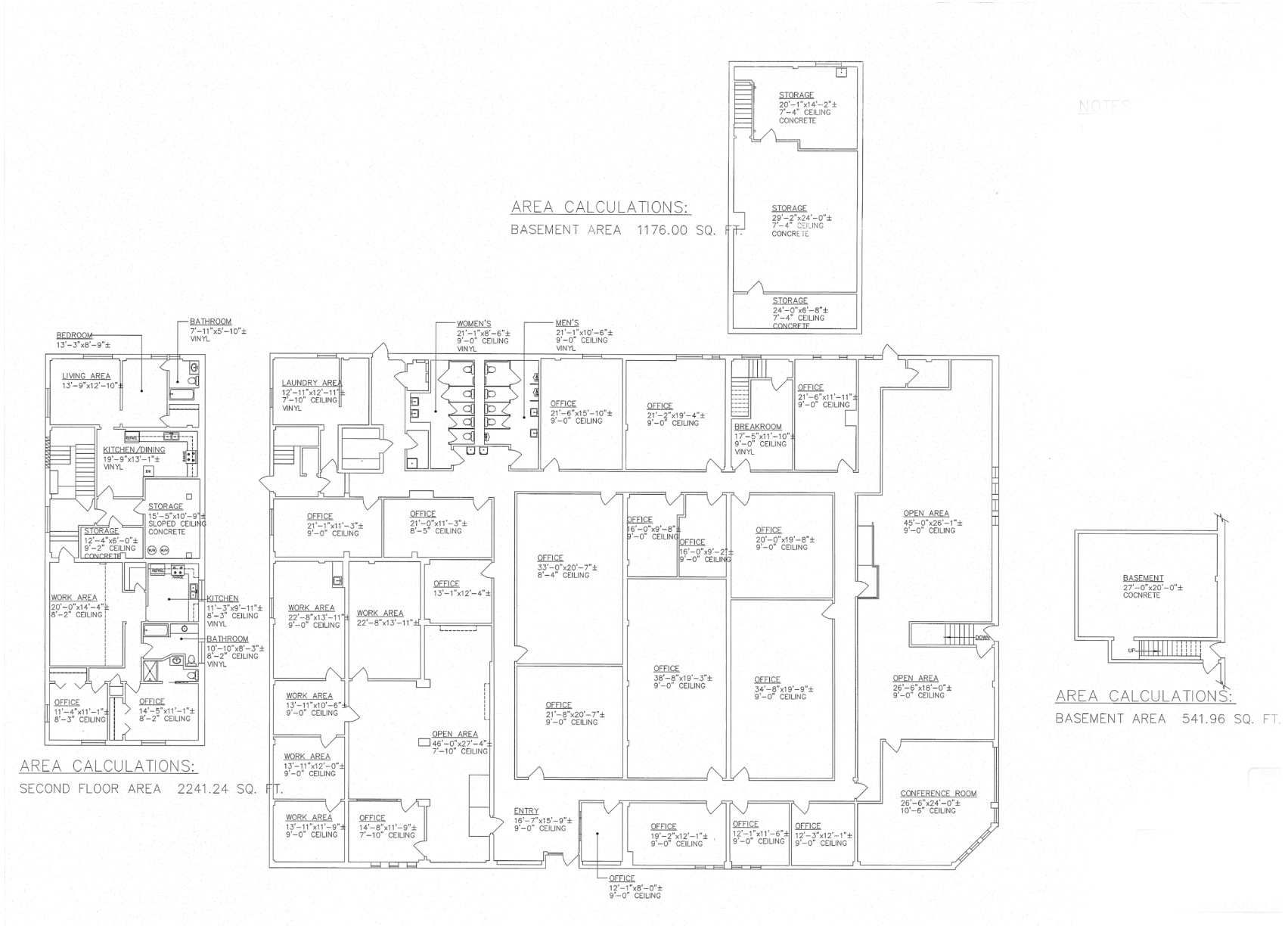

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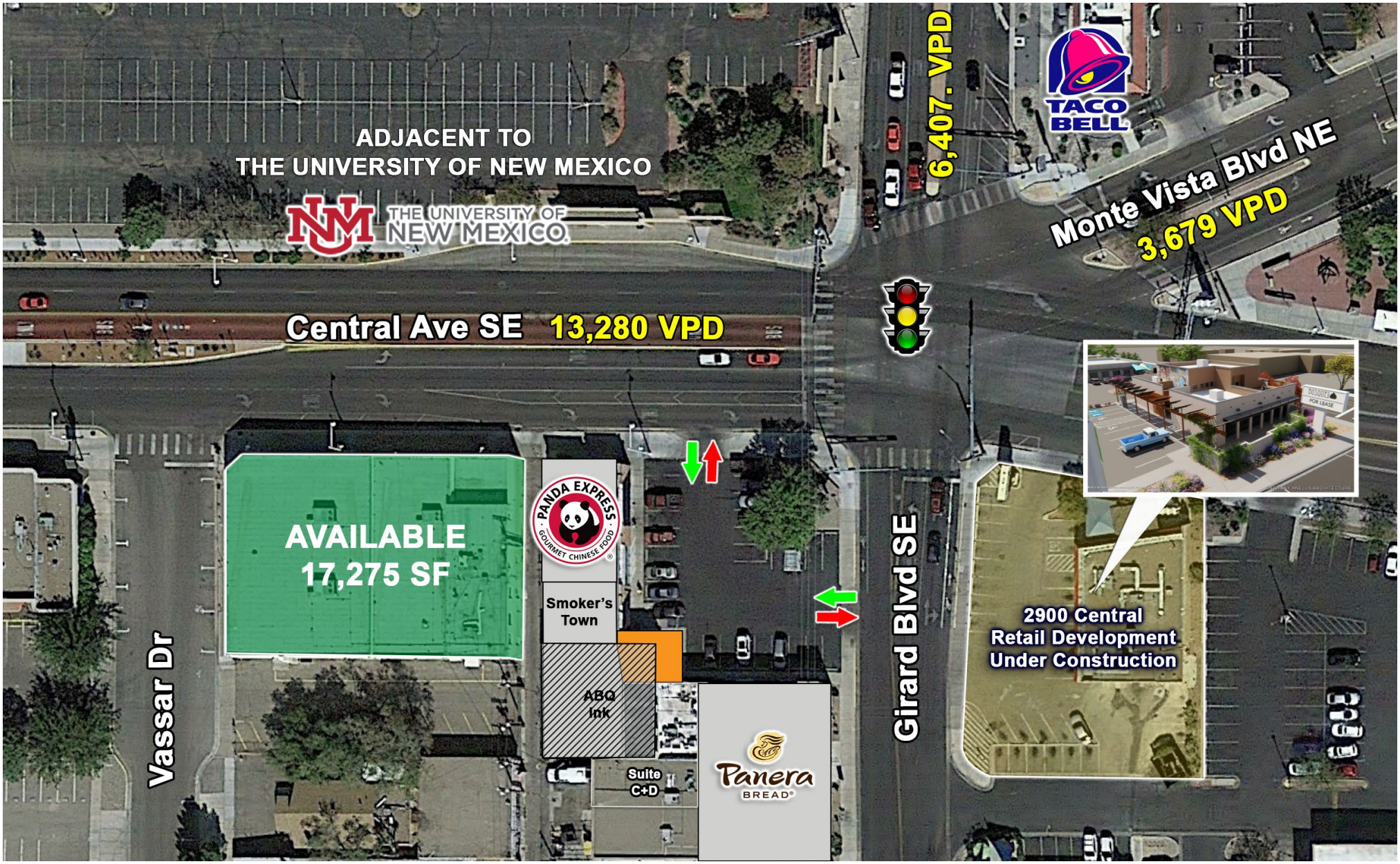

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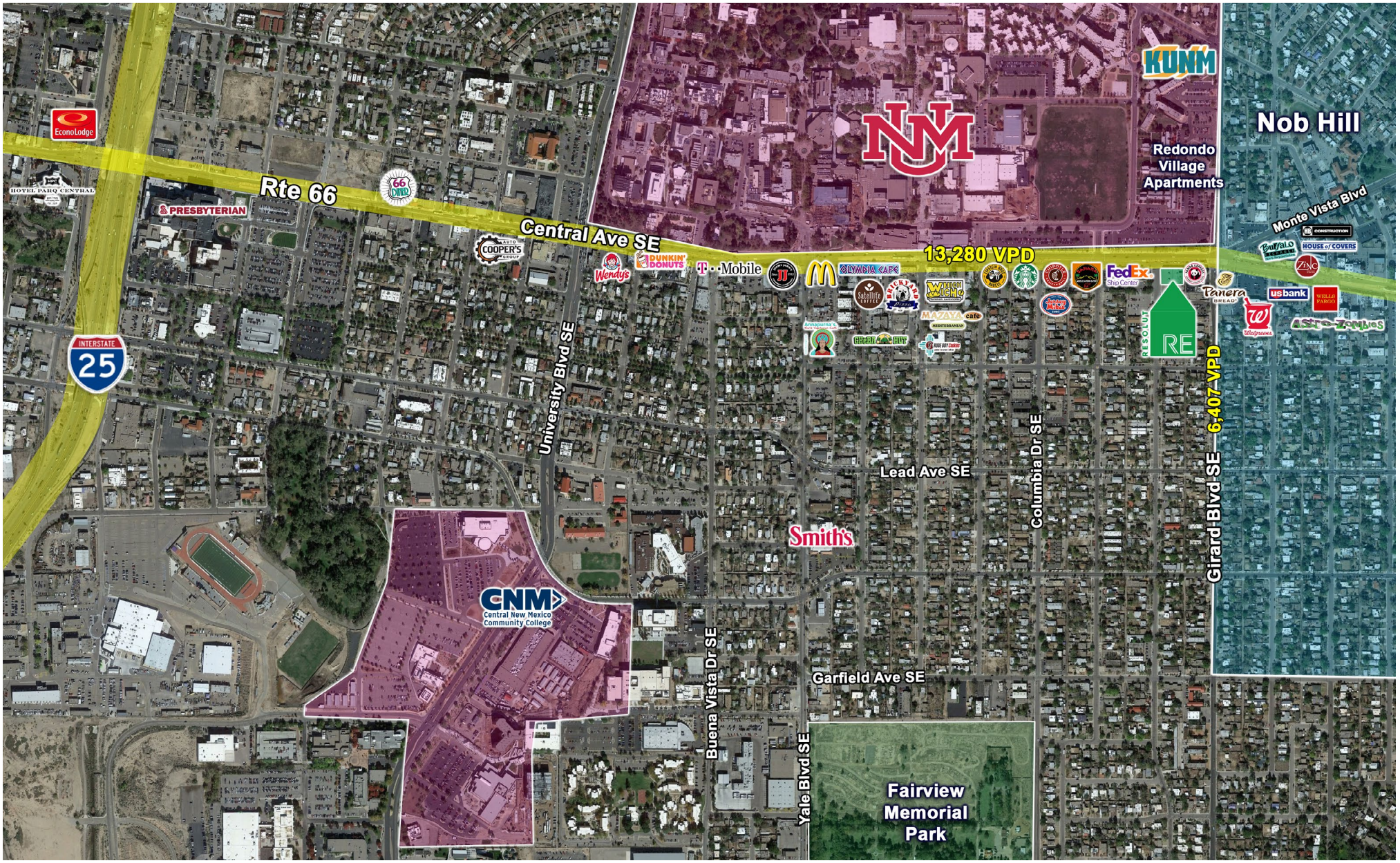

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