

**FOR LEASE**

# RETAIL SHOPS BELOW UPSCALE RESIDENTIAL CONDOS THE PLACE IN NOB HILL

3339 CENTRAL AVE NE, ALBUQUERQUE, NEW MEXICO 87106

**RETAIL**



## AVAILABLE

+ 1,200 - 12,000± SF (\$25.00 PSF +NNN)

## FEATURES

- + Located in the highly desirable, densely populated Nob Hill trade area.
- + Upscale mixed-use development with retail shops on the first floor and high-end residential condos on the top floors.
- + Only Nob Hill development with 70 underground dedicated parking spaces.
- + In close proximity to University of New Mexico, CNM, Presbyterian Hospital, & UNM Hospital.



**100,202** people living within a **3 Mile Radius**



**40,001** households within a **3 mile radius**



**\$68,706** average income within a **1 mile radius**



**25,000+** students attending **UNM one block from site**

Source: Ersi

## CONTACT US

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**CBRE**



# RETAIL

Not to Scale





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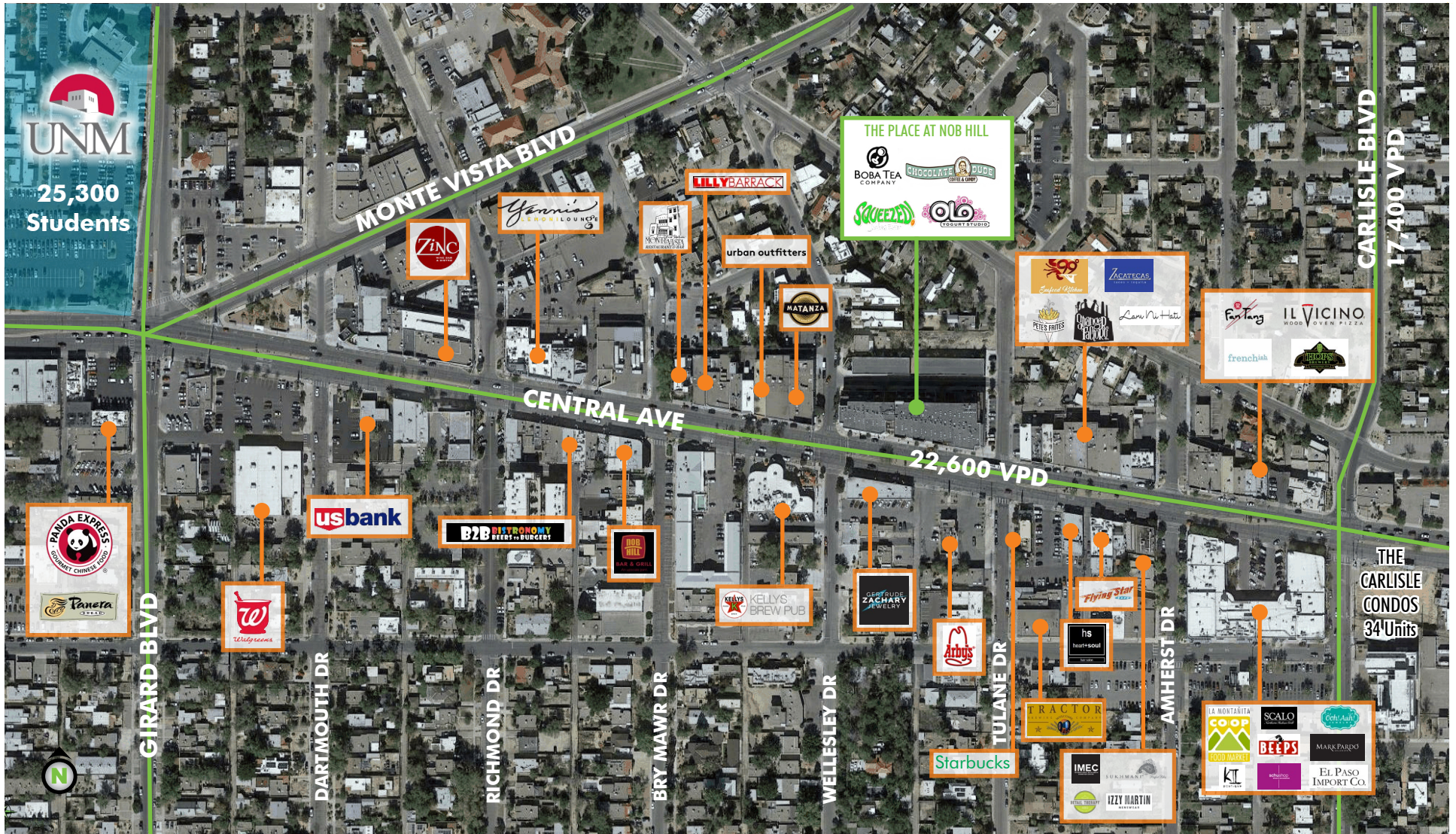
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RETAIL



LIVE MUSIC

ART &  
GALLERIES

BREWRIES

AUTHENTIC  
FOOD

UNIQUE  
SHOPPING

FILM &  
THEATER

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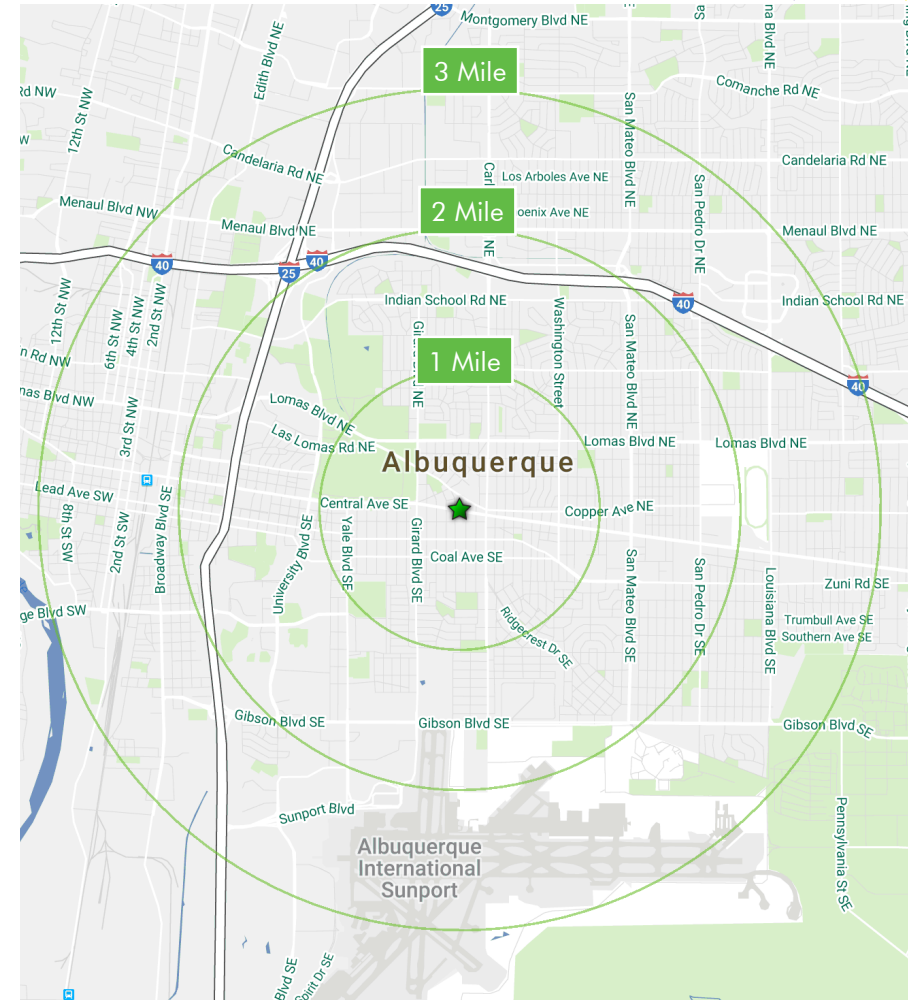
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POPULATION	1 MILE	2 MILES	3 MILES
2016 Population - Current Year Estimate	17,058	54,873	109,202
2021 Population - Five Year Projection	17,279	55,675	110,723
2010 Population - Census	16,788	53,810	107,074
2000 Population - Census	16,603	52,529	105,303
2010-2016 Annual Population Growth Rate	0.26%	0.31%	0.32%
2016-2021 Annual Population Growth Rate	0.26%	0.29%	0.28%
HOUSEHOLDS	1 MILE	2 MILES	3 MILES
2016 Households - Current Year Estimate	7,931	26,309	49,091
2021 Households - Five Year Projection	8,031	26,629	49,730
2010 Households - Census	7,808	25,902	48,210
2000 Households - Census	7,617	24,652	46,020
2010-2016 Annual Household Growth Rate	0.25%	0.25%	0.29%
2016-2021 Annual Household Growth Rate	0.25%	0.24%	0.26%
2016 Average Household Size	1.86	1.97	2.12
HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
2016 Average Household Income	\$68,706	\$56,508	\$50,103
2021 Average Household Income	\$74,063	\$60,642	\$53,379
2016 Median Household Income	\$44,118	\$35,551	\$32,789
2021 Median Household Income	\$46,015	\$36,804	\$34,167
2016 Per Capita Income	\$33,426	\$27,807	\$23,219
2021 Per Capita Income	\$35,881	\$29,711	\$24,659
HOUSING UNITS	1 MILE	2 MILES	3 MILES
<b>2016 Housing Units</b>	<b>8,477</b>	<b>28,572</b>	<b>53,870</b>
2016 Vacant Housing Units	546 6.4%	2,263 7.9%	4,779 8.9%
2016 Occupied Housing Units	7,931 93.6%	26,309 92.1%	49,090 91.1%
2016 Owner Occupied Housing Units	3,224 38.0%	9,698 33.9%	17,848 33.1%
2016 Renter Occupied Housing Units	4,707 55.5%	16,611 58.1%	31,242 58.0%
EDUCATION	1 MILE	2 MILES	3 MILES
<b>2016 Population 25 and Over</b>	<b>11,017</b>	<b>37,127</b>	<b>73,233</b>
HS and Associates Degrees	3,969 36.0%	16,629 44.8%	37,257 50.9%
Bachelor's Degree or Higher	6,576 59.7%	17,067 46.0%	25,156 34.4%
PLACE OF WORK	1 MILE	2 MILES	3 MILES
2016 Businesses	1,065	3,775	9,574
2016 Employees	15,021	69,401	160,236

Source: Esri



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