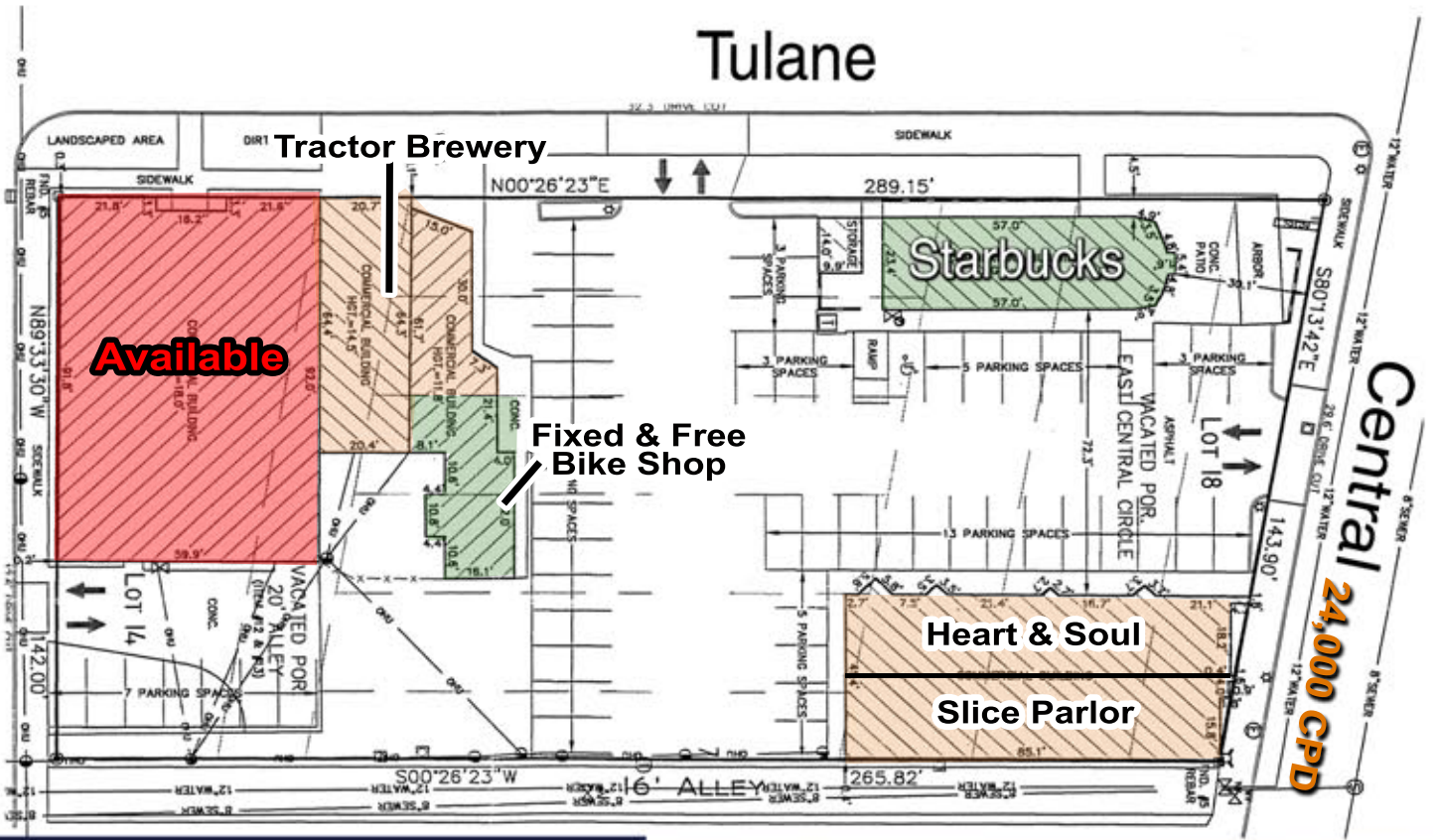


Central & Tulane

Retail Development



Demographics:	(2007 Estimate) 1 Mile	3 Mile	5 Miles
Population:	16,002	106,468	237,420
Median HH Income:	\$44,753	\$35,829	\$38,915
Traffic - Cars/Day:	Central Blvd 24,000	Carlisle 10,000	Total 36,000

Central Blvd & Tulane Rd Albuquerque, NM

Comments: Rare Central frontage available in highly desirable Nob Hill lifestyle corridor. Surrounded by the area's best restaurants, high-end specialty clothing concepts, art galleries, high-end furniture/home design stores.

Center Tenants: Starbucks and Heart & Soul.

Area Tenants: Nob Hill Shopping Center, Starbucks, Scalo, Walgreens, Flying Star and Elsa Ross.

Building Area: See Broker

Zoning: C2 Zoning

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The information above has been obtained from sources believed reliable. While we do not doubt the accuracy, we have to verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

26,172 Students Enrolled University of New Mexico

Central Blvd 32,100cpd

Lomas Blvd 21,500 cpd

Girard Blvd 9,700 cpd

Central Blvd 24,000 cpd

Carlisle Blvd

SITE

Gyros

Sahara's

Quizno's SUBS

WANDA EXPRESS

SUBWAY

Mannie's

TACO BELL

ZINC

imbibe

Yamie's

BBQ

Korean BBQ

GRUB

COLD STONE

Ciao Foods Cavern

STARBUCKS

Arby's

Central Blvd 24,000 cpd

Il Vicino

BUMBLE BEE'S BAJA GRILL

Flying Star

Scalo

SATURN COFFEE

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