

Central Ave. SE & Eubank Blvd. SE



PROPERTY DETAILS

Address & Area:

- 10408 Central Ave. SE, west of Luminaria Senior Community and southwest of Farolito Senior Community and nearby existing employment hubs

Size:

- 1.9509 acres ± (84,981 sq. ft.)

Zoning:

- Mixed-Use High Intensity (MX-H)

Utilities:

- All utilities (including water, sewer, electric) available.

Improvements:

- Vacant auto shop building demolished with paved parking lot intact (~90 parking spaces).

Located in a MRA?

- No, but surrounded by the East Gateway MRA.

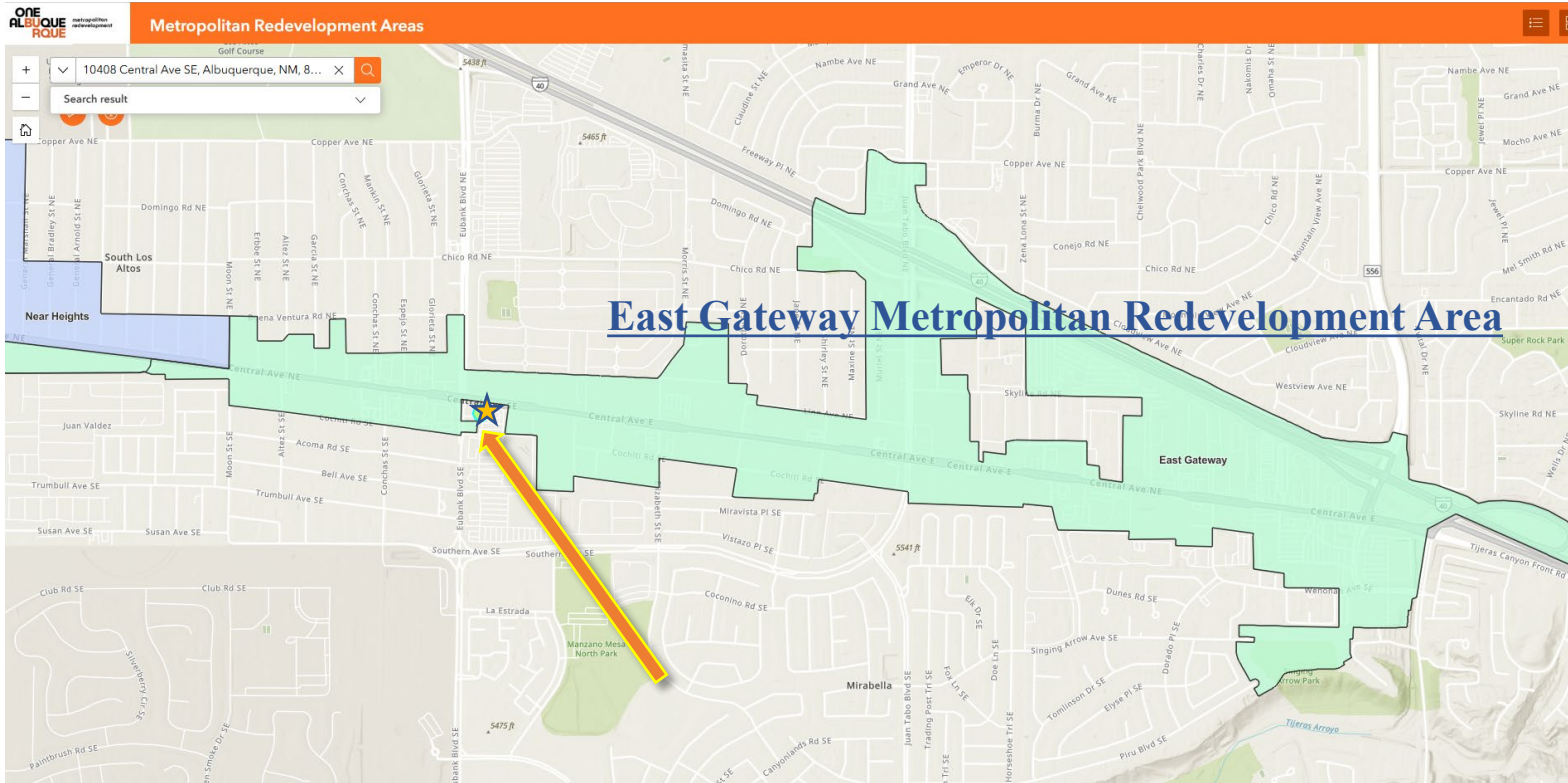
Opportunity for:

- Senior, workforce or family-oriented housing

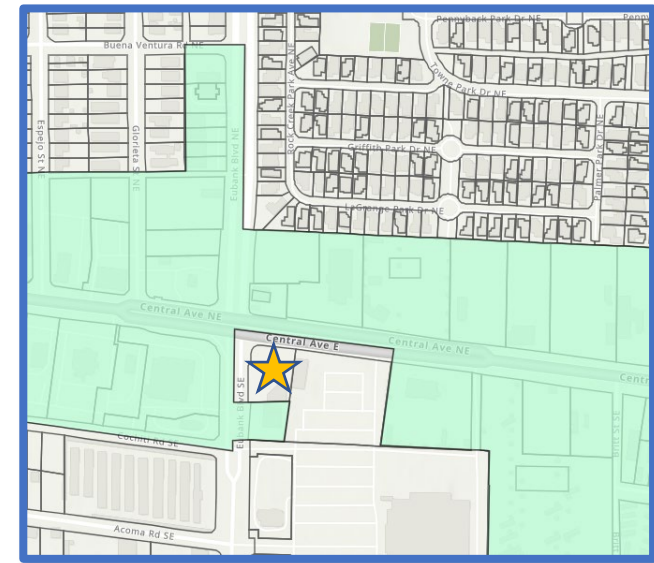
Establishments Near Central Ave. SE & Eubank Blvd. SE



East Gateway MRA



The 10408 Central Ave. SE property is located directly adjacent, but outside, the East Gateway Metropolitan Redevelopment Area.



View from SE Corner of Central Ave. SE & Eubank Blvd. SE, looking South



Demolition of old Bill's Auto Shop Building

Demolition begins for old Bill's Auto Shop building

Zach Rael | KOB

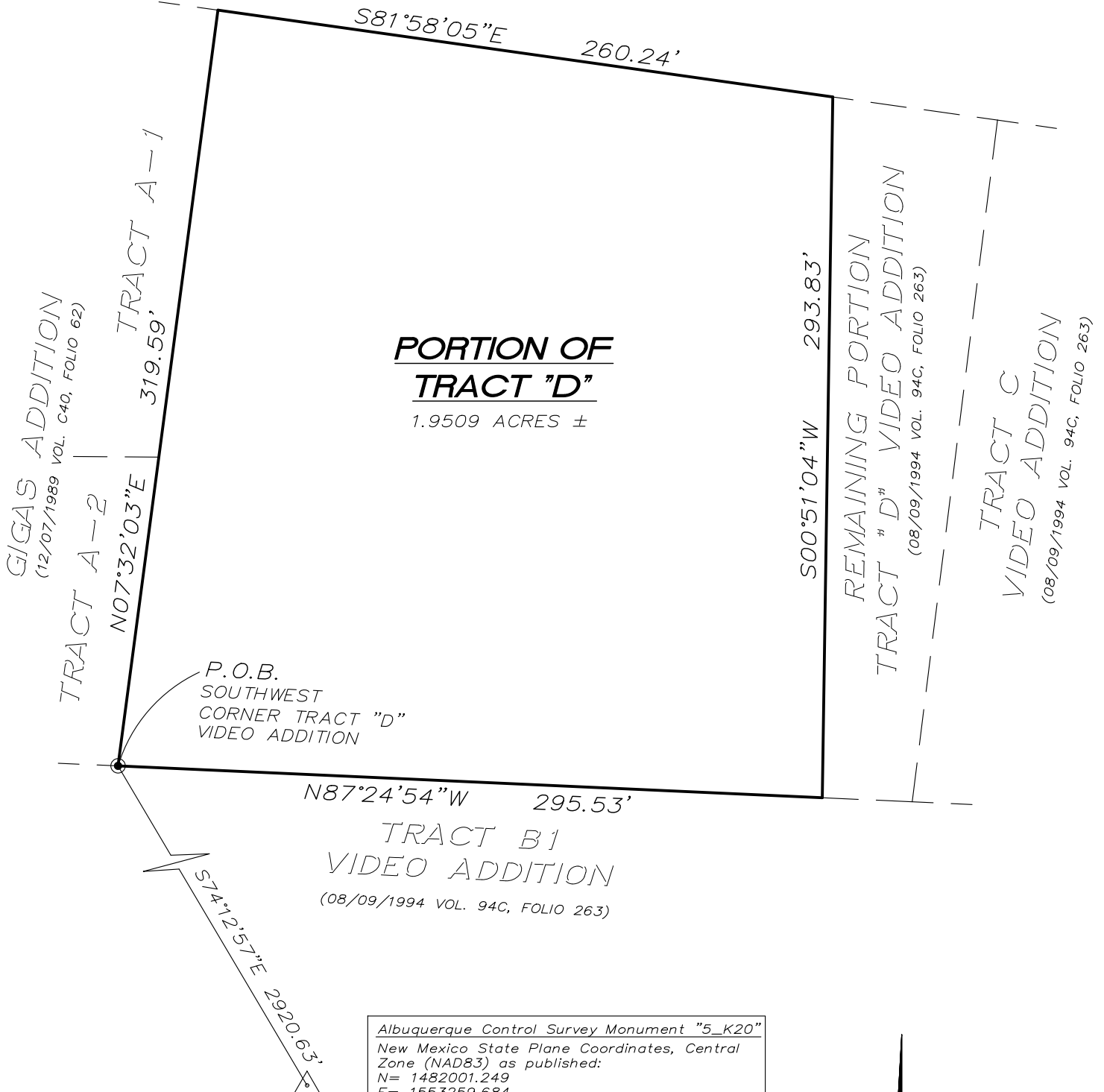
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PORTION OF TRACT "D"
VIDEO ADDITION
SITUATE WITHIN
TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW
MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2023

CENTRAL AVENUE SE.
 (100' R/W)



Albuquerque Control Survey Monument "5-K20"
 New Mexico State Plane Coordinates, Central Zone (NAD83) as published:
 N= 1482001.249
 E= 1553259.684
 Ground to grid factor= 0.999652832
 Delta Alpha= -00°10'02.59"
 Elevation= 5429.995 (NGVD88)



1 inch = 60 ft.

10408 Central Ave. SE

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JANUARY, 2023**

THAT CERTAIN PARCEL OF LAND COMPRISING OF A PORTION OF TRACT D, VIDEO ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN ON SAID PLAT, FILED AUGUST 9, 1994, IN VOL. 94C, FOLIO 263, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLAN GRID BEARINGS (CENTRAL ZONE-NAD 83) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT B1 OF SAID VIDEO ADDITION, WHENCE ALBUQUERQUE CONTROL SURVEY MONUMENT "5_K20" BEARS S74°12'57"E, A DISTANCE OF 2920.63 FEET; THENCE,

N07°32'03"E, ALONG THE EAST TRACT LINES OF TRACTS A-1 AND A-2, GIGAS ADDITION, FILED DECEMBER 7, 1989, IN VOL. C40, FOLIO 62, 319.59 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CENTRAL BOULEVARD SE., THENCE;

S81°58'05"E, ALONG SAID SOUTH RIGHT OF WAY LINE 260.24 FEET TO A POINT ON SAID RIGHT OF WAY LINE, THENCE;

S00°51'04"W LEAVING SAID RIGHT OF WAY LINE 293.83 FEET TO A POINT ON SAID NORTH LINE OF TRACT B1' THENCE;

ALONG SAID NORTH LINE N87°24'54"W, A DISTANCE OF 295.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.9509 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, David R. Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this easement survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and that it is true and correct to the best of my knowledge and belief.

David R. Vigil
NMPS No. 8911
01/16/2023

