


Mayor Timothy M. Keller

CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

INTER-OFFICE MEMORANDUM

July 25, 2025

TO: Brook Bassan, President, City Council

FROM: Timothy M. Keller, Mayor 

SUBJECT: Downtown Core Vacancy Report

This Executive Communication (EC) transmits the Downtown Core Vacancy Report to the City Council in accordance with the reporting requirements set forth in Ordinance O-24-61. As part of the City's ongoing efforts to implement and enforce the Downtown Vacant Premises Ordinance, 137 properties within the Downtown Core were surveyed. Of these, 14 properties were identified as having partially or fully vacant ground floors and have been issued Notices of Violation (NOVs) in accordance with the ordinance.

An additional 4 properties are pending verification due to active remodeling efforts that may qualify them for exemption, 1 property is under review to confirm whether it is being actively marketed for lease, and 1 property requires additional documentation before a final determination can be made regarding compliance.

The following table shows the address, vacancy status, and enforcement status for all properties within the Downtown Core as defined by the Ordinance.

Address:	Vacancy Status:	Status:
100 GOLD AVE SW	Partially Vacant	Under Review
500 COPPER AVE NW	Partially Vacant	Under Review
521 CENTRAL AVE NW	Partially Vacant	Under Review
610 GOLD AVE SW	Partially Vacant	Under Review
300 GOLD AVE SW	Needs Further Review	Under Review

320 CENTRAL AVE SW*	Needs Further Review	Under Review
405 CENTRAL AVE NW	Needs Further Review	Under Review
417 CENTRAL AVE NW	Needs Further Review	Under Review
600 COPPER AVE NW	Needs Further Review	Under Review
609 GOLD AVE SW	Needs Further Review	Under Review
100 CENTRAL AVE SW	Partially Vacant	NOV Issued
101 GOLD AVE SW	Partially Vacant	NOV Issued
220 COPPER AVE NW	Partially Vacant	NOV Issued
301 GOLD AVE SW*	Partially Vacant	NOV Issued
305 CENTRAL AVE NW	Partially Vacant	NOV Issued
313 CENTRAL AV NW	Partially Vacant	NOV Issued
317 GOLD AVE SW	Partially Vacant	NOV Issued
400 GOLD AVE SW*	Partially Vacant	NOV Issued
700 COPPER AVE NW	Partially Vacant	NOV Issued
115 2ND ST SW	Fully Vacant	NOV Issued
123 CENTRAL AVE NW	Fully Vacant	NOV Issued
211 GOLD AVE SW	Fully Vacant	NOV Issued
316 CENTRAL AVE SW	Fully Vacant	NOV Issued
320 CENTRAL AVE SW 110*	Fully Vacant	NOV Issued
411 CENTRAL AVE NW	Fully Vacant	NOV Issued
413 CENTRAL AVE NW	Fully Vacant	NOV Issued
510 CENTRAL AVE SW	Fully Vacant	NOV Issued
515 CENTRAL AVE NW	Fully Vacant	NOV Issued
615 GOLD AVE SW*	Fully Vacant	NOV Issued
207 GOLD AVE SW	Vacant lot	In Compliance
410 CENTRAL AVE SW	Remodel Underway	In Compliance
414 CENTRAL AVE SW	Remodel Underway	In Compliance
418 4 CENTRAL AVE SW	Remodel Underway	In Compliance
605 GOLD AVE SW	Remodel Underway	In Compliance
111 THIRD ST NW*	Fully Occupied	In Compliance
111 THIRD ST NW*	Fully Occupied	In Compliance
111 THIRD ST NW*	Fully Occupied	In Compliance
120 CENTRAL AVE SW	Fully Occupied	In Compliance
123 4TH ST SW	Fully Occupied	In Compliance
125 2ND ST NW	Fully Occupied	In Compliance
200 COPPER AVE NW	Fully Occupied	In Compliance
209 GOLD AVE SW	Fully Occupied	In Compliance
214 COPPER AVE NW	Fully Occupied	In Compliance
215 CENTRAL AVE NW	Fully Occupied	In Compliance

215 GOLD AVE SW	Fully Occupied	In Compliance
216 GOLD AV SW	Fully Occupied	In Compliance
218 GOLD AVE SW	Fully Occupied	In Compliance
219 CENTRAL AVE NW	Fully Occupied	In Compliance
220 GOLD AVE SW	Fully Occupied	In Compliance
224 GOLD AVE SW	Fully Occupied	In Compliance
225 GOLD AVE SW	Fully Occupied	In Compliance
300 CENTRAL AVE SW	Fully Occupied	In Compliance
309 GOLD AVE SW	Fully Occupied	In Compliance
311 CENTRAL AVE NW	Fully Occupied	In Compliance
311 GOLD AVE SW	Fully Occupied	In Compliance
312 CENTRAL AVE SW	Fully Occupied	In Compliance
313 GOLD AVE SW	Fully Occupied	In Compliance
314 CENTRAL AVE SW	Fully Occupied	In Compliance
315 GOLD AVE SW	Fully Occupied	In Compliance
318 CENTRAL AVE SW	Fully Occupied	In Compliance
320 CENTRAL AVE SW 100*	Fully Occupied	In Compliance
320 GOLD AVE SW*	Fully Occupied	In Compliance
325 CENTRAL AV NW	Fully Occupied	In Compliance
400 CENTRAL AVE SW	Fully Occupied	In Compliance
400 GOLD AVE SW*	Fully Occupied	In Compliance
406 CENTRAL AVE SW	Fully Occupied	In Compliance
408 CENTRAL AVE SW	Fully Occupied	In Compliance
409 CENTRAL AVE NW	Fully Occupied	In Compliance
415 CENTRAL AVE NW 3	Fully Occupied	In Compliance
421 CENTRAL AVE NW	Fully Occupied	In Compliance
421 GOLD AVE SW	Fully Occupied	In Compliance
500 CENTRAL AVE SW	Fully Occupied	In Compliance
500 GOLD AVE SW*	Fully Occupied	In Compliance
500 GOLD AVE SW*	Fully Occupied	In Compliance
505 CENTRAL AVE NW	Fully Occupied	In Compliance
506 CENTRAL AVE SW	Fully Occupied	In Compliance
508 CENTRAL AVE SW	Fully Occupied	In Compliance
509 CENTRAL AVE NW	Fully Occupied	In Compliance
511 CENTRAL AVE NW	Fully Occupied	In Compliance
514 CENTRAL AVE SW	Fully Occupied	In Compliance
516 CENTRAL AVE SW	Fully Occupied	In Compliance
517 CENTRAL AVE NW	Fully Occupied	In Compliance
517 GOLD AV SW	Fully Occupied	In Compliance

518 CENTRAL AVE SW	Fully Occupied	In Compliance
519 CENTRAL AVE NW	Fully Occupied	In Compliance
524 CENTRAL AV SW*	Fully Occupied	In Compliance
524 CENTRAL AVE SW*	Fully Occupied	In Compliance
600 CENTRAL AV SW*	Fully Occupied	In Compliance
600 CENTRAL AVE SW*	Fully Occupied	In Compliance
606 CENTRAL AVE SW	Fully Occupied	In Compliance
610 CENTRAL AVE SW 1	Fully Occupied	In Compliance
610 CENTRAL AVE SW*	Fully Occupied	In Compliance
616 CENTRAL AVE SW	Fully Occupied	In Compliance
616 GOLD AVE SW	Fully Occupied	In Compliance
618 CENTRAL AVE SW	Fully Occupied	In Compliance
618 GOLD AVE SW	Fully Occupied	In Compliance
622 CENTRAL AVE SW	Fully Occupied	In Compliance
700 CENTRAL AVE SW	Fully Occupied	In Compliance
701 CENTRAL AVE NW	Fully Occupied	In Compliance
709 CENTRAL AVE NW	Fully Occupied	In Compliance
710 CENTRAL AVE SW	Fully Occupied	In Compliance
714 CENTRAL AVE SW*	Fully Occupied	In Compliance
717 CENTRAL AVE NW	Fully Occupied	In Compliance
718 CENTRAL AVE SW	Fully Occupied	In Compliance
722 CENTRAL AVE SW	Fully Occupied	In Compliance
200 CENTRAL AVE SW	Entirely surface parking	In Compliance
200 GOLD AVE SW	Entirely surface parking	In Compliance
207 CENTRAL AVE NW	Entirely surface parking	In Compliance
208 CENTRAL AVE SW	Entirely surface parking	In Compliance
210 2 GOLD AVE SW	Entirely surface parking	In Compliance
211 6TH ST SW	Entirely surface parking	In Compliance
211 CENTRAL AVE NW	Entirely surface parking	In Compliance
212 CENTRAL AVE SW	Entirely surface parking	In Compliance
214 GOLD AV SW*	Entirely surface parking	In Compliance
216 CENTRAL AVE SW	Entirely surface parking	In Compliance
217 GOLD AVE SW	Entirely surface parking	In Compliance
220 CENTRAL AVE SW*	Entirely surface parking	In Compliance
220 CENTRAL AVE SW*	Entirely surface parking	In Compliance
222 CENTRAL AVE SW	Entirely surface parking	In Compliance
224 CENTRAL AVE SW	Entirely surface parking	In Compliance
301 GOLD AVE SW*	Entirely surface parking	In Compliance
319 GOLD AVE SW	Entirely surface parking	In Compliance


520 COPPER AVE NW	Entirely surface parking	In Compliance
601 CENTRAL AVE NW	Entirely surface parking	In Compliance
608 COPPER AVE NW*	Entirely surface parking	In Compliance
608 COPPER AVE NW*	Entirely surface parking	In Compliance
613 CENTRAL AVE NW	Entirely surface parking	In Compliance
615 CENTRAL AVE NW	Entirely surface parking	In Compliance
615 GOLD AVE SW*	Entirely surface parking	In Compliance
620 GOLD AVE SW	Entirely surface parking	In Compliance
708 COPPER AVE NW	Entirely surface parking	In Compliance
713 CENTRAL AVE NW	Entirely surface parking	In Compliance
714 CENTRAL AVE SW*	Entirely surface parking	In Compliance
715 GOLD AVE SW	Entirely surface parking	In Compliance
716 GOLD AVE SW	Entirely surface parking	In Compliance
113 4TH ST NW	Entirely structured parking	In Compliance
214 GOLD AV SW*	Entirely structured parking	In Compliance

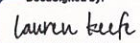
* In the Downtown area, certain lots are subdivided into smaller units or sub-parcels—similar to condominiums—where different portions of a building (such as individual floors or suites) may be owned separately. These sub-parcels are typically indicated by unique identifiers in the UPC (Uniform Property Code), often denoted by letters appended to the numeric sequence. Some properties, particularly those consisting of multiple connected lots or designated as parking areas, may not have a formally assigned physical address.

DOWNTOWN CORE VACANCY REPORT

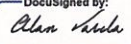
Approved:

Approved as to Legal Form:

 7/29/25
Samantha Sengel, EdD Date
Chief Administrative Officer

DocuSigned by:

1A21D96D32C74EE 7/25/2025 | 4:30 PM MDT
Lauren Keefe Date
City Attorney

Recommended:

DocuSigned by:

947D8B86EF4C443 7/25/2025 | 12:49 PM MDT
Alan Varela, J.D. Date
Planning Director

Cover Analysis

1. What is it?

This report is the Downtown Core Vacancy Report, prepared in accordance with Ordinance O-24-61, also known as the Downtown Vacant Premises Ordinance. It documents the results of a comprehensive field survey conducted by Code Enforcement to identify properties within the Downtown Core that may meet the ordinance's definition of "vacant." The report outlines which properties were found to be partially or fully vacant, which received Notices of Violation, and which are still under review or pending verification due to remodeling or leasing activity. The purpose of the report is to provide the City Council with an update on the ordinance's implementation and ensure transparency in enforcement actions.

2. What will this piece of legislation do?

N/A

3. Why is this project needed?

N/A

4. How much will it cost and what is the funding source?

N/A

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

N/A

6. What will happen if the project is not approved?

N/A

7. Is this service already provided by another entity?

N/A