

# For Sale

## Turn-Key Drive-Thru Restaurant

IN THE THRIVING SOUTHWEST MESA TRADE AREA

3250 Isleta Blvd. SW | Albuquerque, NM 87105

*NEQ Rio Bravo & Isleta Blvds. SW*



**Your Sign Here**

### SALE PRICE

- \$613,000

### AVAILABLE

- Building: ±2,667 SF
- Land: ±0.67 Acres

### ZONING

- SD-IVC (C-1 SU-Permit Restaurant with Drive-Thru Window)

### PROPERTY HIGHLIGHTS

- Just north of Rio Bravo
- Excellent visibility and signage
- Full access
- Located in a proven retail trade area
- Existing hood and grease trap in place
- Currently operational and well maintained



**This property is in a HUB Zone**

For small companies operating/employing people in Historically Underutilized Business Zones.



got space

**NAI SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

**505 878 0001** [sunvista.com](http://sunvista.com)



FOR MORE INFORMATION:

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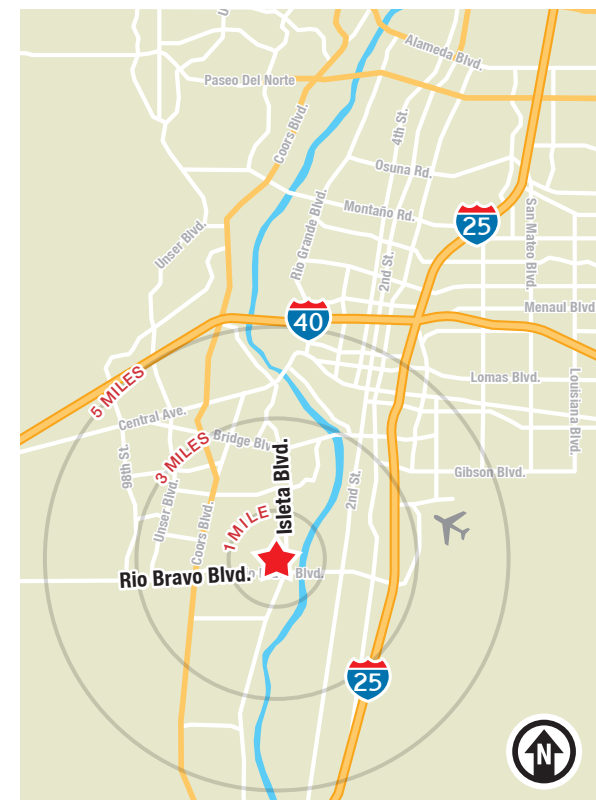
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## LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	7,089	53,452	165,791
Average HH Income	\$54,798	\$53,927	\$54,381
Daytime Employment	1,246	12,591	75,667
2020 Forecasted by Esri			



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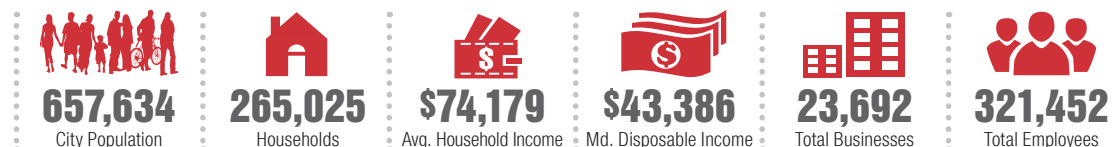
# Albuquerque

## TRADE AREA ANALYSIS

### Albuquerque | Why Here? Why Now?

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, **Albuquerque** is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

#### City of Albuquerque by the Numbers (ESRI 2020 Demographics)

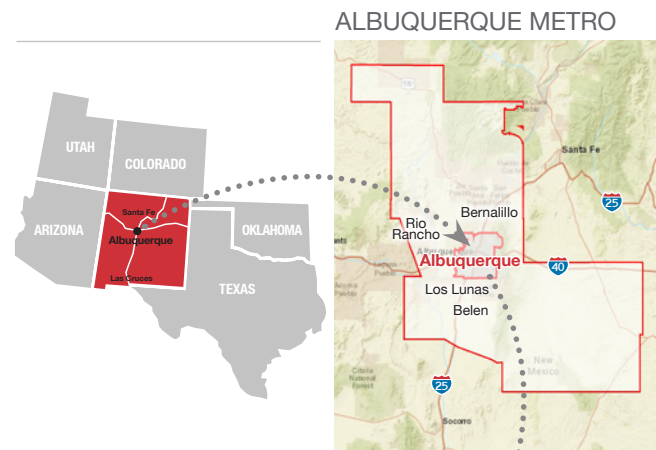


**939,316**

Albuquerque  
Metro  
Population

**#1**

**The  
Largest**  
City in  
the State



ALBUQUERQUE CITY

### SOUTHWEST MESA TRADE AREA ANALYSIS

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



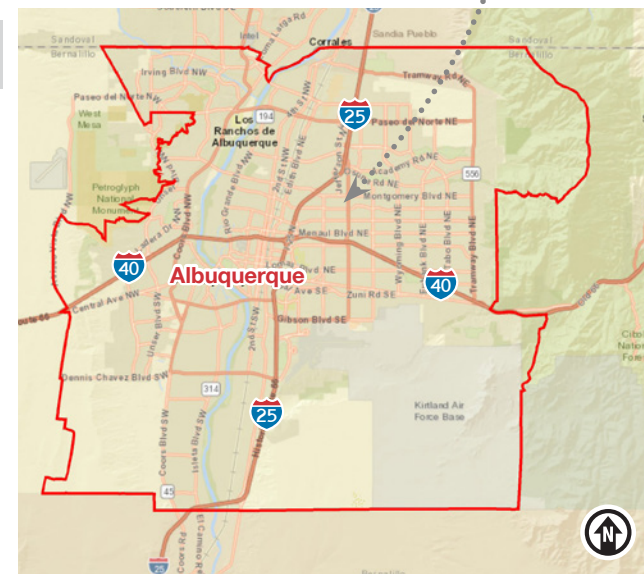
The Southwest Mesa has **9 SF of retail/capita** compared to the city average of 45 SF.



The Southwest Mesa is the **fastest growing** segment of the Albuquerque, MSA.



The average household income within a five-mile radius of the site is **\$55,164.**



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