

For Sale

Established Turn-Key Restaurant

NORTHEAST HEIGHTS BUSINESS AND REAL ESTATE

9800 Menaul Blvd. NE | Albuquerque, NM 87112

SEQ Menaul & Eubank Blvds. NE



CONSISTENTLY VOTED AMONG THE BEST MEXICAN RESTAURANTS IN THE CITY



Available:
Building: ±6,919 SF
Land: ±0.94 Acres



Sale Price:
\$2,000,000

HIGHLIGHTS

- Turn-key restaurant available with liquor license and all FF&E
- Business is included in the sale
- Drive-thru or pickup window opportunity
- 54,600 cars per day at the intersection of Menaul & Eubank Blvds.
- Full access from Menaul Blvd.

NASunVista

got space

John Algermissen

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505 998 5734

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HIGHLIGHTS



- Consistently voted among the best Mexican restaurants in the city
- Strong and loyal customer base
- Turn-key restaurant with liquor license, two vehicles and all FF&E included
- Business is included in the sale
- Adjacent to a densely-populated residential area
- ±50 parking spaces
- Potential drive-thru or pickup window opportunity
- Full access from Menaul Blvd.
- 54,600 cars per day at the intersection of Menaul & Eubank Blvds.
- Large monument sign visible from the intersection

IDO ZONING MX-M



NAI SunVista

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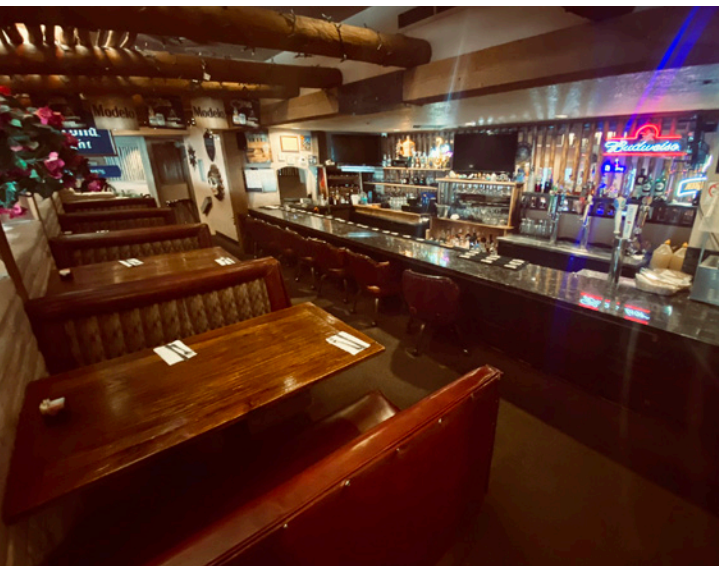
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PHOTOS



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LOCATION



SITE

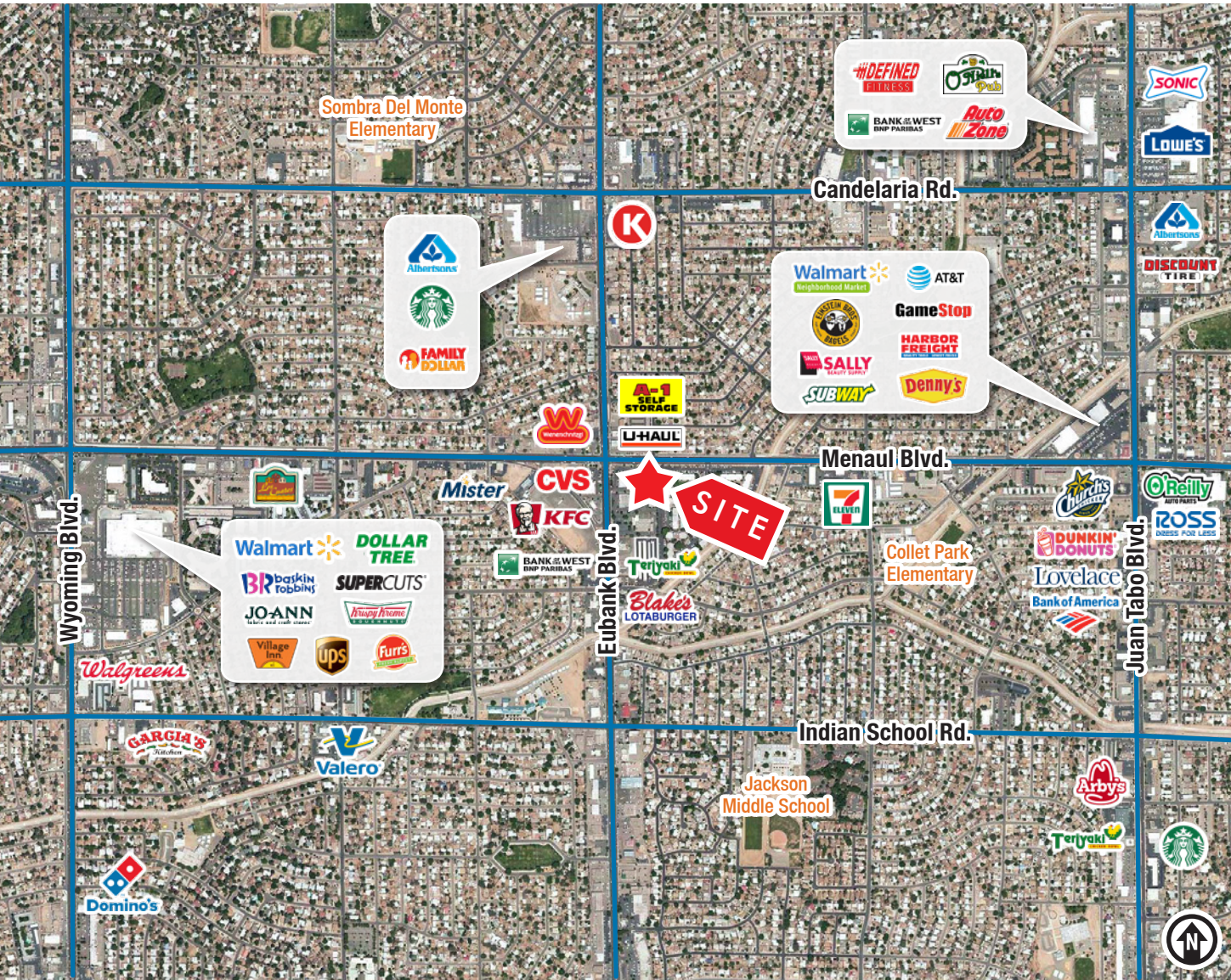
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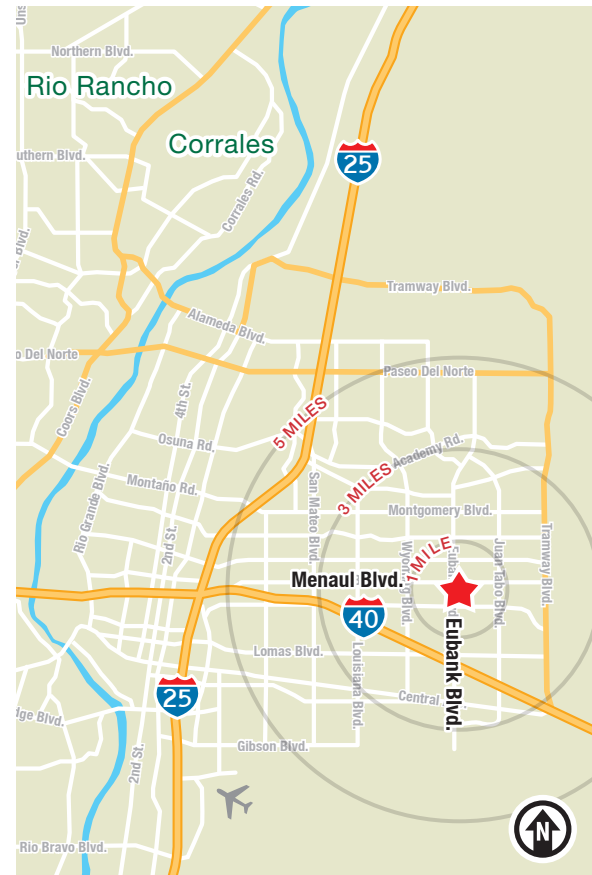
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	17,850	145,002	282,506
Average HH Income	\$63,470	\$73,590	\$79,268
Daytime Employment	5,827	56,047	142,493

2021 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 2021 Demographics)



654,217

City Population



264,145

Households



\$77,810

Avg. Household Income



\$45,730

Md. Disposable Income



23,491

Total Businesses



332,805

Total Employees



936,582

Albuquerque Metro Population

#1

The Largest

City in the State

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*

Ranks among America's best cities for global trade - *Global Trade Magazine*

The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

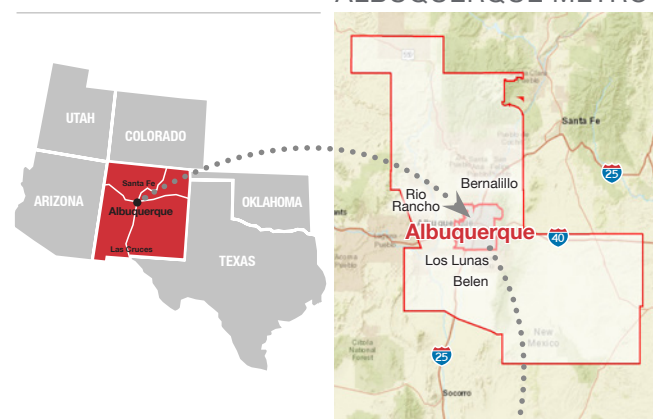
Albuquerque is top in nation for cities with the most college graduates - more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.

ALBUQUERQUE METRO



ALBUQUERQUE CITY

