



ICONIC NEW MEXICAN RESTAURANT

Business and Real Estate Package

FOR SALE / 4500 Central Ave SE, Albuquerque, NM 87108

ICONIC NEW MEXICAN RESTAURANT



FOR SALE / 4500 CENTRAL AVE SE, ALBUQUERQUE, NM 87108

DO NOT DISTURB BUSINESS



SALE PRICE: \$1,100,000
(Real Estate Only, FF&E Available Separately)

BUILDING SIZE +/- 3,862 SF

LAND SIZE +/- 0.4018 Acres

ZONING MX-M

FEATURES

- Profitable Location
- Iconic Restaurant Property
- Free-Standing Building
- Abundant Parking
- Turn-Key Restaurant
- Strong Growth Opportunity
- Business may be Purchased Separately



Absolute Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

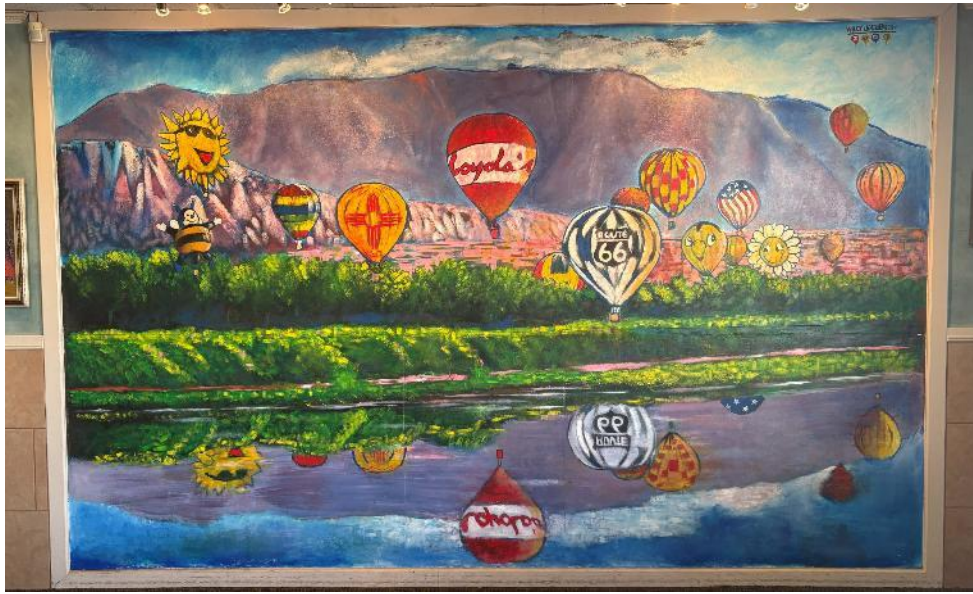
ALFREDO BARRENECHEA

(505)401-0135

alfredo@go-absolute.net

Business Also Available Separately – Inquire for More Information

DESCRIPTION



This iconic Nob Hill New Mexican restaurant is ideally located on Central Ave. just east of Washington Street, west of San Mateo, in Albuquerque, NM. The location has excellent visibility, strong traffic counts, and easy access.

The classic diner style building is a turn-key restaurant that has been featured in numerous TV shows and movies such as breaking bad. The business has operated at this location for over 35 years and is a beloved, well-established destination known by locals and visitors alike.

In addition to a rare opportunity to own this landmark restaurant, the business is also available for sale. With a loyal customer base, strong community presence, and unbeatable street exposure, this is a turnkey opportunity for an owner-operator or investor.



[VIEW WEBSITE >](#)



[VIDEO >](#)

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PROPERTY SUMMARY

PROPERTY ADDRESS	4500 Central Ave. SE, Albuquerque, NM 87108
PROPERTY DESCRIPTION	Free Standing – Full Turn-Key Restaurant
PROPERTY SIZE	+/- 0.4018 Acres
TOTAL BUILDING SIZE	+/- 3,862 SF
PARKING	29 Off-Street, Plentiful Free Off-Street
ZONING	MX-M
ACCESS	Direct Access to Central Avenue & Adams Street
VISIBILITY	Excellent
SIGNAGE	Building & Pole

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

PHOTOS



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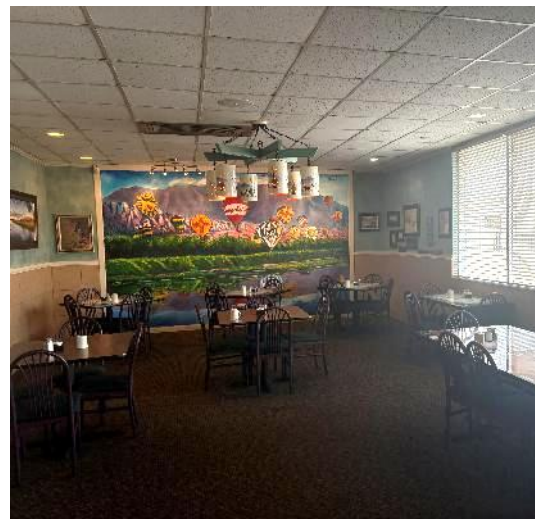
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SITE CLOSE UP



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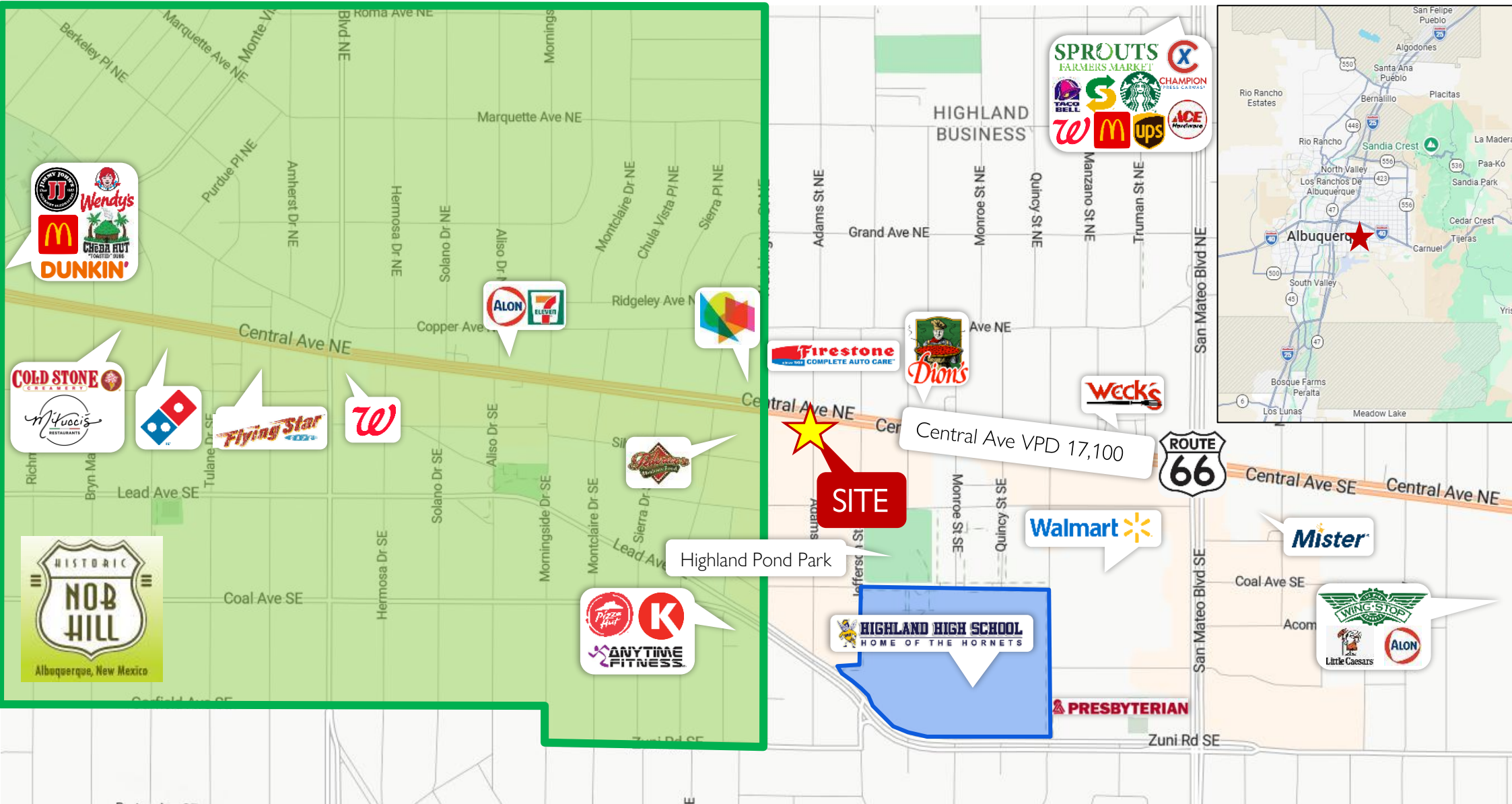
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TRADE AREA



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DEMOGRAPHICS

*provided by the Missouri Census Data Center

RADIUS DEMOGRAPHICS



Population



Median HH
Income



Median Age

1 Mi	6,166	\$77,876	38.2
3 Mi	24,729	\$74,265	34.8
5 Mi	36,879	\$76,937	35.5
	House Holds	Families	Workers
1 Mi	2,562	96	3,413
3 Mi	12,353	6,823	17,271
5 Mi	14,701	8,394	20,530



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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



Median HH Income

\$53,936

2020 Estimates

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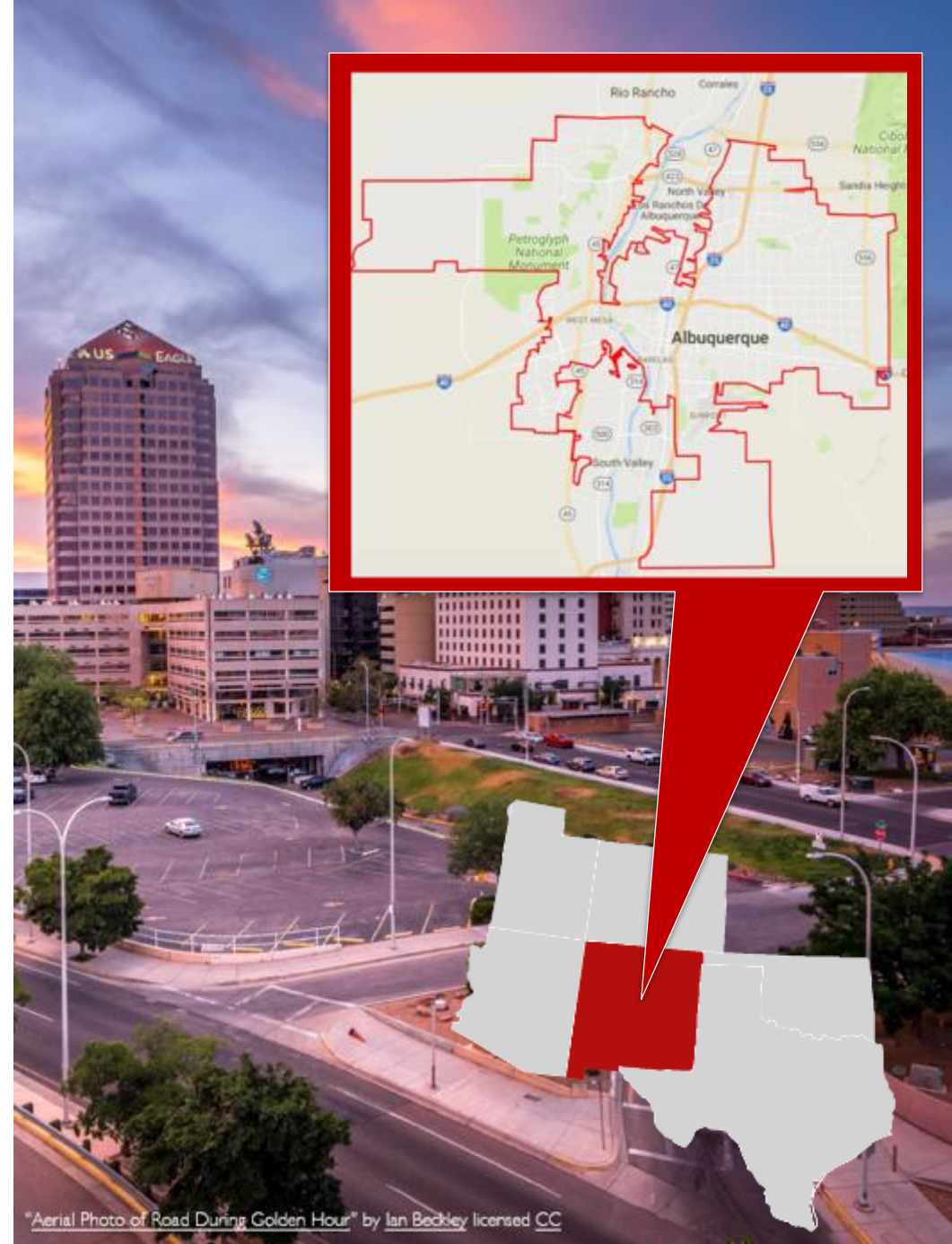
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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

ALBUQUERQUE | GIS



3413 CENTRAL AVE. NE



Walk Score

95

Very Walkable



Transit Score

45

Some Transit



Bike Score

88

Very Bikeable

AREA UPSIDE

- ✓ High visibility from Central Ave.
- ✓ 7,600 Households in 1-mile radius of Central Ave.
- ✓ Strong retail presence with heavy nearby foot traffic
- ✓ Near Nob Hill retail stores, UNM, I-40, and Albuquerque Sunport



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BROKERS



ALFREDO BARRENECHEA Owner/ Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of retail investment real estate and has experience in closing large retail, industrial, office, and hospitality transactions. With over 11 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.

DISCLAIMER AND CONFIDENTIALITY

This is a confidential marketing package intended solely for the reader's use in determining its desire to express further interest in the purchase of this offering. Additionally, this package and the information contained herein is not for public distribution and is intended only for parties with a bonified interest in the purchase of these business assets and should not be distributed otherwise.

The information contained in this marketing package is believed to be reliable. While the broker does not doubt the accuracy, it has not verified it and the broker makes no guarantee, warranty or representation about it. It is the reader's responsibility to independently confirm its accuracy and completeness. All financial information contained herein is provided as a general reference and should not be treated as fact, but should be independently verified by the reader of this material.

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