

# Fast Food Drive Thru in Underserved Trade Area

3550 Isleta Blvd SW, Albuquerque, NM 87105



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# Fast Food Drive Thru in Underserved Trade Area

FOR LEASE /SALE / 3550 Isleta Blvd SW, Albuquerque, NM 87105



**LEASE RATE:** \$6,995 / month

**SALE PRICE:** \$1,200,000.00

**LEASE TYPE** Absolute NNN

**BUILDING SIZE** +/- 2,464 SF

**LAND SIZE** +/- 0.7738

## FEATURES

- Existing Drive Thru
- Turn-Key Restaurant Facility
- Multiple Access Points
- Busy Yet Underserved Trade Area
- Large Parcel
- Strong Traffic Counts
- Full Turn Access
- Available Jan 2025 or Earlier



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

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# DESCRIPTION



Absolute Investment Realty is pleased to present this rare opportunity to lease an existing drive thru in the heart of Albuquerque, New Mexico's dynamic South Valley neighborhood.

Key Features Include:

- Rare existing drive through.
- All Restaurant Infrastructure (FF&E Not included).
- Multiple access points, ensuring easy entry and exit for patrons
- Located in a high-traffic area with strong growth potential

Ideal for established restaurateurs looking to capitalize on an underserved market. Don't miss this chance to secure a prime location with all the essential amenities for a successful food service operation.



[\*\*VIEW WEBSITE >\*\*](#)



[\*\*VIDEO >\*\*](#)

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# PROPERTY SUMMARY

<b>PROPERTY ADDRESS</b>	3550 Isleta Blvd SW, Albuquerque, NM 87105
<b>PROPERTY DESCRIPTION</b>	Free-Standing Fast-Food Drive Thru
<b>PROPERTY SIZE</b>	+/- 0.7738
<b>TOTAL BUILDING SIZE</b>	+/- 2,464 SF
<b>ZONING</b>	SD-IVC (County, Sector Development Plan – Isleta Boulevard and Village Centers). Allows most commercial uses.
<b>ACCESS</b>	Multi-Point, Full Turn Access on 2 Streets (Isleta Blvd) and Tobacco Rd.
<b>VISIBILITY</b>	Excellent Visibility from Isleta Blvd.
<b>SIGNAGE</b>	Building and Free-Standing Pole Signage.

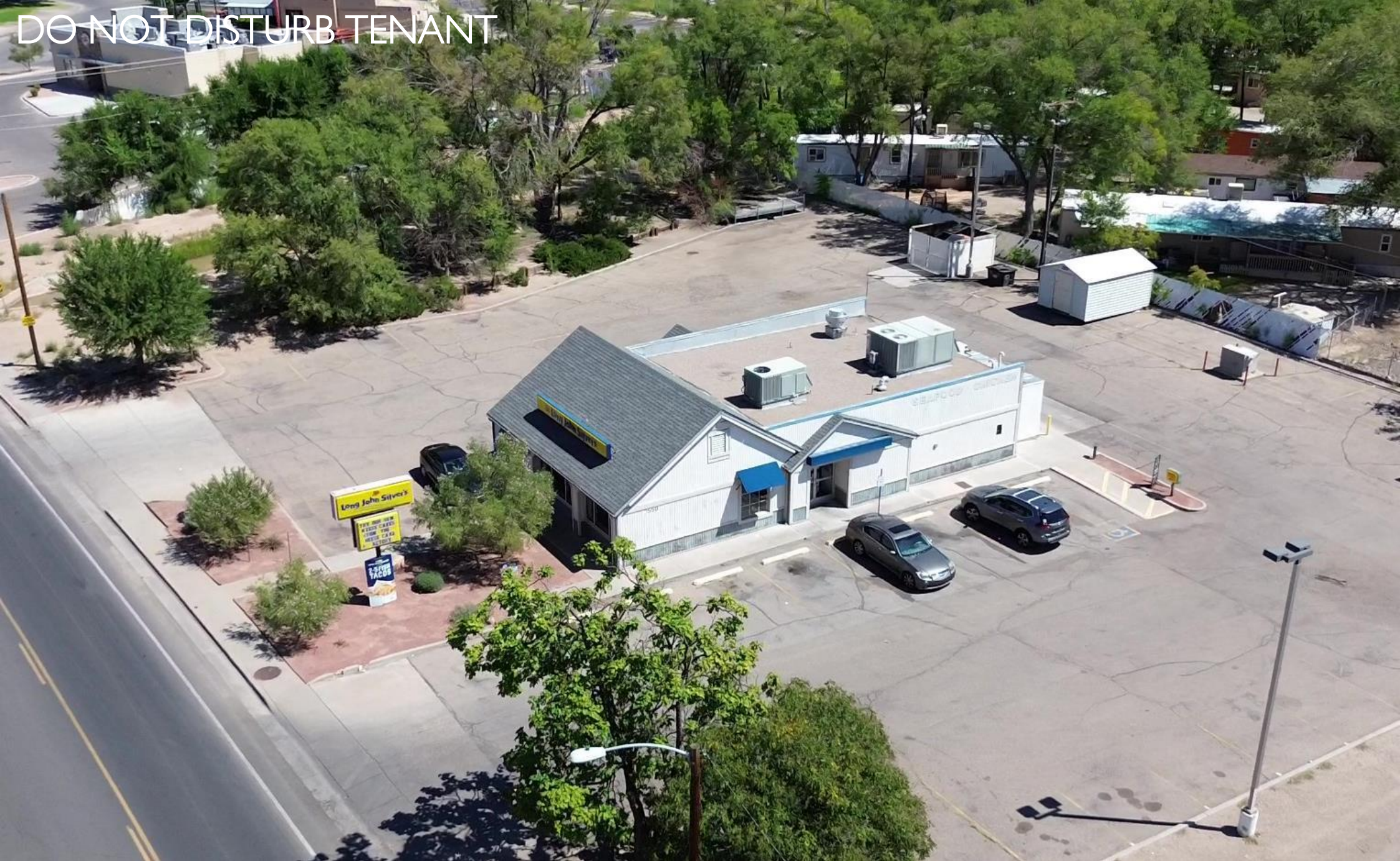
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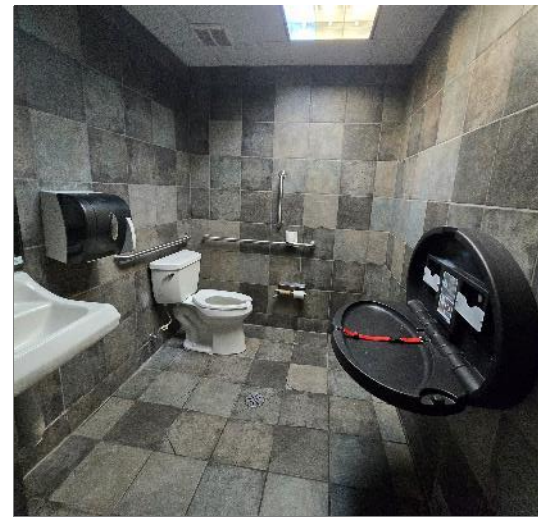
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# PROPERTY PHOTOS



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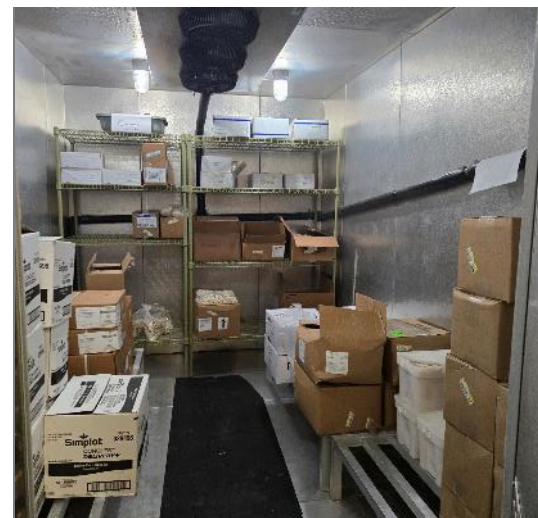
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# IMMEDIATE TRADE AREA



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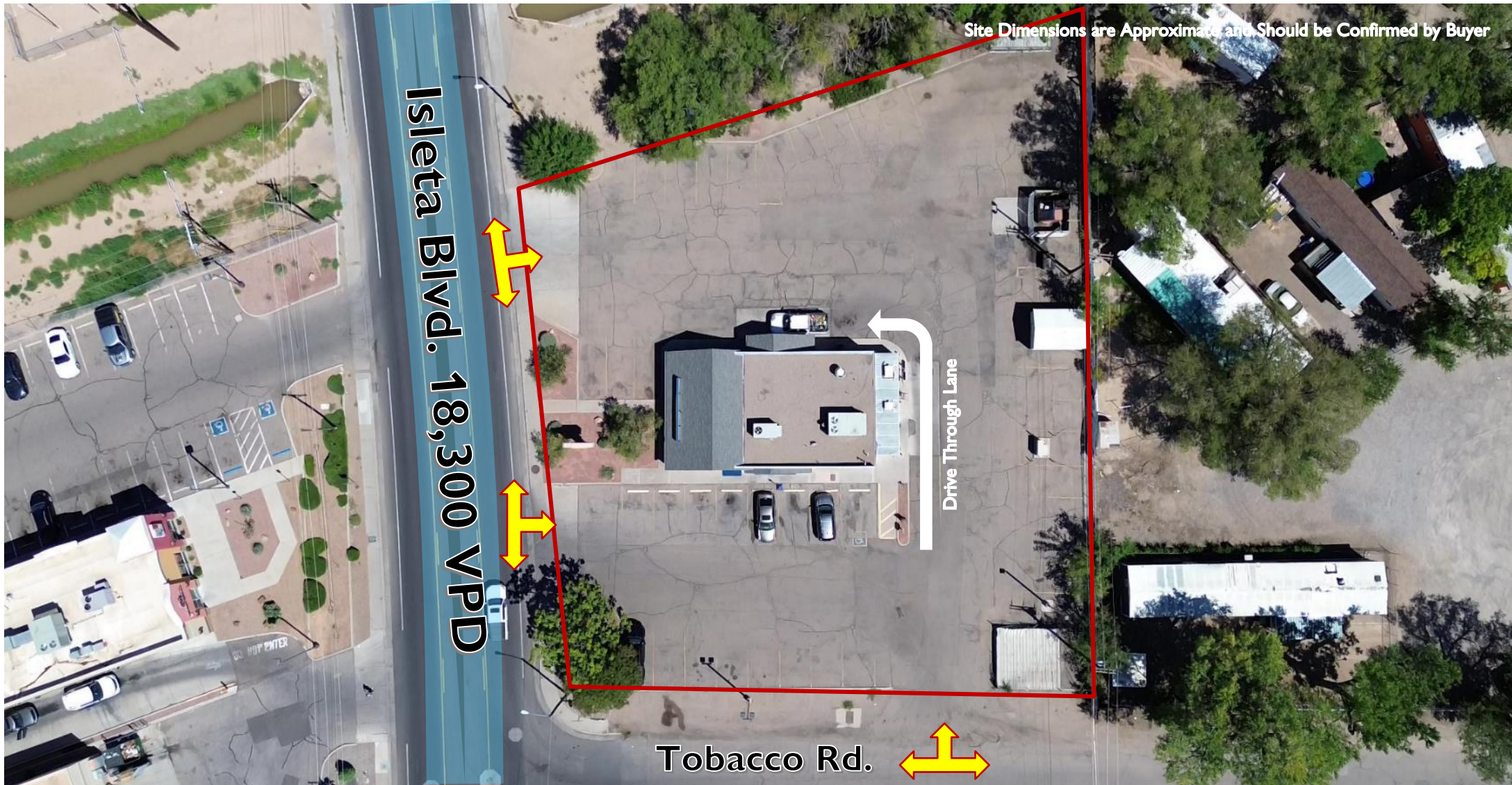
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# SITE CLOSE UP



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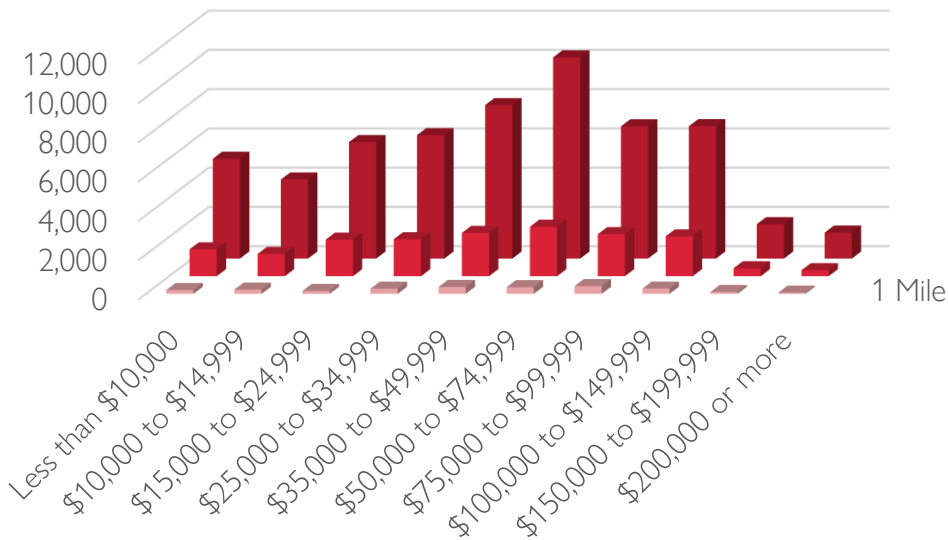


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# DEMOGRAPHICS

\*provided by the Missouri Census Data Center

## Household Income



## TRAFFIC COUNTS

RIO BRAVO BLVD. 31,500 VPD

ISLETA BLVD. 18,300 VPD

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## RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	6,601	\$49,785	37.1
3 Mi	47,276	\$48,921	36.3
5 Mi	150,437	\$51,360	35.0



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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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# BROKER



## **ALFREDO BARRENECHEA** Qualifying Broker

**(505) 401-0135 / [alfredo@go-absolute.net](mailto:alfredo@go-absolute.net)**

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.





## 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.

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