



# FULLY EQUIPPED I-40 RESTAURANT

SEC OF HOTEL CIRCLE & EUBANK  
15 Hotel Circle NE, Albuquerque, NM 87123



**FOR LEASE**

**AVAILABLE SPACE**  
6,226 SF

## RATE

\$21.00 PSF + NNN

\* Estimate provided by Landlord  
and subject to change

**Remsa Troy**

rtroy@resolutre.com

**Daniel Kearney**

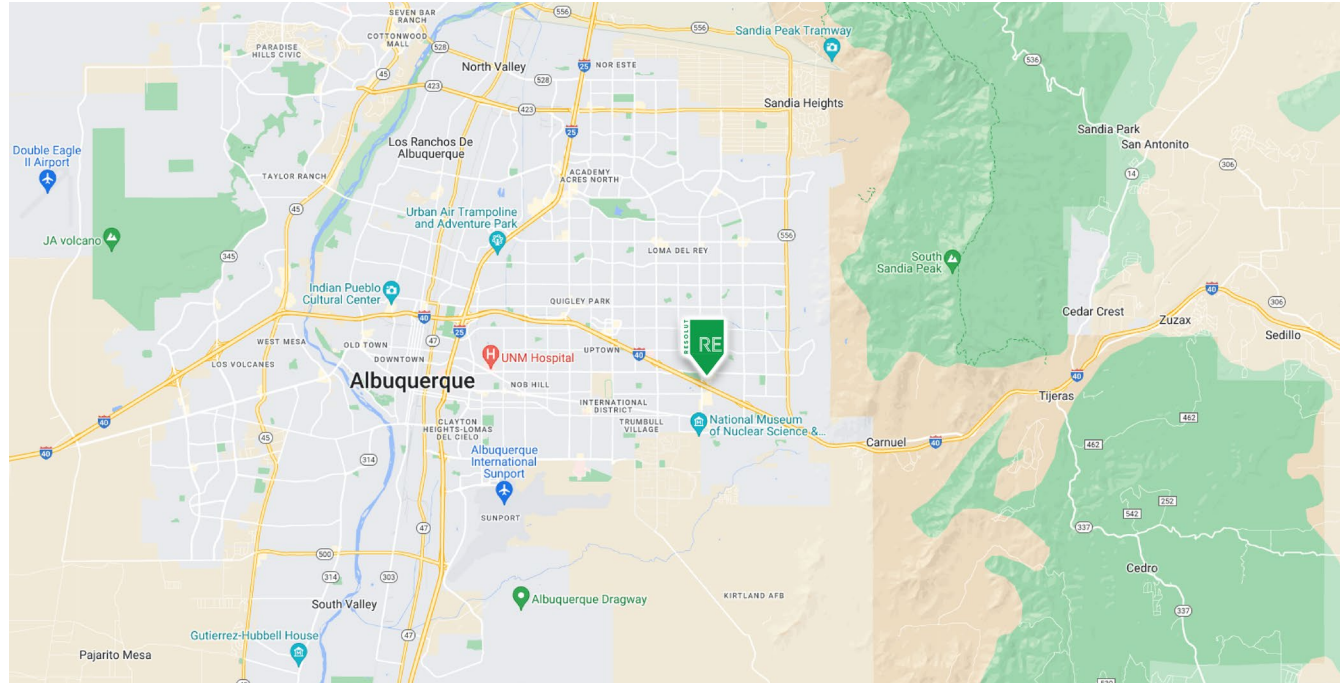
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## PROPERTY HIGHLIGHTS

- High Volume Location (7 Figure Income)
- Fully Equipped Restaurant
- Easy Access from I-40
- Exceptional Visibility
- Ample Parking
- In a Growing Retail Trade Area
- Massive Walk-in Freezer
- Facade Signage
- +/- 10,000 SF of Convection Space Could be Leased as Well



## AREA TRAFFIC GENERATORS



**Remsa Troy**  
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## DEMOGRAPHIC SNAPSHOT 2023



**94,308**  
**POPULATION**  
3-MILE RADIUS



**\$73,831.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**125,445**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Eubank Blvd: 47,902 VPD  
Hotel Ave: 4,454 VPD  
(Costar 2021)



**FULLY EQUIPPED I-40 RESTAURANT FOR SALE** | 15 Hotel Circle NE, Albuquerque, NM 87123**PROPERTY OVERVIEW**

Discover the ideal location to unleash your business's potential at 15 Hotel Cir NE, Albuquerque, NM 87123. This prime commercial space caters to restaurant owners and retail tenants alike, offering a seamless blend of accessibility and visibility. Boasting easy access to I-40 and a prominent frontage on Eubank, your establishment will attract a diverse and steady flow of customers. For restaurant owners, the property comes fully equipped, providing an exceptional opportunity to build on the existing high annual sales volume and make your mark in the culinary scene. Retail tenants will thrive in the spacious layout, ideal for showcasing products and captivating shoppers. Embrace this unique chance to become a cornerstone of Albuquerque's vibrant business landscape and secure your spot today at 15 Hotel Cir NE!

**LOCATION OVERVIEW**

Welcome to the vibrant NE Heights trade area, where 15 Hotel Cir NE stands as a beacon of opportunity for restaurant owners and retail tenants. This established trade area offers a compelling mix of convenience, culture, and commercial vitality. Positioned strategically within this sought-after trade area, the property benefits from easy access to a diverse customer base, attracting both residents and visitors with its prime location. The NE Heights trade area is renowned for its thriving retail activity, boasting an array of shops, boutiques, and dining establishments that draw in a steady stream of eager patrons. As you become part of this bustling landscape, you'll have the chance to tap into the region's lively ambiance and capitalize on the dynamic commercial prospects it presents. Seize the moment and claim your place in this dynamic trade area, where success awaits your culinary or retail venture at 15 Hotel Cir NE.

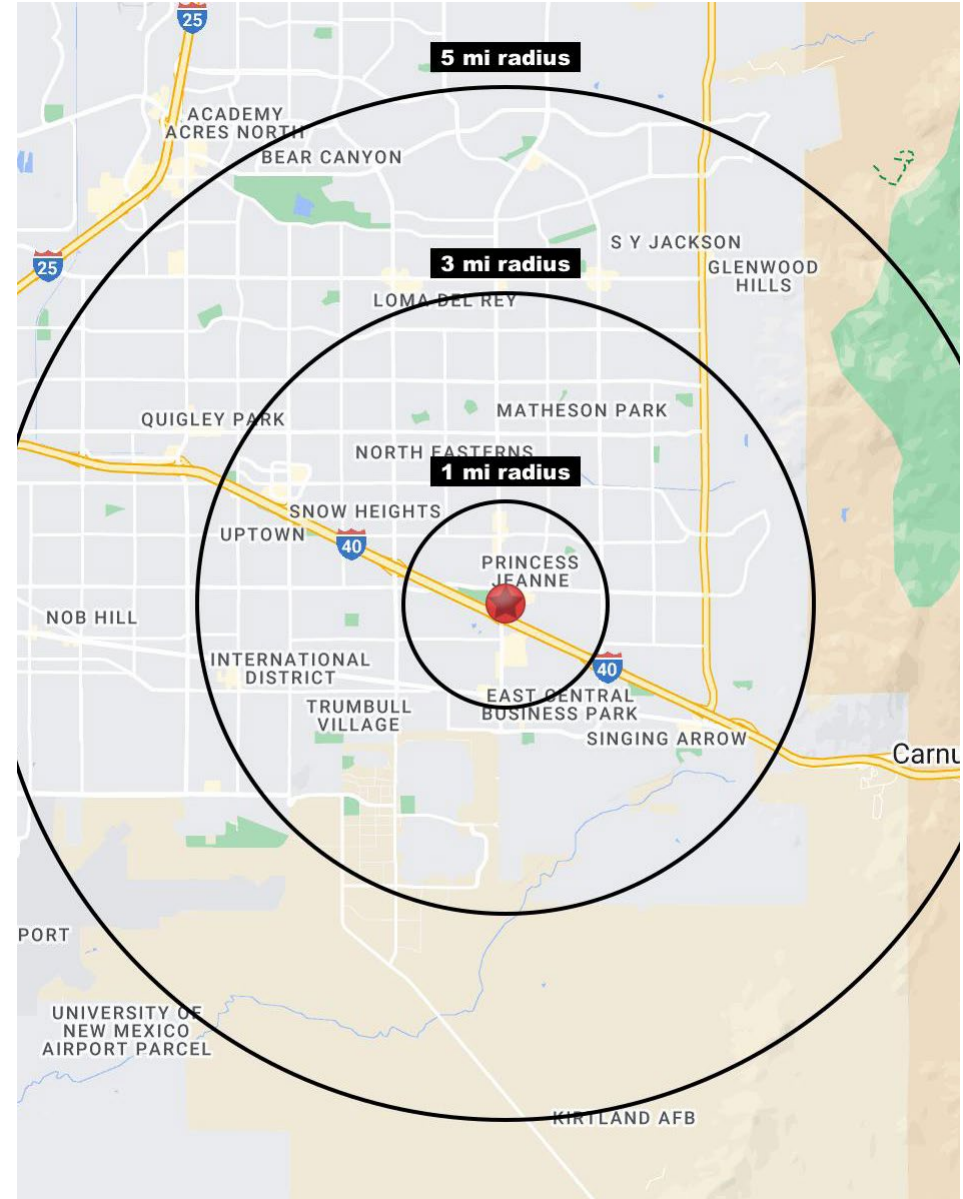


## FULLY EQUIPPED I-40 RESTAURANT FOR SALE | 15 Hotel Circle NE, Albuquerque, NM 87123

15 Hotel Cir NE Albuquerque, NM 87123	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	14,812	135,248	247,269
2028 Projected Population	14,536	136,179	247,031
2020 Census Population	15,020	135,607	247,964
2010 Census Population	14,440	135,051	250,331
Projected Annual Growth 2023 to 2028	-0.4%	0.1%	-
Historical Annual Growth 2010 to 2023	0.2%	-	-
2023 Median Age	39.2	39.6	40.9
<b>Households</b>			
2023 Estimated Households	6,215	59,566	115,008
2028 Projected Households	6,180	60,842	116,297
2020 Census Households	6,225	58,868	113,802
2010 Census Households	5,745	57,381	112,132
Projected Annual Growth 2023 to 2028	-0.1%	0.4%	0.2%
Historical Annual Growth 2010 to 2023	0.6%	0.3%	0.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	55.4%	55.5%	58.6%
2023 Estimated Black or African American	4.3%	4.8%	4.3%
2023 Estimated Asian or Pacific Islander	3.1%	4.0%	3.9%
2023 Estimated American Indian or Native Alaskan	4.7%	5.1%	4.9%
2023 Estimated Other Races	32.5%	30.5%	28.2%
2023 Estimated Hispanic	49.6%	44.4%	40.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$76,395	\$83,642	\$92,776
2023 Estimated Median Household Income	\$62,505	\$61,421	\$67,804
2023 Estimated Per Capita Income	\$32,093	\$37,104	\$43,349
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.8%	3.8%	2.7%
2023 Estimated Some High School (Grade Level 9 to 11)	4.7%	5.8%	4.7%
2023 Estimated High School Graduate	29.5%	24.0%	20.3%
2023 Estimated Some College	24.8%	23.6%	22.4%
2023 Estimated Associates Degree Only	12.5%	10.5%	9.3%
2023 Estimated Bachelors Degree Only	16.4%	18.1%	20.8%
2023 Estimated Graduate Degree	9.2%	14.2%	19.9%
<b>Business</b>			
2023 Estimated Total Businesses	625	7,184	15,204
2023 Estimated Total Employees	4,908	51,631	106,988
2023 Estimated Employee Population per Business	7.8	7.2	7.0
2023 Estimated Residential Population per Business	23.7	18.8	16.3

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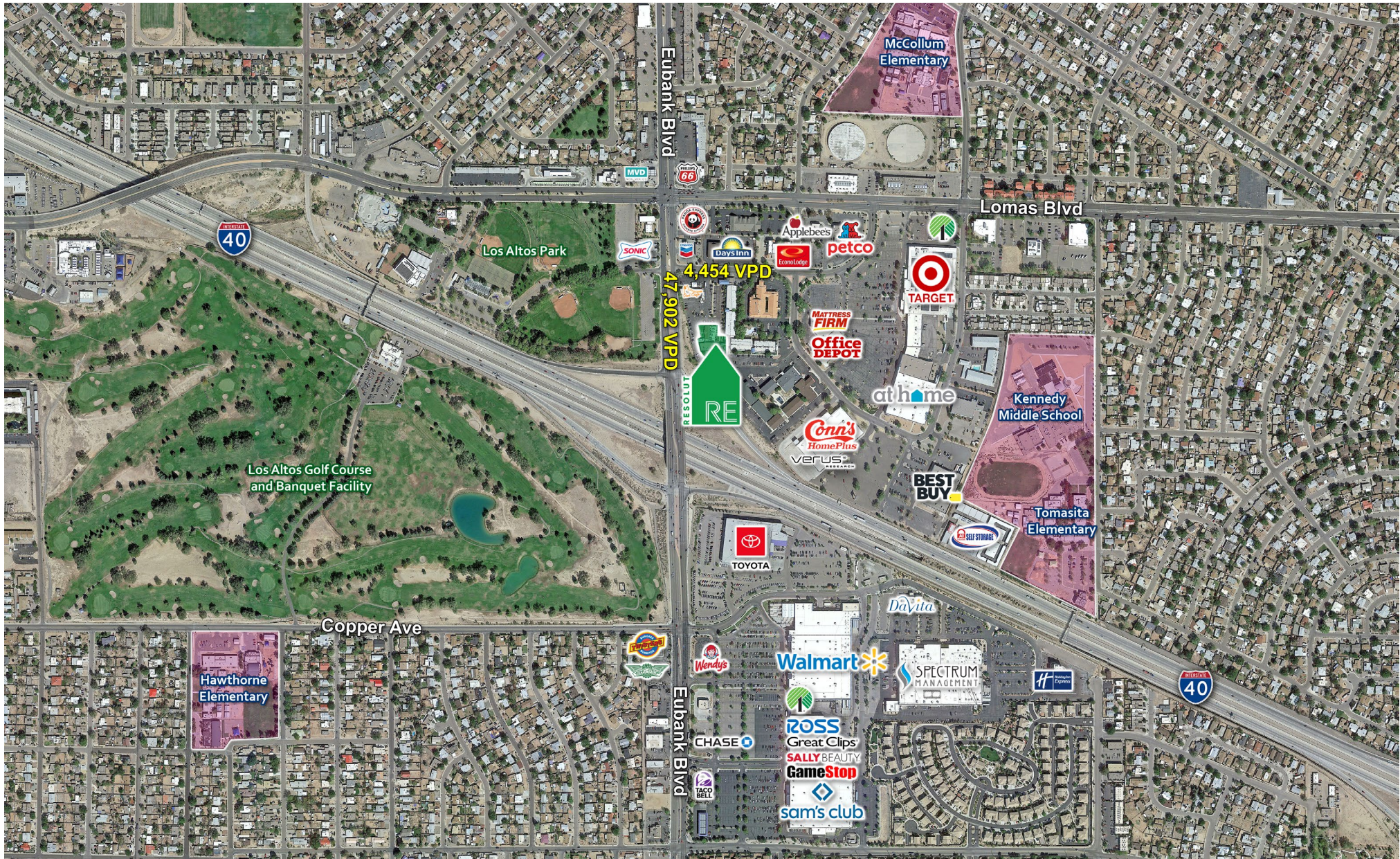


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