



# STANDALONE SPORTS BAR/RESTAURANT

ACADEMY RD NE NEAR SAN MATEO BLVD NE  
5801 ACADEMY RD NE, ALBUQUERQUE, NM 87109



**FOR LEASE**

## AVAILABLE SPACE

Building: 3,326 SF  
Patio: 564 SF

## RATE

\$28.00 PSF NNN  
NNNs\* \$4.00

\* Estimate provided by Landlord  
and subject to change

## Jeremy Salazar

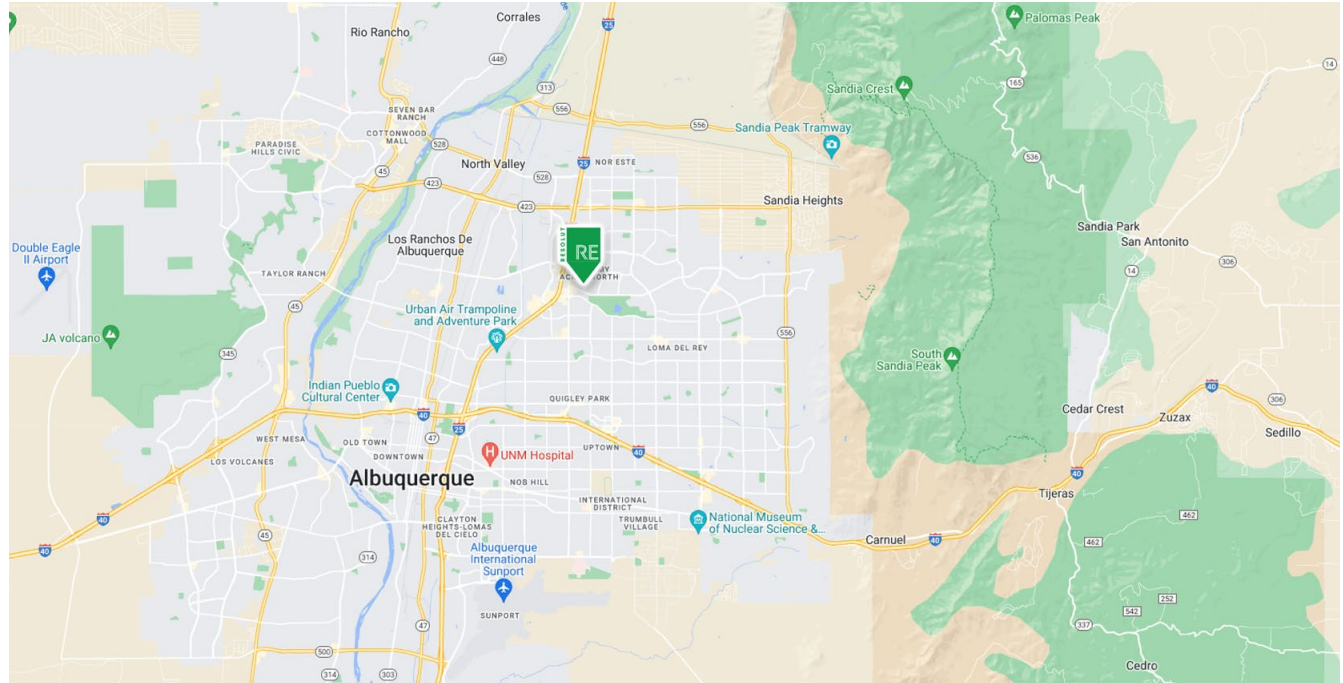
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## Austin Tidwell, CCIM

atidwell@resolutre.com  
505.337.0777

**PROPERTY HIGHLIGHTS**

- Established Sports Bar/Restaurant Location
- High Traffic Corridor
- Incredible Visibility and Monument Signage
- Outdoor Patio Space
- Double Walk-in Coolers
- 20 Existing Beer Taps
- Beautiful Art Deco Building Facade



**AREA TRAFFIC GENERATORS**



**Jeremy Salazar**

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**DEMOGRAPHIC SNAPSHOT 2023**



**100,057**  
**POPULATION**  
3-MILE RADIUS



**\$101,682.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**132,402**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Academy Rd: 31,024 VPD  
San Mateo Blvd: 34,614 VPD  
(Costar 2023)



**STANDALONE SPORTS BAR/RESTAURANT | 5801 Academy Rd NE, Albuquerque, NM 87109****PROPERTY OVERVIEW**

Formerly Gecko's Bar and Tapas, this standalone restaurant is conveniently located in the heart of the Northeast Heights along a high-traffic corridor. The building's positioning and monument signage provide incredible visibility and brand awareness. The Art Deco design and outdoor patio create a aesthetically pleasing and friendly experience for patrons and guests. This property is perfectly suited as a sports bar or family restaurant and due to its proximity to Casa Taco, the ownership prefers a concept that does not primarily serve Mexican food. The kitchen features double walk-in coolers with one cooler being positioned adjacent to the existing twenty beer taps, providing efficient storage of your beer kegs. The kitchen also includes a vent hood with fire suppression system but a commercial over, fryers, and dishwasher are not included.

**LOCATION OVERVIEW**

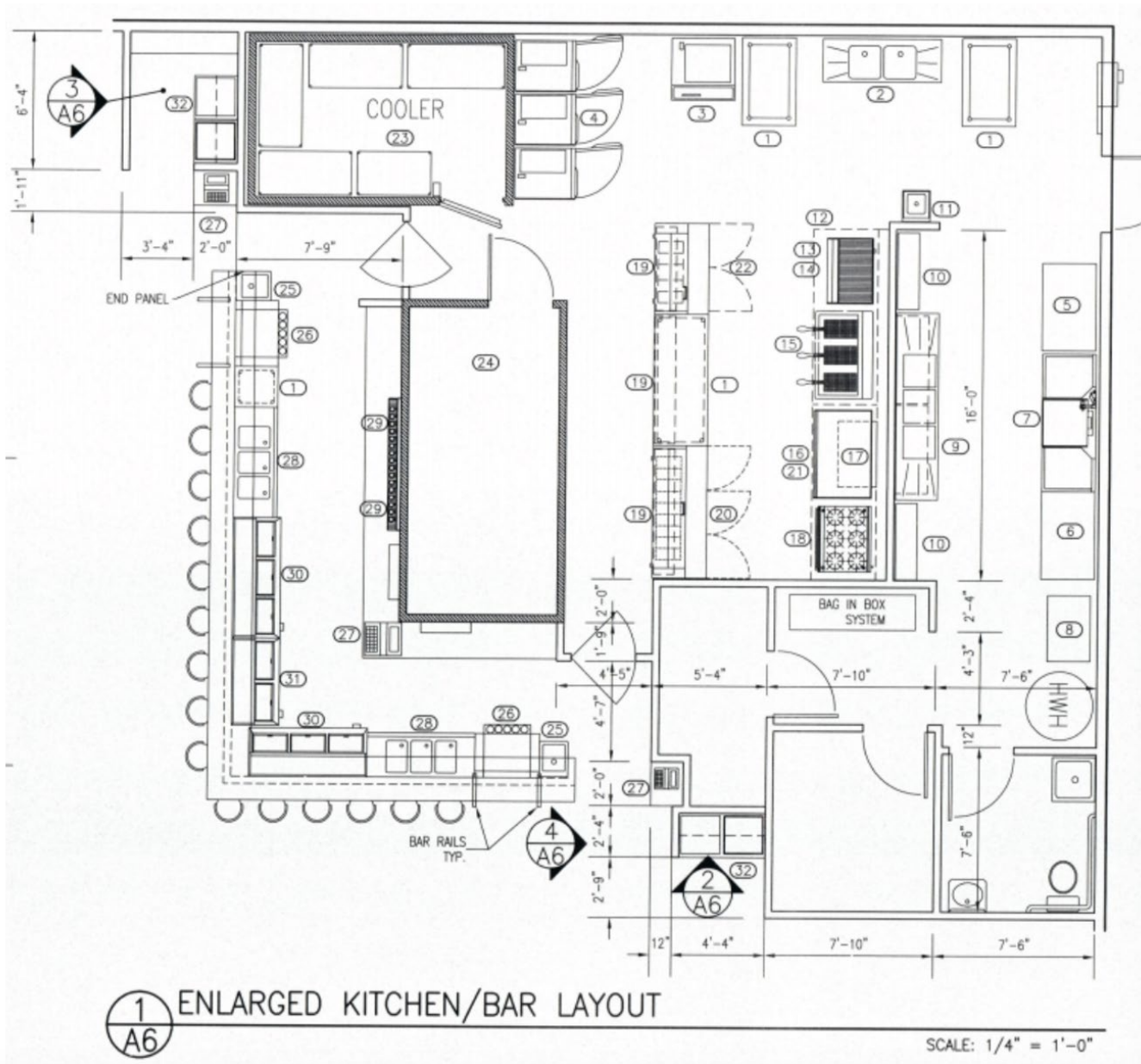
5801 Academy Blvd NE is positioned along a high traffic corridor in Albuquerque's Northeast Heights just east of San Mateo Blvd NE. This well established area features several of Albuquerque's local food favorites, such as Trombino's, Scarpas, Casa Taco, Sadies, and the new location for the famous Buffett's Candies.

**PROPERTY OVERVIEW**

SF:	3,326 SF
Zoning:	MX-M
Submarket:	Far Northeast Heights

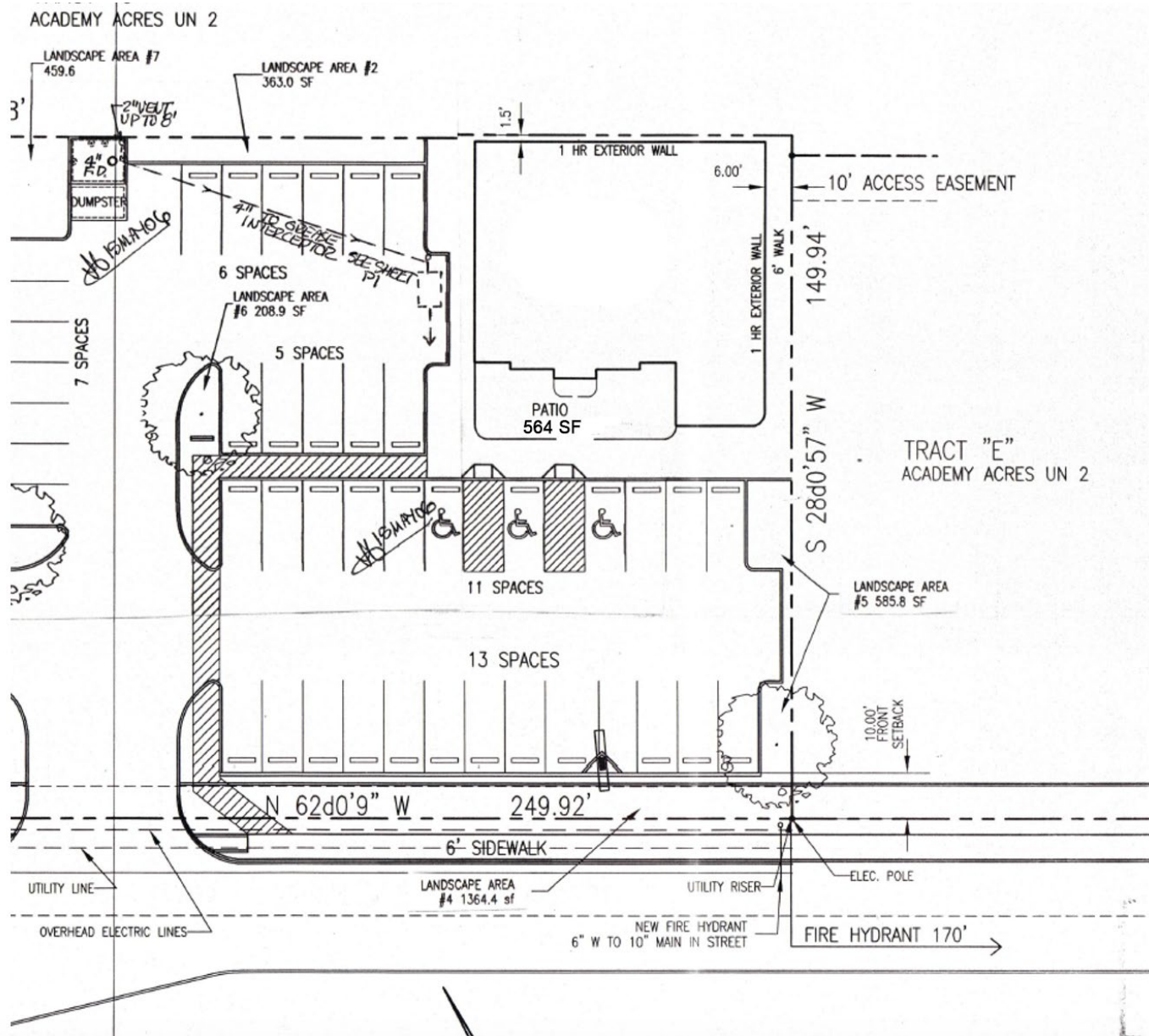


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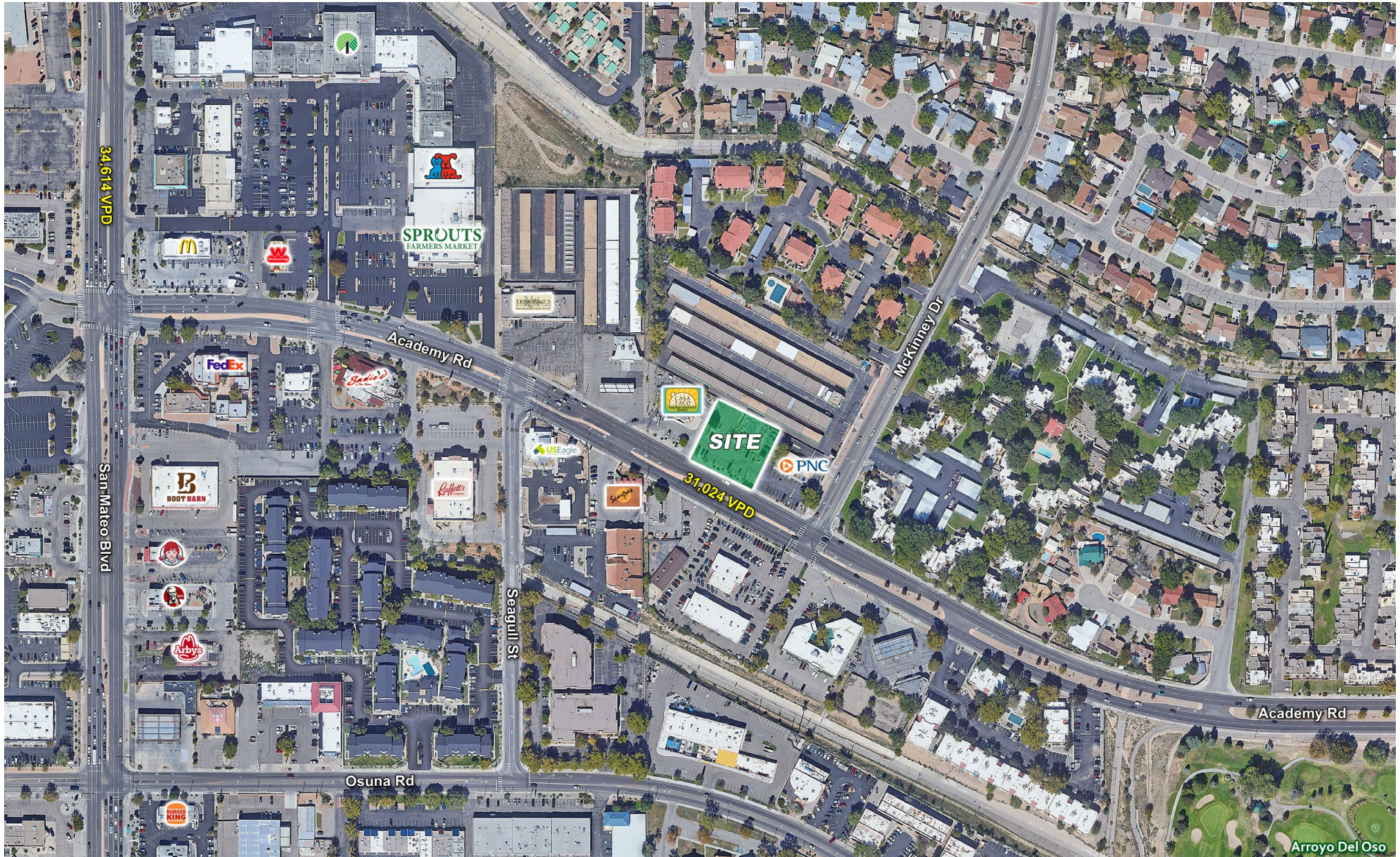


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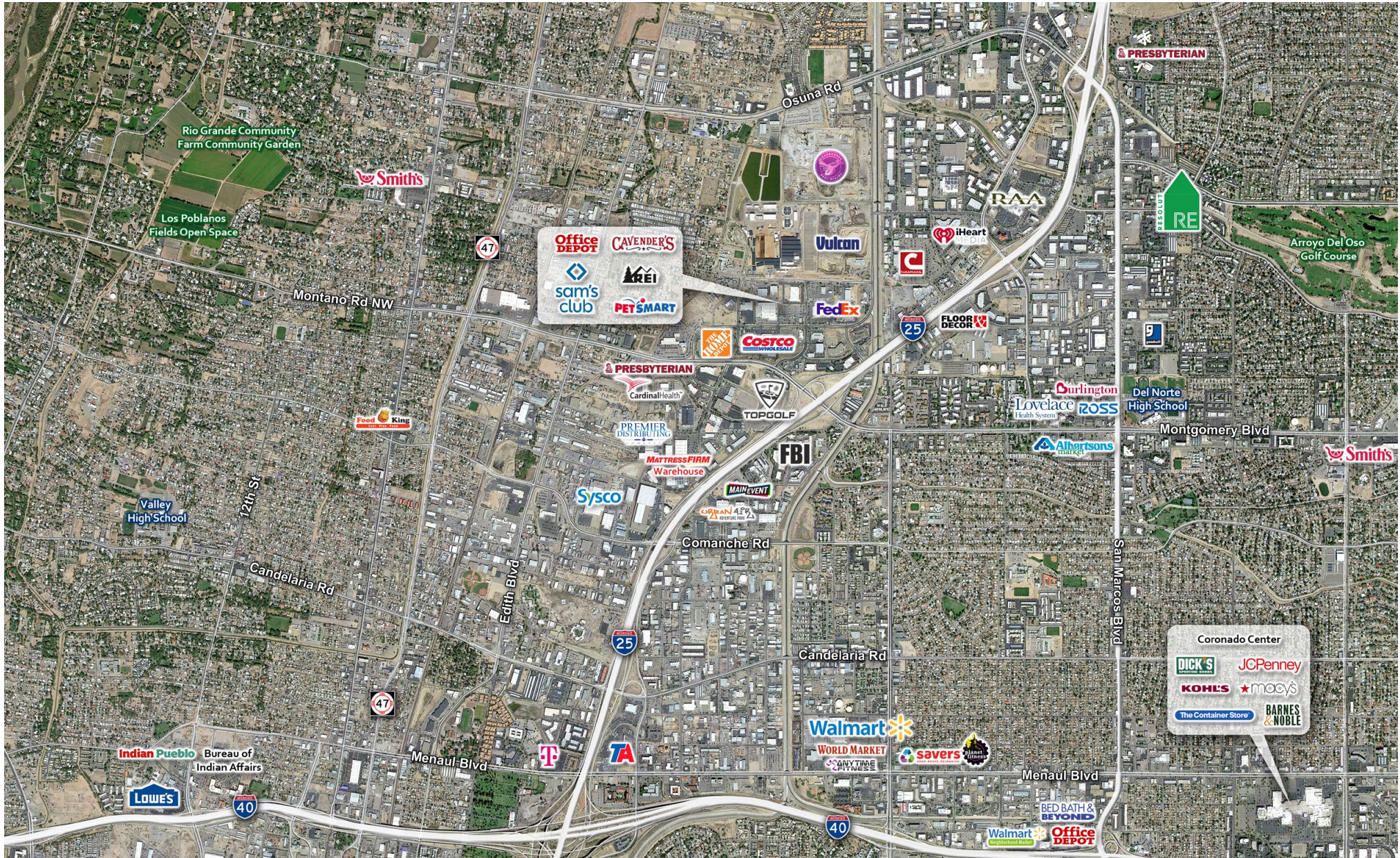


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## Metrics

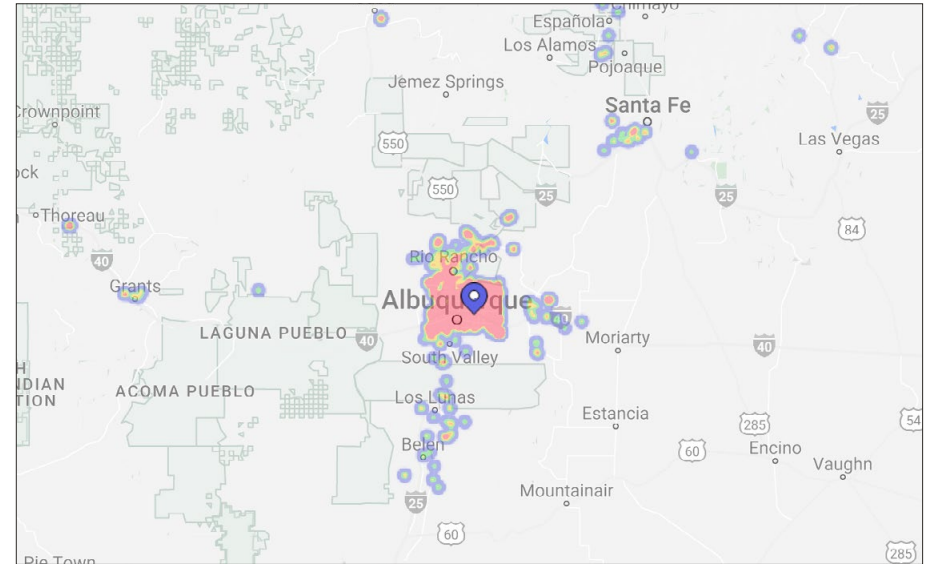
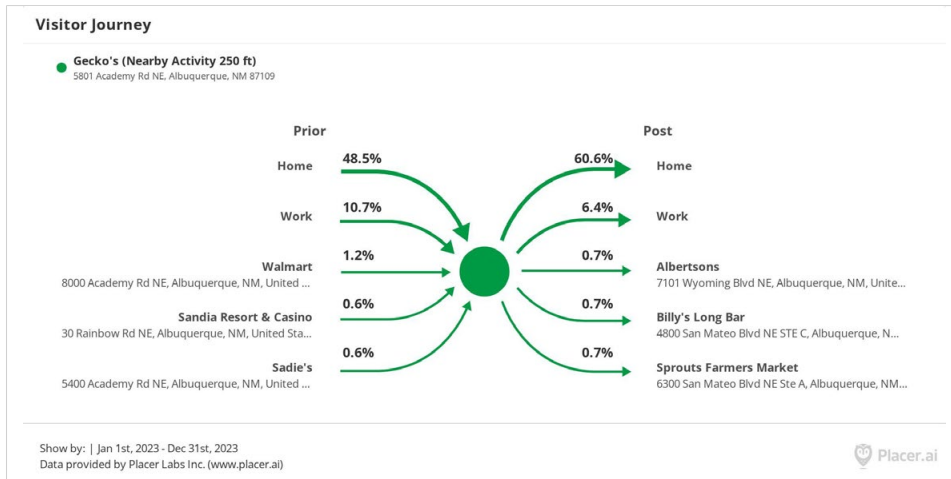
Jan 1 - Dec 31, 2023



Metrics			
<b>Gecko's (Nearby Activity 250 ft)</b> 5801 Academy Rd NE, Albuquerque, NM 87109			
Visits	80.9K	Visit Frequency	2.01
Visitors	40.3K	Avg. Dwell Time	69 min
Jan 1st, 2023 - Dec 31st, 2023 Data provided by Placer Labs Inc. (www.placer.ai)			

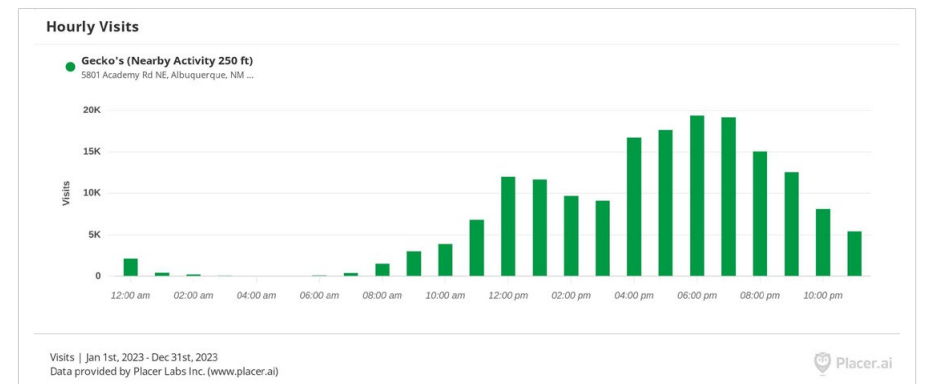
## Visitor Journey

Jan 1 - Dec 31, 2023



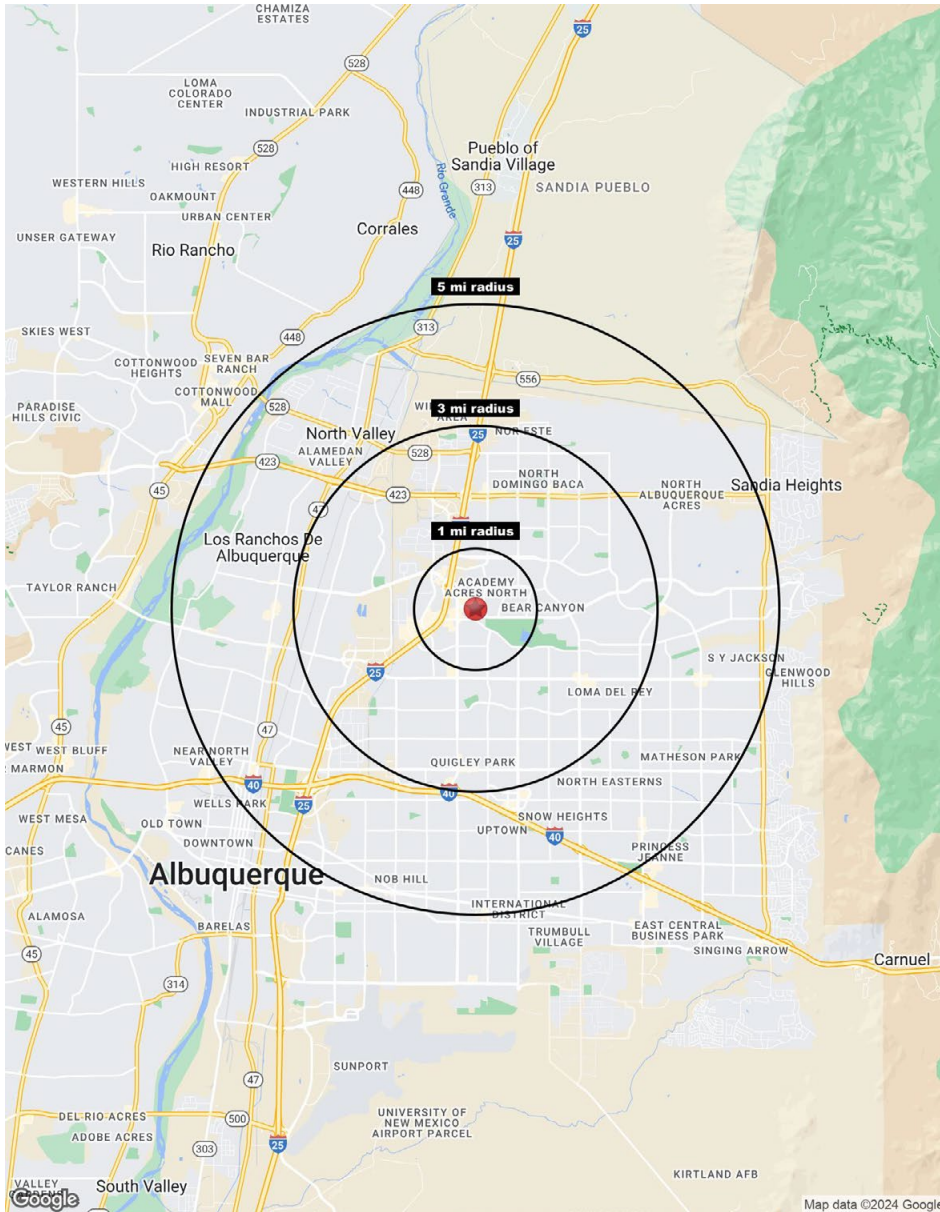
## Hourly Visits

Jan 1 - Dec 31, 2023





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## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.1472/-106.5812

5801 Academy Rd NE Albuquerque, NM 87109	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	12,128	100,057	239,251
2028 Projected Population	11,756	98,635	236,006
2020 Census Population	12,596	100,759	241,182
2010 Census Population	12,911	100,510	242,658
Projected Annual Growth 2023 to 2028	-0.6%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2023	-0.5%	-	-0.1%
2023 Median Age	39.9	42.2	42.7
<b>Households</b>			
2023 Estimated Households	6,219	46,114	109,523
2028 Projected Households	6,033	45,346	107,850
2020 Census Households	6,294	45,977	108,853
2010 Census Households	6,268	44,537	106,413
Projected Annual Growth 2023 to 2028	-0.6%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2023	-	0.3%	0.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	55.8%	57.8%	58.4%
2023 Estimated Black or African American	4.6%	3.5%	3.4%
2023 Estimated Asian or Pacific Islander	3.5%	4.4%	4.6%
2023 Estimated American Indian or Native Alaskan	6.4%	5.0%	4.5%
2023 Estimated Other Races	29.8%	29.4%	29.2%
2023 Estimated Hispanic	40.6%	41.1%	41.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$88,110	\$101,682	\$108,245
2023 Estimated Median Household Income	\$61,174	\$73,747	\$77,968
2023 Estimated Per Capita Income	\$45,263	\$46,937	\$49,716
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.1%	2.1%
2023 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.7%	4.4%
2023 Estimated High School Graduate	17.7%	18.5%	18.3%
2023 Estimated Some College	25.7%	22.6%	21.4%
2023 Estimated Associates Degree Only	9.1%	8.6%	8.6%
2023 Estimated Bachelors Degree Only	21.2%	22.0%	22.3%
2023 Estimated Graduate Degree	18.8%	21.5%	22.9%
<b>Business</b>			
2023 Estimated Total Businesses	1,302	10,220	20,932
2023 Estimated Total Employees	14,597	99,635	181,823
2023 Estimated Employee Population per Business	11.2	9.7	8.7
2023 Estimated Residential Population per Business	9.3	9.8	11.4