



Restaurant Space

725 Central Ave. NE Albuquerque, NM 87102

Route 66 Diner Space For Lease



One Sun Plaza NE Suite 650, Albuquerque, NM 87109

The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.



Presented By:

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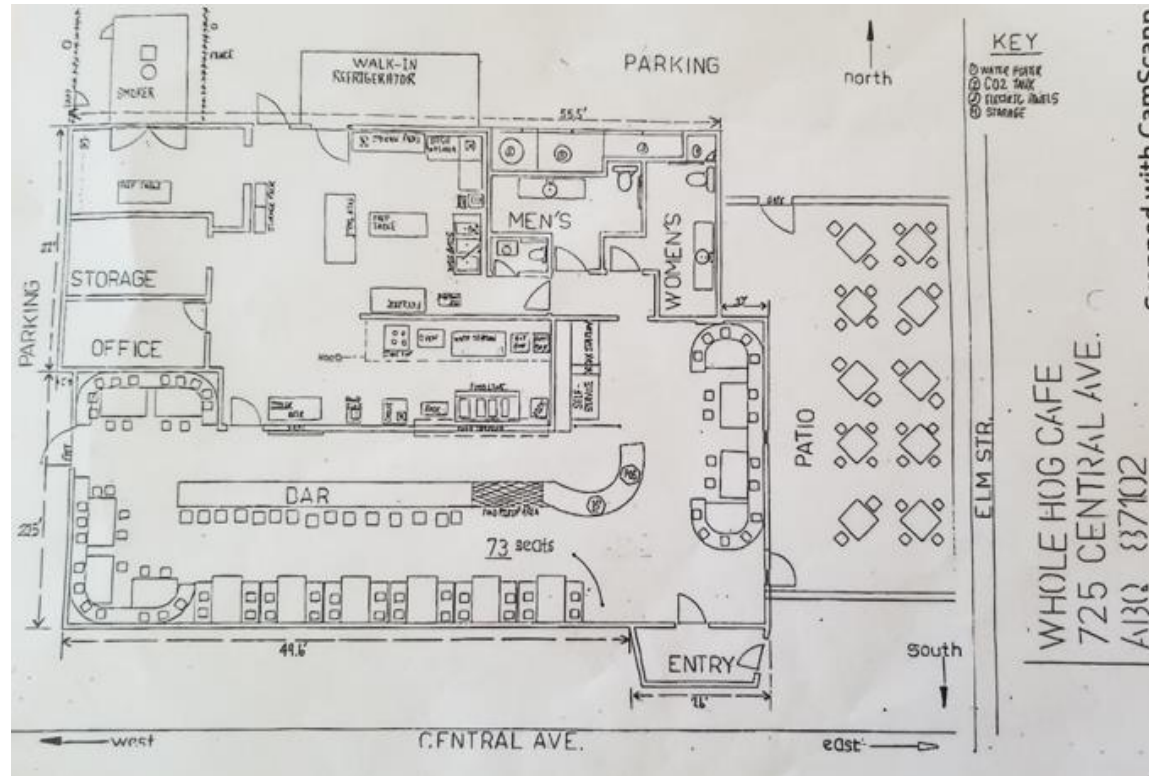
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Restaurant Space

Lease Rate:	\$20 SF
Price:	\$4535mo.
NN:	\$3.00
Total Available SF:	2720
Acres:	0.3166
Parking:	27
Zoning:	MX-L

Features

- Adjacent to popular Imperial Inn
- Great location for gallery, medical, pharmacy, office or food service
- Walkable Downtown Location
- Across from Hotel Parq Central
- ABQ Rapid Transit is FREE
- Tenant responsible for maintenance
- Quickly Redeveloping Trade Area
- 150,700 I-25 Vehicles per day
- 11,400 Central Ave VPD
- 162,100 Total Vehicles per Day



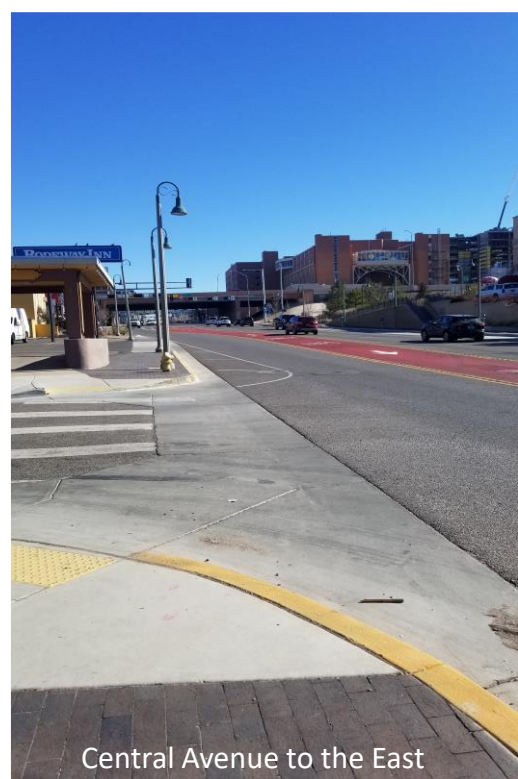
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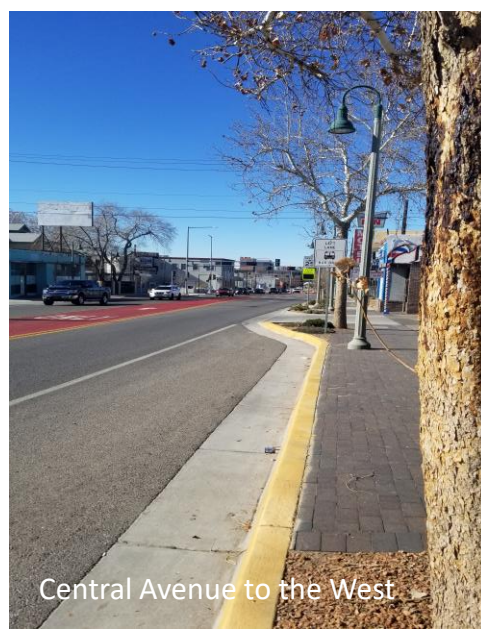


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Central Avenue to the East



Central Avenue to the West



Walk in Cooler and Freezer



Outdoor Fenced Area



Outdoor Patio Dining Space

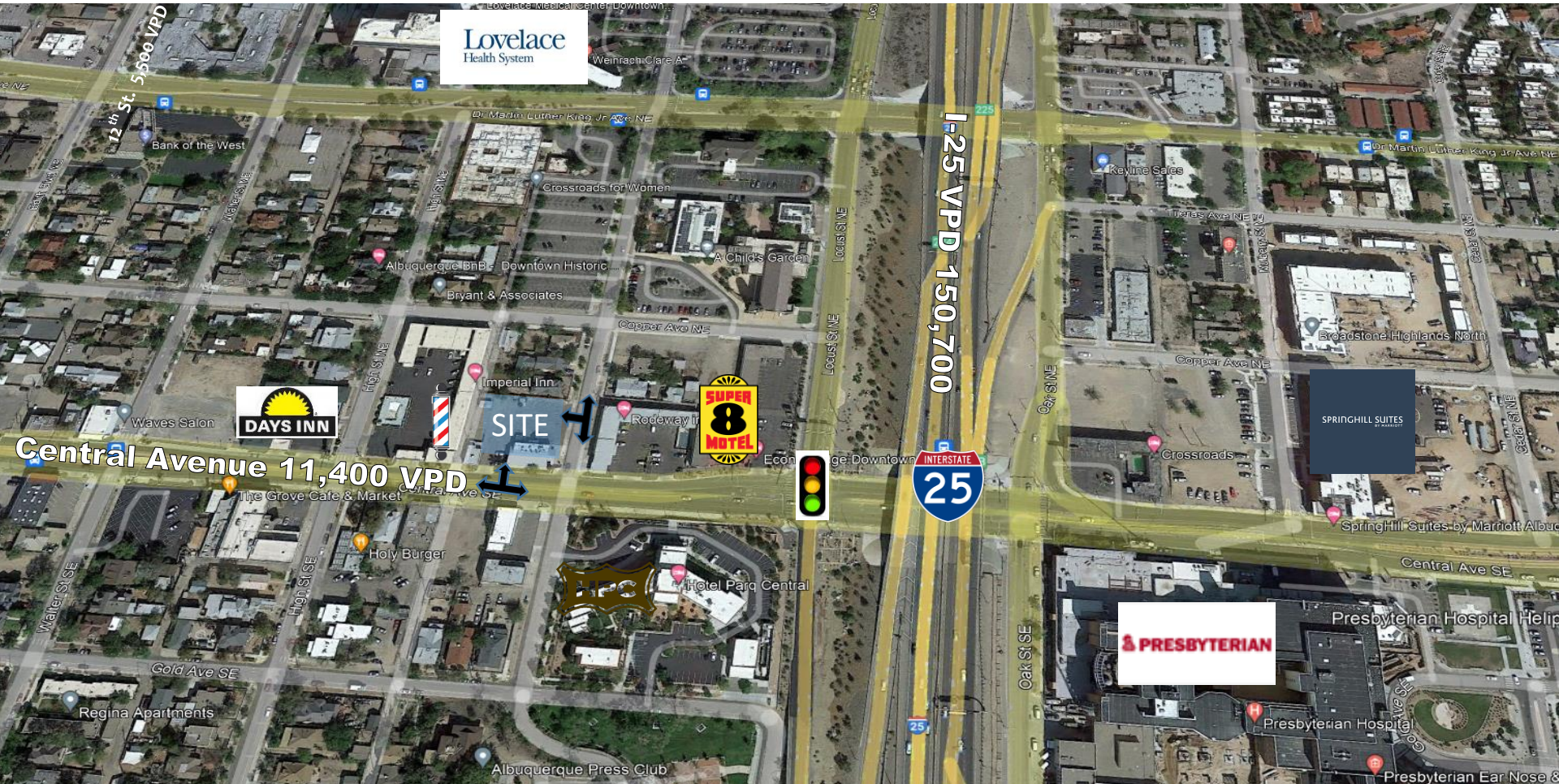


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Site

exp Realty, LLC is proud to offer this updated Route 66 Diner for lease. Former Whole Hog Café is located on Central Avenue and Elm Street adjacent to the Imperial Inn redevelopment with popular bar, Dive pool, Mojo Rising Coffee Shop and food court. Minutes from downtown, UNM, UNMH, Lovelace Downtown, Springhill Suites and Presbyterian Hospital. This restaurant is surrounded by Days Inn and EconoLodge, providing ample opportunity to serve both the local labor force and lodging guests in the heart of Central Avenue between Downtown and University of New Mexico, close to the I-25 exit.



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Trade Area



- Trade Area Highlights:**
- 14,400 VPD on Central Ave, 175,000 VPD on I-25.
 - Located in the heart of the Central Avenue in Downtown Albuquerque.
 - On Albuquerque Rapid Transit line.
 - 52,267 Employees within 3 miles.

El Vado Place

ABQ Downtown

SITE



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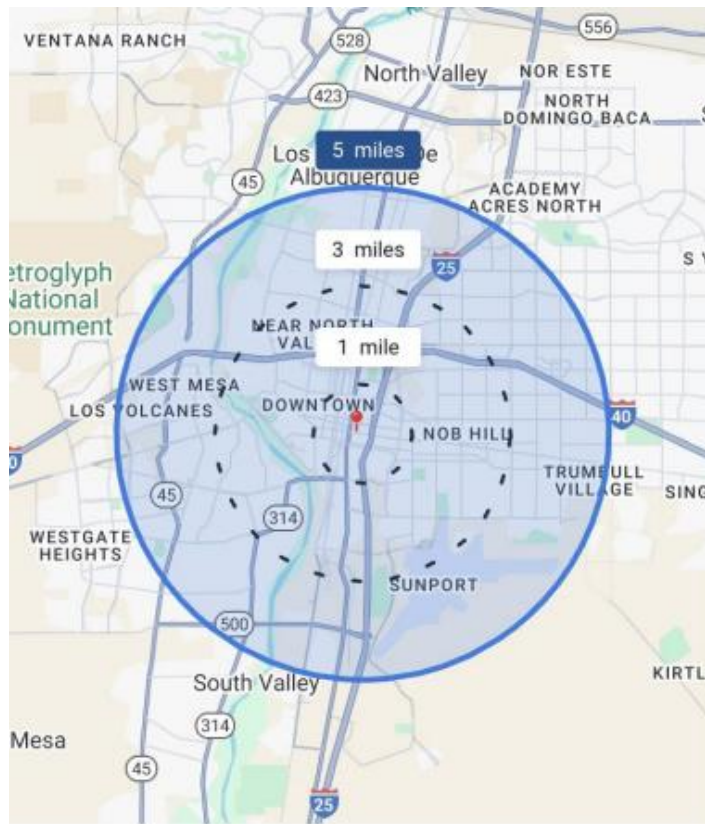
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Demographics

The Albuquerque metro area's population totals 926,000 residents. Historically, the area has grown at a steady pace of 1-2 percent per year. The city is one of the most culturally diverse in the nation.

COMMUTE TIMES

Despite the growth of the Albuquerque area, commute times are very reasonable, thus enhancing the work/life balance valued by many. Albuquerque was ranked the 13th best commute city in the nation. Approximately 69 percent of Albuquerque metro residents have a commute time of 29 minutes or less with the average commute time of 26 minutes.



Proximity	1 Mile	3 Miles	5 Miles
Total Population	13,500	110,108	292,083
Households	6,491	47,849	120,764
Average Household Income	\$61,310	\$58,909	\$68,178



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Albuquerque, New Mexico Overview

Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)



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