



**FREE-STANDING DRIVE THRU RESTAURANT**

**FOR LEASE / 933 W MAIN ST, FARMINGTON, NM 87401**

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**TENANT IMPROVEMENT ALLOWANCE AVAILABLE\***

\* Subject to Terms and Conditions – Inquire with Broker

**LEASE PRICE:** \$5,500/month

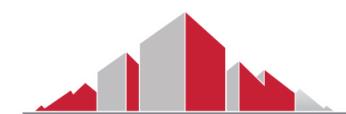
**LEASE TYPE** NNN

**BUILDING SIZE** +/- 2,938 SF

**LAND SIZE** +/- 0.3431 Acres

## FEATURES

- Free-Standing Restaurant
- Drive Thru
- Hard Corner Lit Intersection
- Intersection of 2 Primary Corridors
- 2 Street Access
- Large Dining Area



**ABSOLUTE**  
Investment Realty  
Absolute Investment Realty  
131 Madison NE Albuquerque, NM 87108  
505-346-6006 [info@go-absolute.net](mailto:info@go-absolute.net)

ALFREDO BARRENECHEA JOAQUIN ALINDOGAN

(505)346-6006

[alfredo@go-absolute.net](mailto:alfredo@go-absolute.net)

Owner/Broker

(505) 985-8181

[joaquin@go-absolute.net](mailto:joaquin@go-absolute.net)

# DESCRIPTION



Absolute Investment Realty has been selected by the owner of this hard-corner free-standing drive-thru restaurant located in the heart of Farmington, New Mexico. The Property is located at the hard corner, lit-intersection of Farmington's 2 primary corridors: W Main Street and W Broadway Blvd. just east of a regional Super Wal-Mart.

The property has excellent access and visibility, with full-turn access on W-Main Street and R-In/Rout & L-In from W-Broadway. The property was formerly a successful pizza restaurant and has 2 type 1 hoods and features spacious dining, prep, and kitchen areas.

Don't miss this rare opportunity to lease this beautiful restaurant in the heart of the growing Farmington, NM trade area!



[VIEW WEBSITE >](#)



[VIDEO](#)

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## PROPERTY SUMMARY

PROPERTY ADDRESS	933 W Main St, Farmington, NM 87401
PROPERTY DESCRIPTION	Free-Standing Fast-Food or Sit-Down Drive Thru Restaurant
LAND SIZE	+/- 0.3431 Acres
TOTAL BUILDING SIZE	+/- 2,938 SF
ACCESS	2 Access points: W-Broadway: R-In/Out + L-In W-Main: Full-Turn Access
VISIBILITY	Excellent Visibility at Hard-Corner Lit Intersection.
SIGNAGE	Building Signage. Possible Pole Signage -> Confirm with Governing Authority.
KEY FEATURES	Restaurant Infrastructure Drive Thru Hard Corner Location
TIA	Landlord will consider Tenant Improvement Allowance for qualified tenants.

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.

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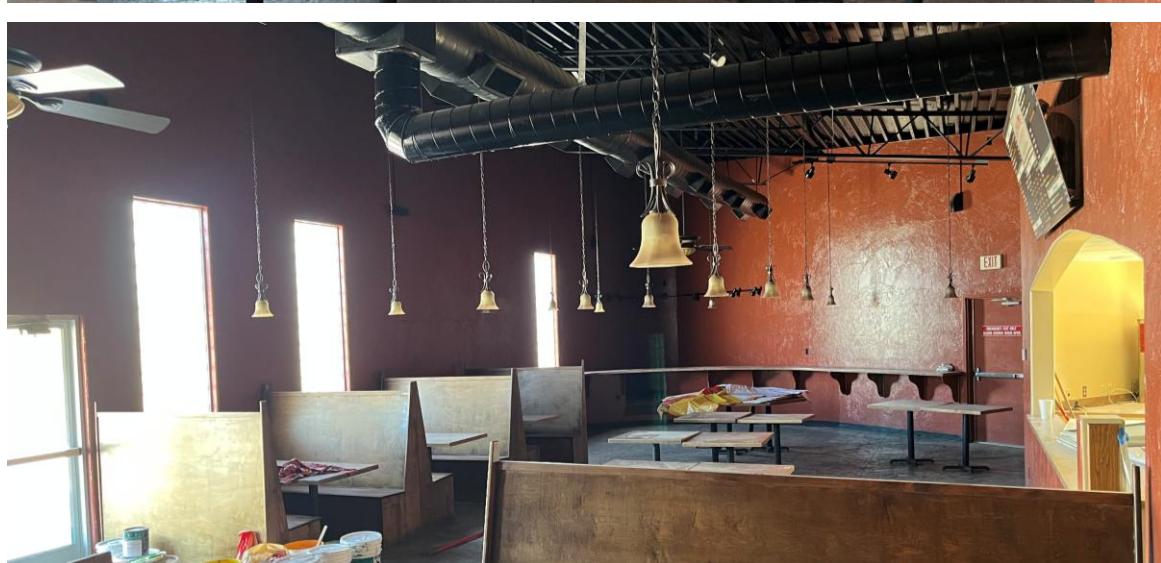
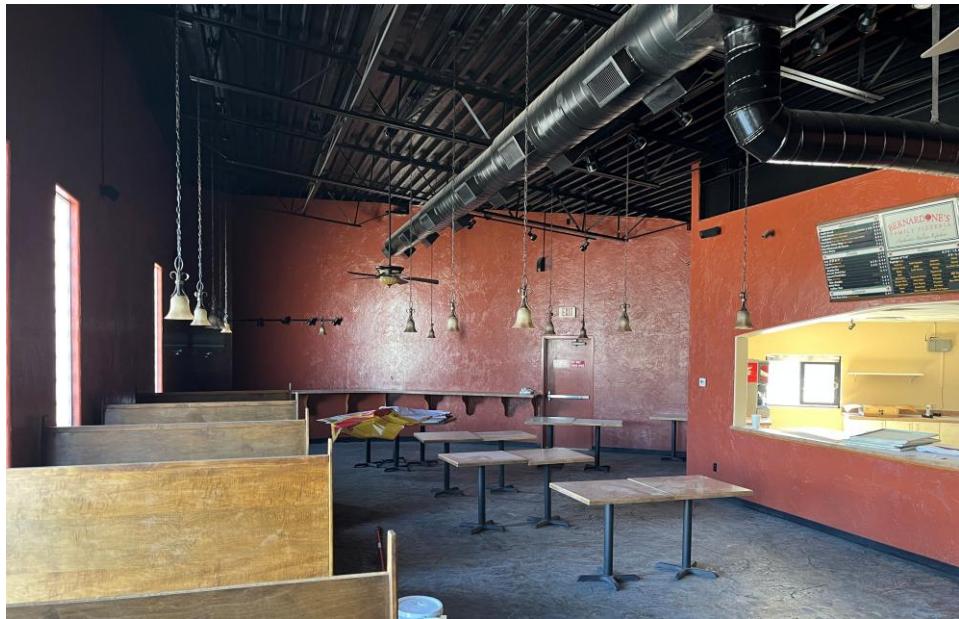


**DRIVE THRU**

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# PROPERTY PHOTOS



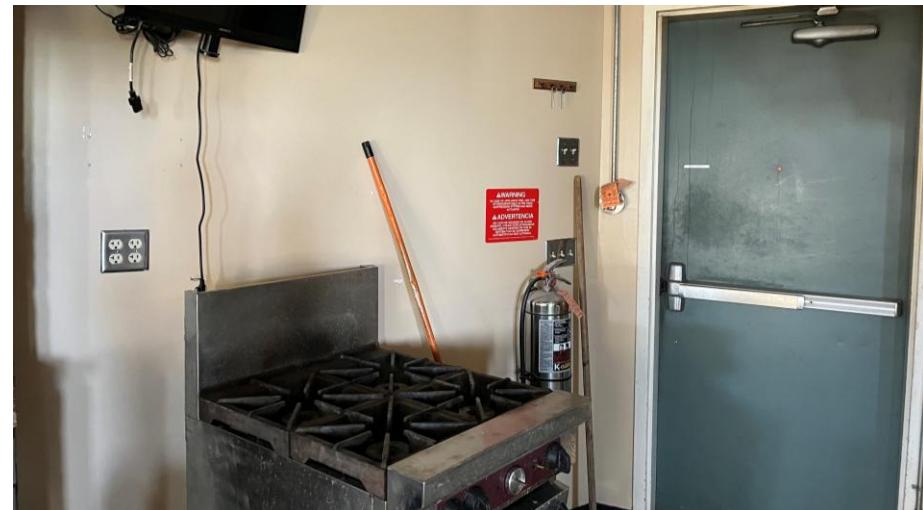
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# PROPERTY PHOTOS



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# SITE CLOSE-UP



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# IMMEDIATE TRADE AREA



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# FARMINGTON NM TRADE AREA



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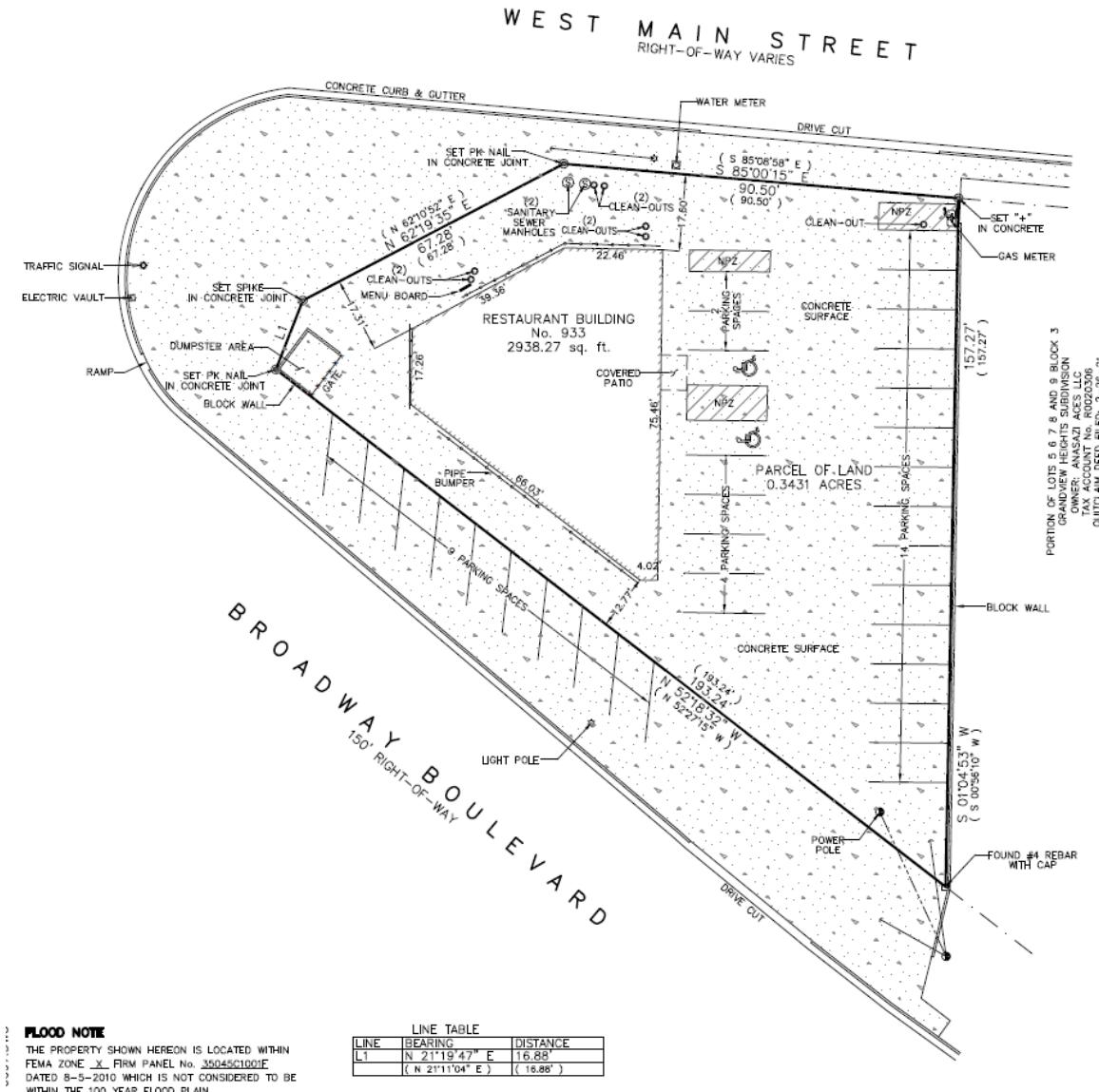


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# SURVEY



## FREE-STANDING DRIVE-THRU RESTAURANT

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# DEMOGRAPHICS

\*provided by the Missouri Census Data Center

## RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	4,838	\$44,383	31.1
3 Mi	28,455	\$59,520	36.1
5 Mi	44,258	\$65,141	36.3



House Holds



Families



Workers

1 Mi	1,604	117	1,928
3 Mi	10,446	561	11,281
5 Mi	15,524	651	17,576

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# FARMINGTON, NM

Farmington, NM is a quaint rural town with a strong sense of community. However, during the summer Farmington is a popular tourist destination because 60 miles NW of Farmington is the Four Corners monument. The City of Farmington becomes a popular rest stop on the way to the four corners; many tourists are often looking for a quick stop to grab some food along the way.

Rich in history and culture, Farmington is the perfect place for connecting with your community. The distinct terrain around Farmington's location also draws many outdoor enthusiast from Chokecherry Canyon to Farmington lake. Farmington is also home to the Pinon Hills Golf Course affordable, fun, and hassle free it's the best place to golf with friends or colleagues. When it comes to the outdoors Farmington has limitless charm.

The City of Farmington has a Title VI plan which essentially ensures that no one shall be discriminated against based on race, color, national origin, gender, age, or disability and cannot be denied the benefits, activities, or services provided by the City of Farmington. Farmington is also committed to fully complying with Title II of the Americans with Disability Act of 1990 amended as (ADA). The purpose of Farmington's ADA Policy is to ensure there are no grievances when it is possible discrimination may have occurred due to a disability. It's other purpose it to provide guidance for requesting modifications for safe access to city programs, services and activities.

Farmington's commitment to community, equality, and fun make it an excellent place for any business to grow a loyal customer base. It's a great place to establish roots and become a strong pillar of the local economy.

## FARMINGTON MSA DEMOGRAPHICS



Population



Growth Since 2023



Median HH Income

120,675

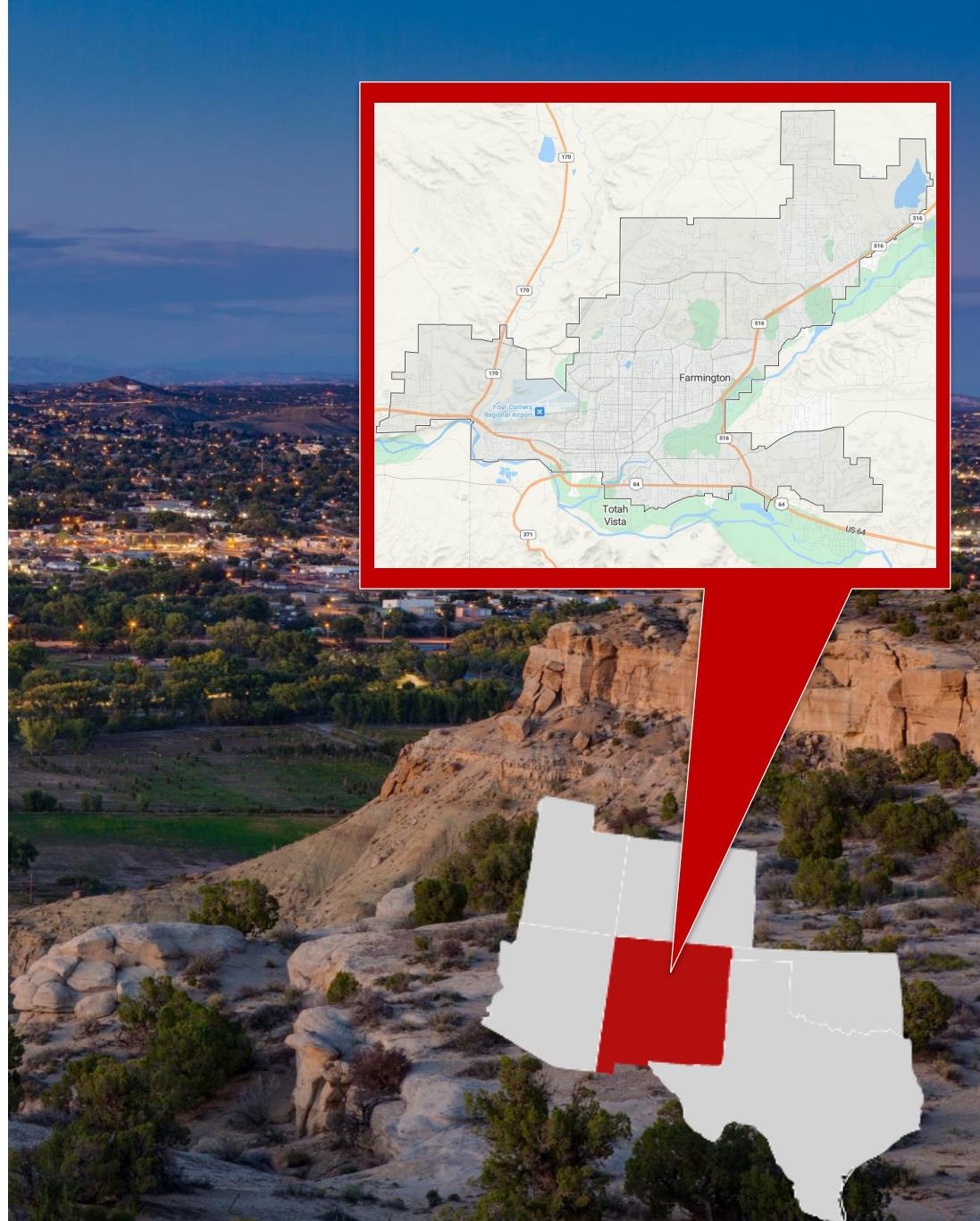
2.72%

57,324

2023 Estimates

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# BROKER



## **ALFREDO BARRENECHEA** Qualifying Broker

**(505) 346-6006 / [alfredo@go-absolute.net](mailto: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.



## **Joaquin Alindogan** Associate Broker

**(505) 985-8181 / [joaquin@go-absolute.net](mailto:joaquin@go-absolute.net)**

Joaquin is a licensed real estate broker with a focus on industrial and multifamily real estate. Having lived in New Mexico for the past 17 years, he sports extensive local market knowledge and expertise. Being able to apply that experience to where it is most effective. Joaquin has developed a knack for developing great relationships and strives to not just help the needs of the client in the moment, but throughout their real estate journey.



## 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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