



Hard Corner Drive-Thru Restaurant

FOR LEASE / 2301 Chelwood Park Blvd NE, Albuquerque, NM 87112

HARD CORNER DRIVE-THRU RESTAURANT

FOR LEASE / 2301 CHELWOOD PARK BLVD. NE, ALBUQUERQUE, NM 87112



LEASE PRICE: **\$5,000**
Per Mo + NNN

BUILDING SIZE +/- 2,101 SF

LAND SIZE +/- 0.6417 Acres

ZONING MX-L

FEATURES

- Hard Corner Lighted Intersection
- Free-Standing Drive-Thru
- Turn-Key Restaurant
- Multiple Access Points
- Oversized Parcel
- Ample Parking
- High Visibility & Signage



Absolute Investment Realty
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ALFREDO BARRENECHEA
Owner / Broker
(505)401-0135

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JOAQUIN ALINDOGAN
Associate Broker
(505) 985-8181

joaquin@go-absolute.net

DESCRIPTION



Absolute Investment Realty is pleased to present this rare opportunity to lease or purchase this free-standing drive-thru restaurant located at the hard-corner lit-intersection of Menaul and Chelwood Park Blvd, in the heart of Albuquerque, New Mexico's desirable North East Heights Trade Area.

The Property has pole and building signage, 3 access points, 2 on Chelwood Park Blvd and 1 from Menaul Blvd that lead into the restaurant's abundant parking.

The building's kitchen infrastructure is already built-in and ready to have cooking equipment installed! Two walk-ins, Hood, Fire Suppression System, prep-area, and 3-compartment sink present. In addition, dining room is already furnished.

The busy trade area and high density of rooftops make this the ideal location for a coffee shop, fast food joint, or neighborhood restaurant!



[VIEW WEBSITE >](#)



[VIDEO >](#)

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PROPERTY SUMMARY

PROPERTY ADDRESS	2301 Chelwood Park Blvd NE, Albuquerque, NM 87112
PROPERTY DESCRIPTION	Hard Corner Fast-Food Drive Thru
PROPERTY SIZE	+/- 0.6417 Acres
TOTAL BUILDING SIZE	+/- 2,101 SF
ZONING	MX-L (Mixed Use Low Intensity) More Information: City of Albuquerque IDO Zone Code MX-L
ACCESS	Multi-Point, Full Turn Access.
VISIBILITY	Excellent Visibility at Lighted Intersection
SIGNAGE	Building and Free-Standing Pole Signage.

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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PROPERTY PHOTOS



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SITE CLOSE UP



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TRADE AREA



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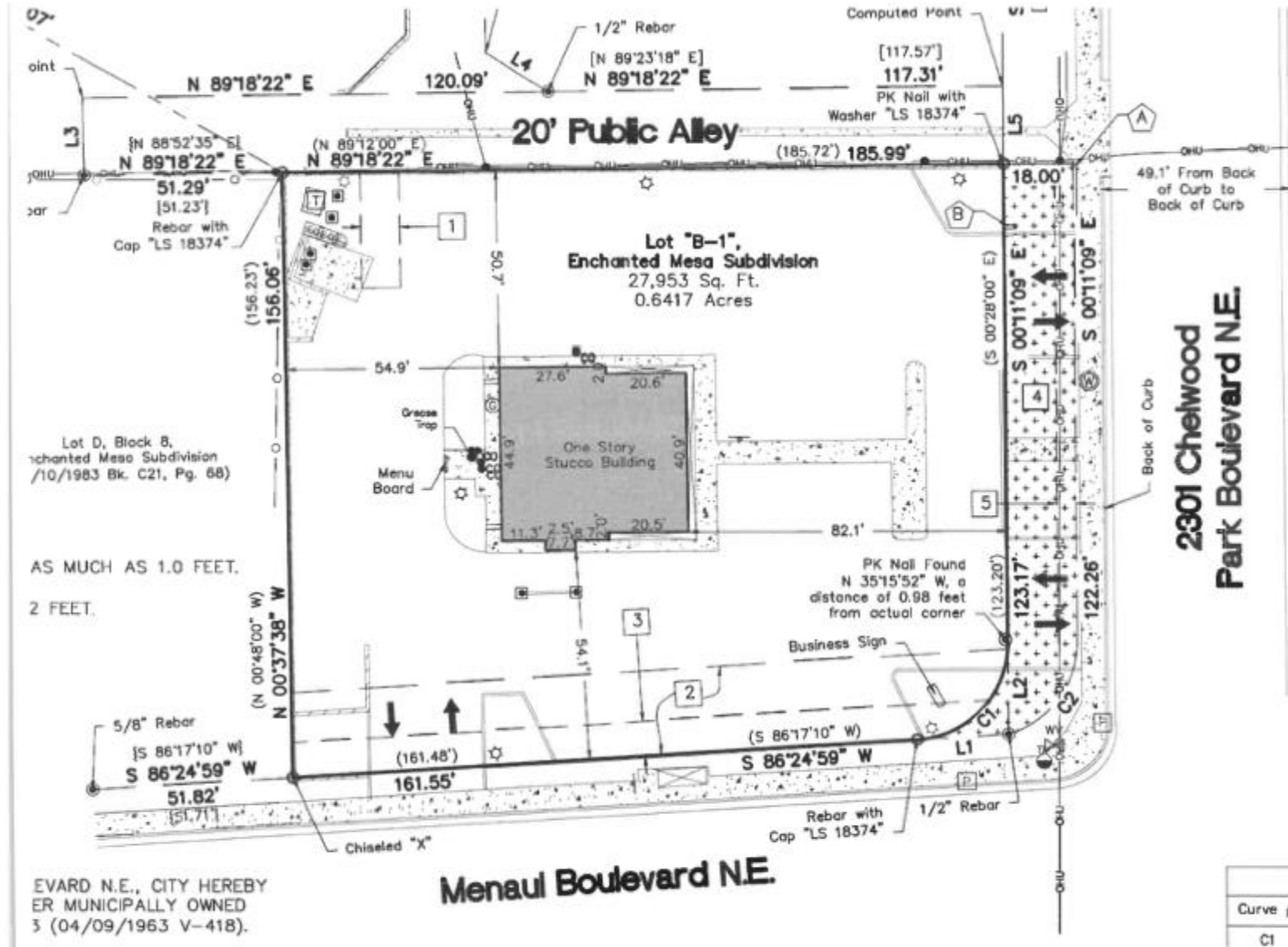
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Survey



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DEMOGRAPHICS

*provided by the Missouri Census Data Center

RADIUS DEMOGRAPHICS



Population



Median HH
Income



Median Age

1 Mi 6,166 \$77,876 38.2

3 Mi 24,729 \$74,265 34.8

5 Mi 36,879 \$76,937 35.5



House Holds



Families



Workers

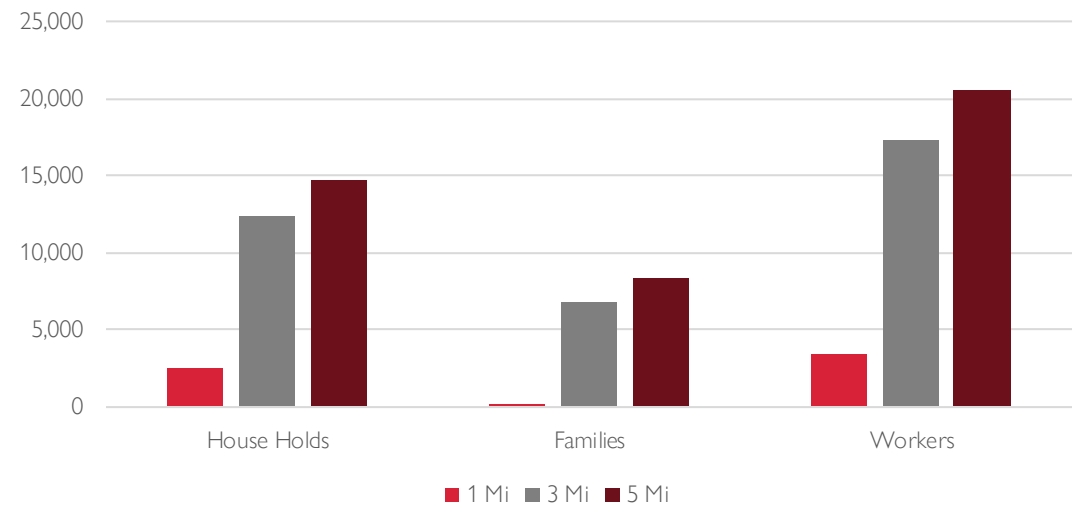
1 Mi 2,562 96 3,413

3 Mi 12,353 6,823 17,271

5 Mi 14,701 8,394 20,530



Demographics



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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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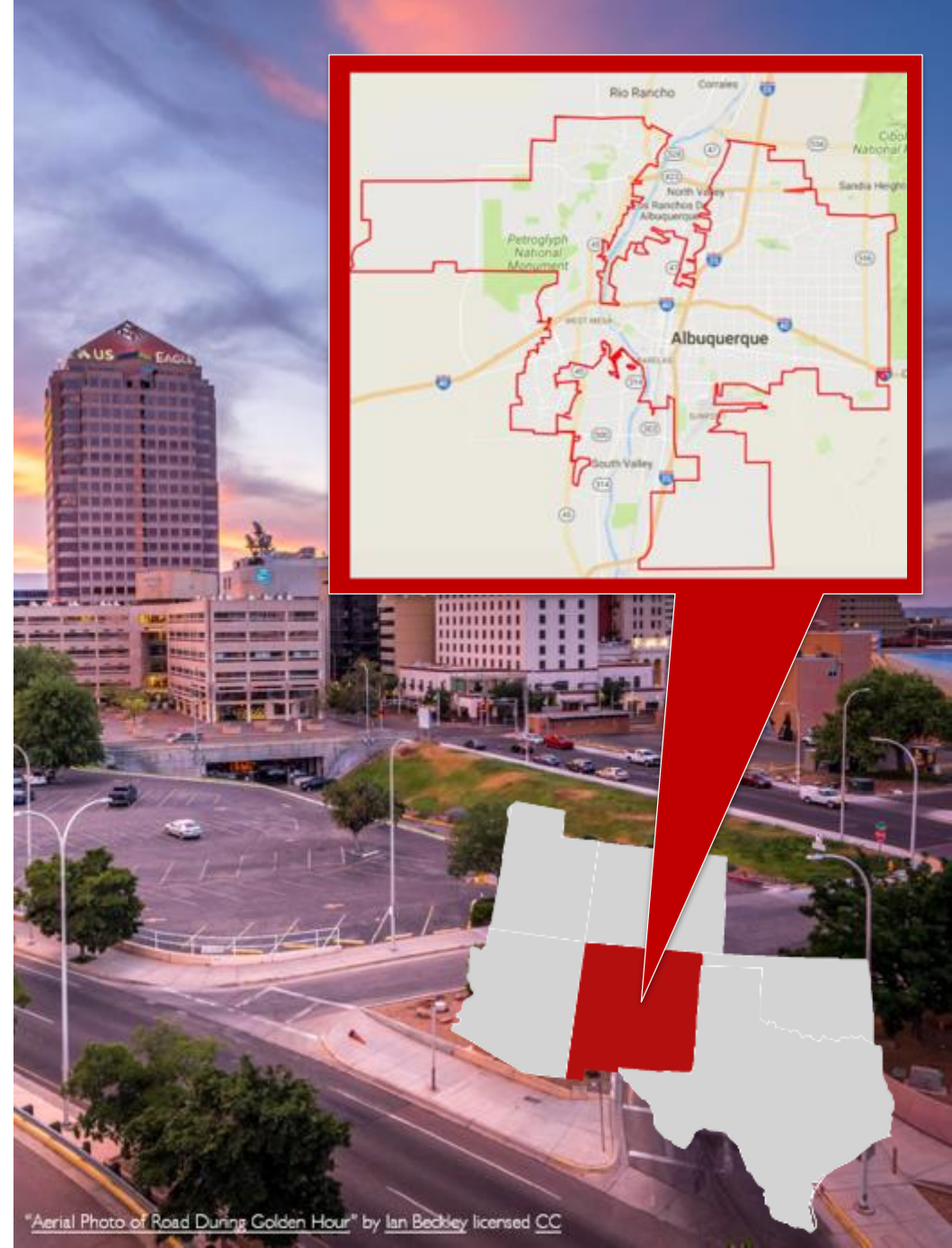
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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

BROKER



ALFREDO BARRENECHEA Owner/Qualifying Broker

(505) 401-0135 / 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.



JOAQUIN ALINDOGAN Associate Broker

(505) 985-8181 / 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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