

For Sale

# Versatile Modern Building

SIX SUITES WITH TWO TURN-KEY RESTAURANTS



6001 Osuna Rd. NE | Albuquerque, NM 87109

*NEQ San Mateo Blvd. & Osuna Rd. NE*

LOCATED IN A DESIRABLE FAR NORTHEAST HEIGHTS TRADE AREA

**NA** SunVista

got space™

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### PROPERTY

#### AVAILABLE

Building: ±19,888 SF  
Land: ±1.94 Acres

#### SALE PRICE

\$4,474,800 (\$225/SF)

#### HIGHLIGHTS

- Six suites located within a proven retail trade area
- Convenient access to I-25
- Renovated building that is built-out as restaurant, bar and lounge space
- Ample parking
- Enclosed patio space on both the north and south side of the property
- Potential drive-thru opportunity on Suite A and F
- Great location for an entertainment group, restaurants, coffee shop, etc.
- All FFE included in the sale
- Additional income from existing tenant (Suites E&F), with initial lease term ending May 2027, see Advisors for details

#### IDO ZONING

- [NR-C](#) 





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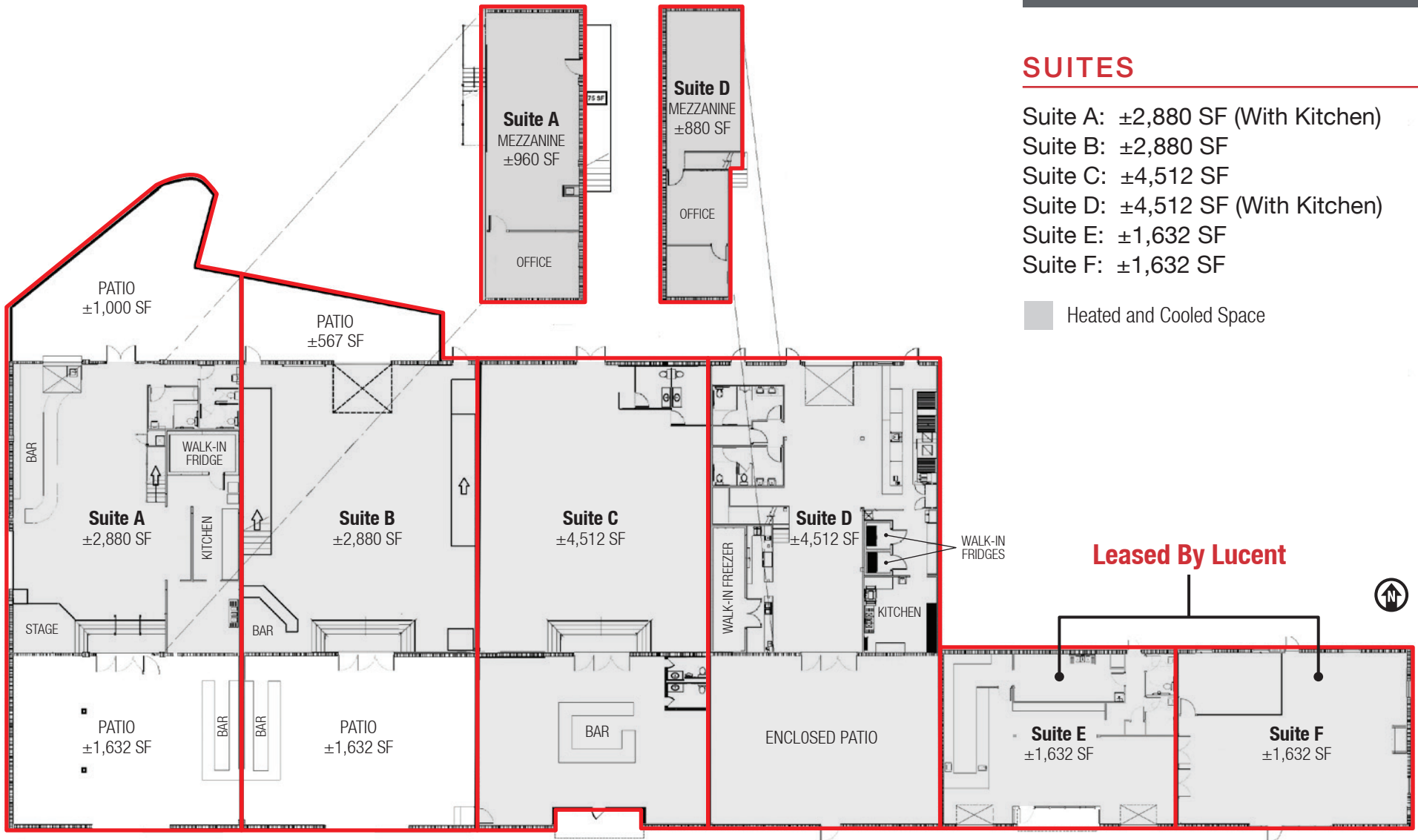
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### FLOOR PLAN

#### SUITES

- Suite A: ±2,880 SF (With Kitchen)
- Suite B: ±2,880 SF
- Suite C: ±4,512 SF
- Suite D: ±4,512 SF (With Kitchen)
- Suite E: ±1,632 SF
- Suite F: ±1,632 SF

■ Heated and Cooled Space





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### SUITE A

- ±2,800 SF restaurant and bar buildout
- ±1,000 SF enclosed North patio
- ±1,632 SF enclosed South patio
- ±960 SF mezzanine seating and storage space
- End-cap suite
- Restaurant and bar buildout
- Full kitchen with hood and walk-in refrigerator
- Small elevated stage area
- Restrooms
- Ceiling height: 15'9" (bottom of beams) – 17'6" (deck)



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### SUITE B

- ±2,880 SF lounge and bar buildout
- ±567 SF enclosed North patio
- ±1,632 SF enclosed South patio
- Small corner bar
- Ceiling height: 15'9" (bottom of beams) – 17'6" (deck)



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### SUITE C

- ±4,512 SF lounge and bar buildout
- Open seating area with full bar
- Multiple sets of restrooms (two in dining area and two in bar area)
- Ceiling height: 15'9" (bottom of beams) – 17'6" (deck)



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### SUITE D

- ±2,800 SF buildout
- ±1,632 covered patio
- ±880 SF mezzanine with multiple offices and restroom
- 8' x 10' roll-up door
- Restrooms
- Large kitchen with 2 hoods, multiple food prep locations, 2 walk-in fridge units and 1 walk-in freezer.
- Ceiling height: 15'9" (bottom of beams) – 17'6" (deck)



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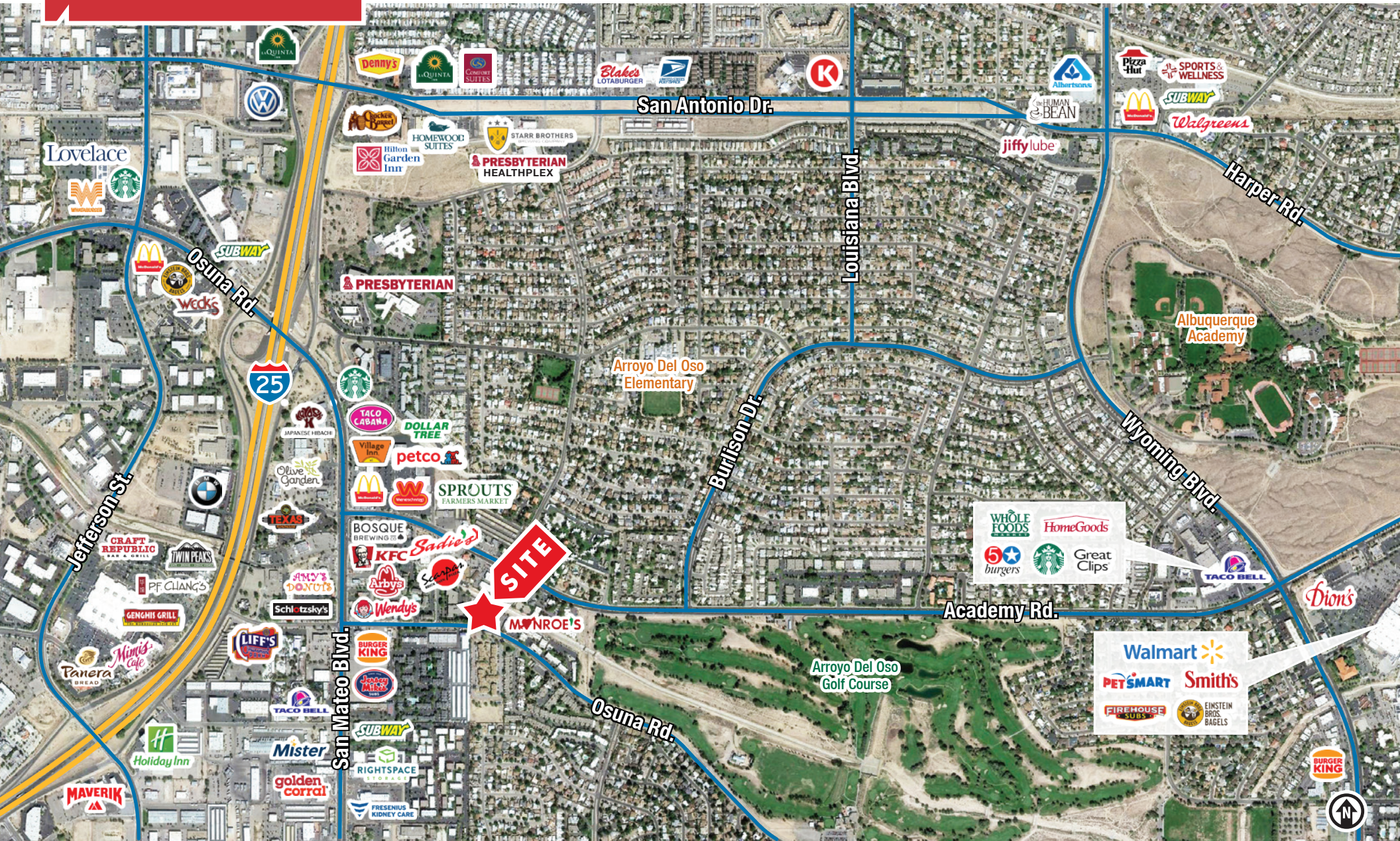
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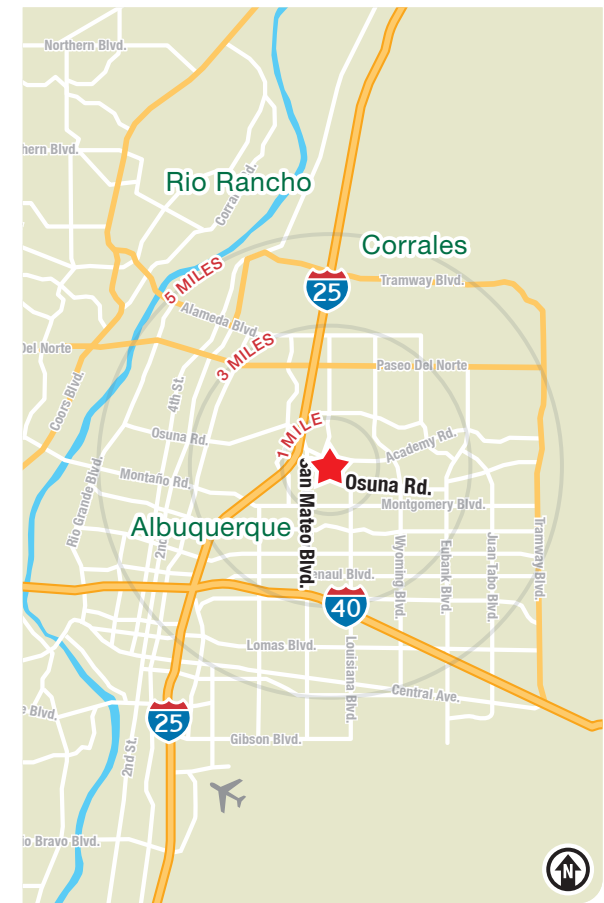
### DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2024</b>		<b>2024</b>		<b>2024</b>	
Population	12,932		100,637		248,276	
Households	6,422		46,449		113,039	
Families	2,860		24,558		59,113	
Average Household Size	1.99		2.15		2.15	
Owner Occupied Housing Units	2,901		28,612		70,108	
Renter Occupied Housing Units	3,521		17,837		42,931	
Median Age	37.5		41.2		41.9	
<b>Trends: 2024-2029 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
<b>Households by Income</b>	<b>2024</b>		<b>2024</b>		<b>2024</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	497	7.7%	3,919	8.4%	10,770	9.5%
\$15,000 - \$24,999	792	12.3%	4,485	9.7%	9,719	8.6%
\$25,000 - \$34,999	578	9.0%	3,816	8.2%	8,571	7.6%
\$35,000 - \$49,999	1,168	18.2%	5,906	12.7%	13,258	11.7%
\$50,000 - \$74,999	1,136	17.7%	7,336	15.8%	17,493	15.5%
\$75,000 - \$99,999	553	8.6%	5,780	12.4%	14,142	12.5%
\$100,000 - \$149,999	897	14.0%	7,545	16.2%	18,878	16.7%
\$150,000 - \$199,999	438	6.8%	4,161	9.0%	9,582	8.5%
\$200,000+	364	5.7%	3,500	7.5%	10,623	9.4%
Median Household Income	\$52,728		\$65,394		\$68,843	
Average Household Income	\$80,774		\$93,369		\$99,829	
Per Capita Income	\$40,293		\$42,878		\$45,522	

### DEMO SNAP SHOT

Demographics	1 mile	3 mile	5 mile
Total Population	12,932	100,637	248,276
Average HH Income	\$80,774	\$93,369	\$99,829
Daytime Employment	15,552	106,946	189,552

2024 Forecasted by Esri





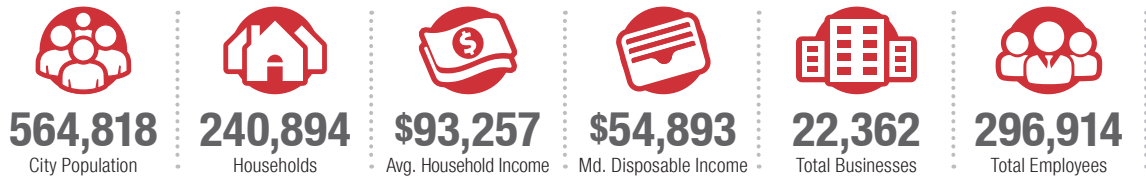
# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

### ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



**926,835**  
Albuquerque Metro Population



**The Largest**  
City in the State



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.