

Established Turn-Key Restaurant

NORTHEAST HEIGHTS BUSINESS AND REAL ESTATE

For Sale

PRICE REDUCED!



CONSISTENTLY VOTED AMONG THE BEST MEXICAN RESTAURANTS IN THE CITY



9800 Menaul Blvd. NE | Albuquerque, NM 87112

SEQ Menaul & Eubank Blvds. NE



AVAILABLE

Building: ±6,919 SF
Land: ±0.94 Acres



SALE PRICE

~~\$2,000,000~~
\$1,800,000

- Turn-key restaurant available with liquor license and all FF&E
- Business is included in the sale
- Drive-thru or pickup window opportunity
- 54,600 cars per day at the intersection of Menaul & Eubank Blvds.
- Full access from Menaul Blvd.

NAI SunVista

got space™

John Algermissen
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505 998 5734

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HIGHLIGHTS



- Consistently voted among the best Mexican restaurants in the city
- Strong and loyal customer base
- Turn-key restaurant with liquor license, one vehicle and all FF&E included
- Business is included in the sale
- Adjacent to a densely-populated residential area
- ±50 parking spaces
- Potential drive-thru or pickup window opportunity
- Full access from Menaul Blvd.
- 54,600 cars per day at the intersection of Menaul & Eubank Blvds.
- Large monument sign visible from the intersection

IDO ZONING MX-M



NAI SunVista

505 878 0001 | sunvista.com    

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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PHOTOS



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LOCATION



SITE

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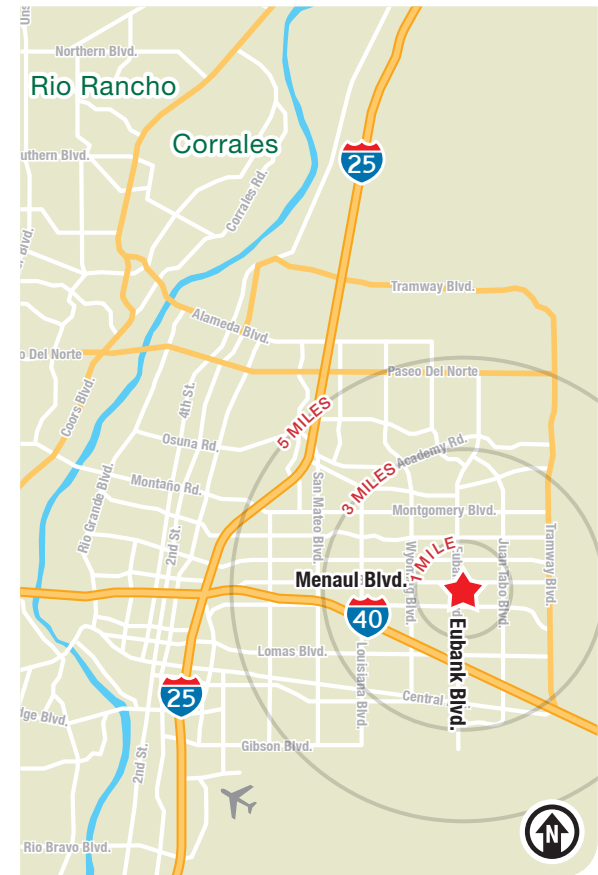
9800 Menaul Blvd. NE | Albuquerque, NM 87112

LOCATION



Demographics	1 mile	3 mile	5 mile
Total Population	18,216	145,231	281,702
Average HH Income	\$73,432	\$84,672	\$90,508
Daytime Employment	5,623	55,169	139,958

2022 Forecasted by Esri



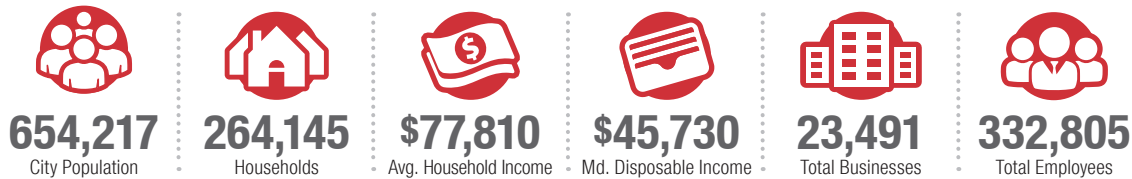
Albuquerque

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 2022 Demographics)



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



936,582
Albuquerque Metro Population



The Largest
City in the State



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.