

For Lease

Iconic Old Town Plaza Restaurant/Retail

LOCATION DIRECTLY ON THE PLAZA

302 San Felipe St. NW | Albuquerque, NM 87104

NEQ Old Town Rd. & San Felipe St. NW



AVAILABLE

±4,368 SF



LEASE RATE

\$21.00/SF + NNN

HIGHLIGHTS

- Can be delivered as retail shell or restaurant with FF&E existing
- Entrance directly on Old Town Plaza
- Additional ±734 SF of covered patio space
- Large kitchen with two walk-in refrigerators
- Liquor License also available for lease – See Advisors for details
- Located in the heart of Old Town with more than 100 shops and boutiques
- Across the street from the historic San Felipe de Neri Church
- Albuquerque's Old Town hosts 1.5 million visitors each year

IDO ZONING MX-T

NAI SunVista

got space™

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Main Entrance



View from Old Town Plaza



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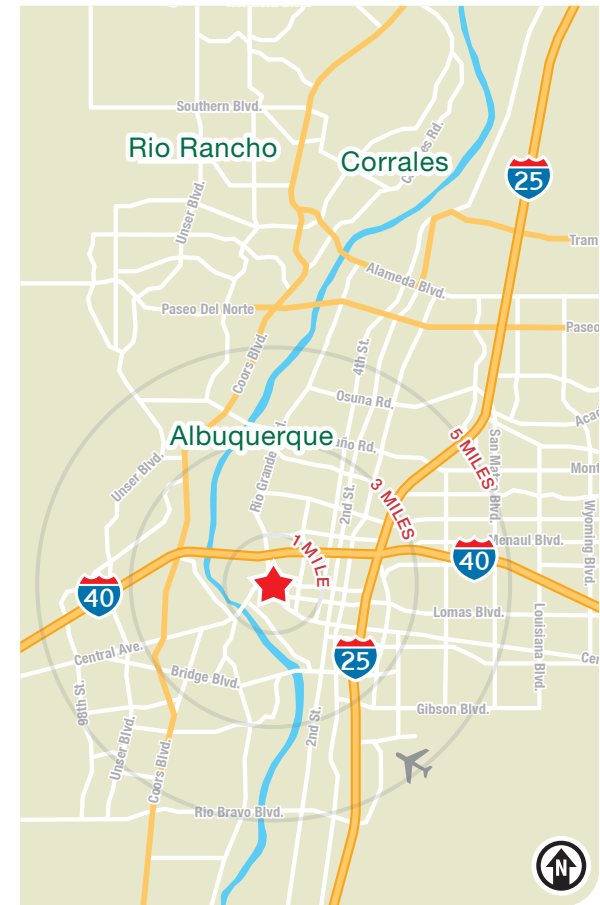
302 San Felipe St. NW | Albuquerque, NM 87104



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,263	96,296	247,593
Average HH Income	\$85,050	\$73,645	\$81,592
Daytime Employment	7,430	96,139	164,389

2023 Forecasted by Esri



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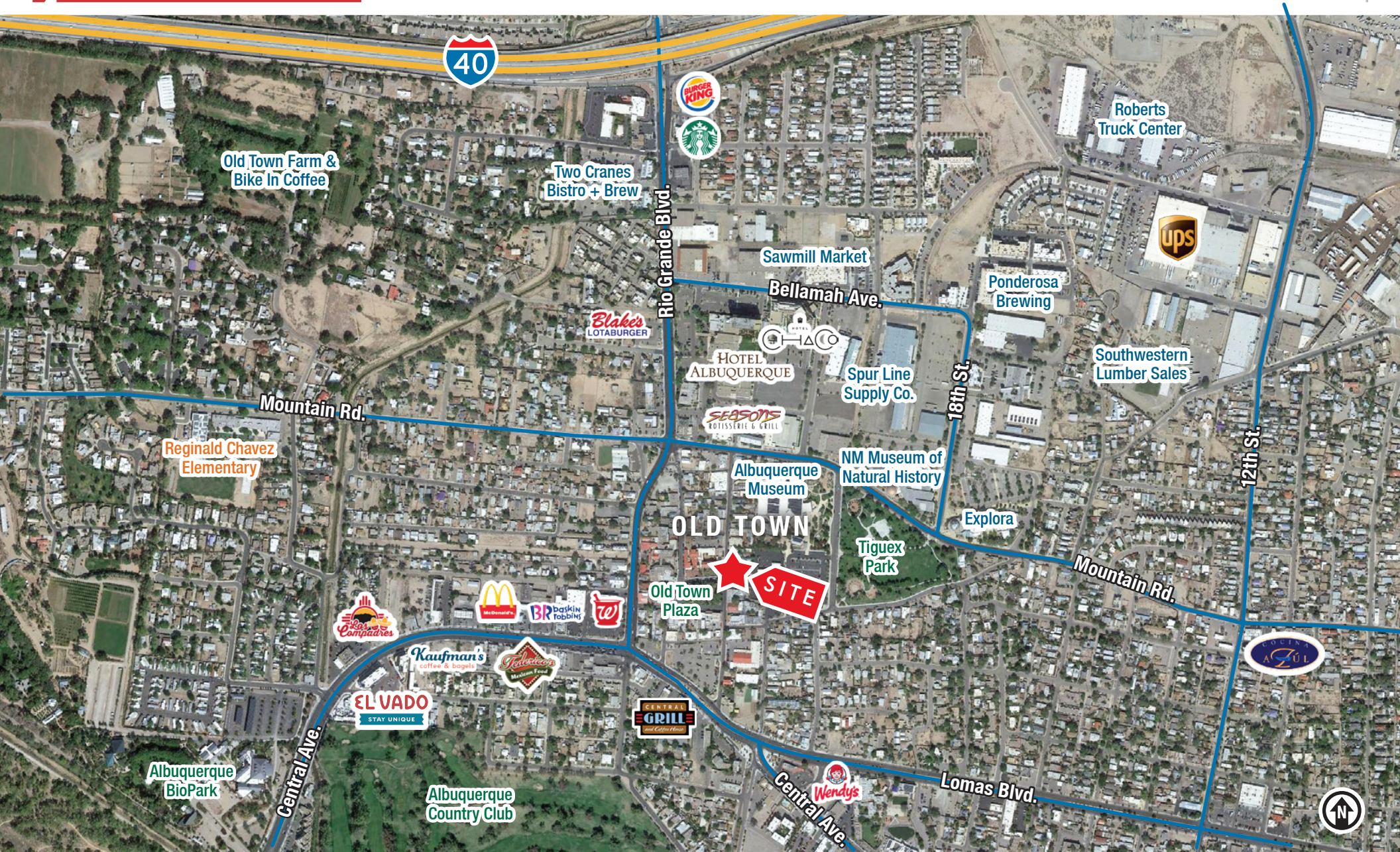
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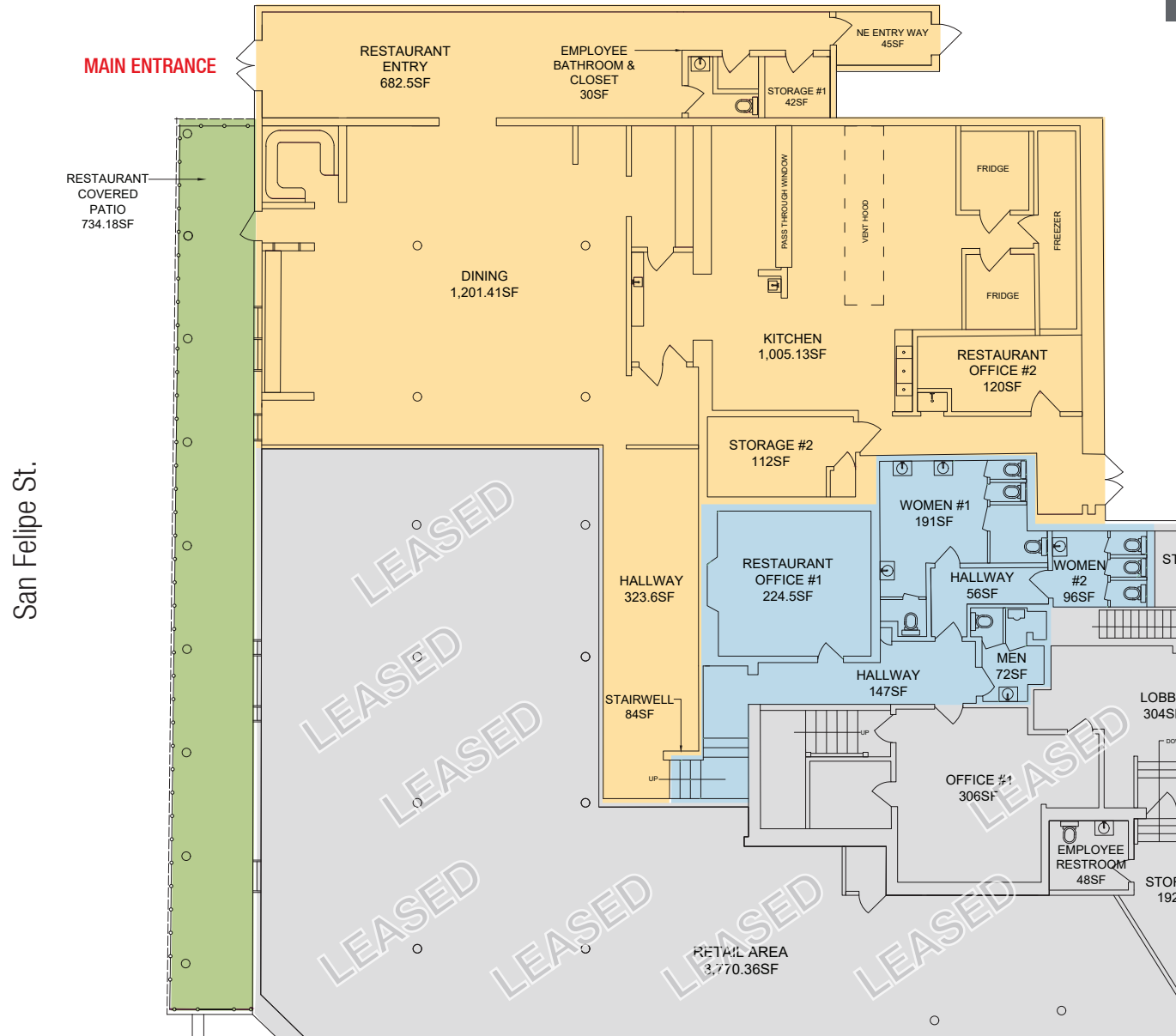
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FLOOR PLAN



Restaurant & Kitchen:	±3,562 SF
Mezzanine Area:	±806 SF
Total:	±4,368 SF
Covered Patio Space:	±734 SF

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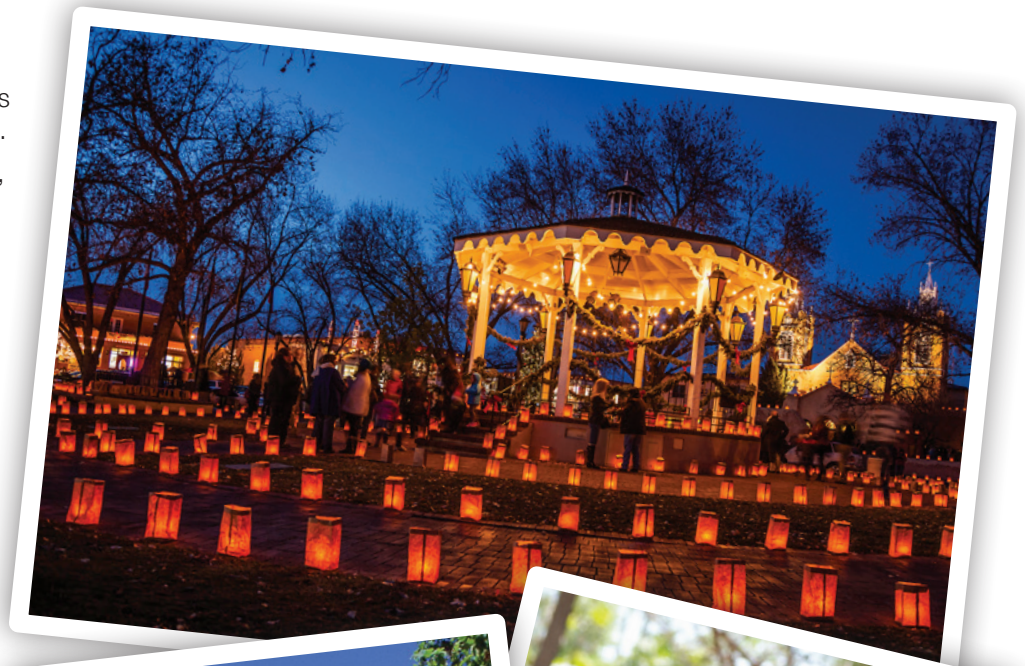
HISTORIC OLD TOWN | ALBUQUERQUE

Old Town was Albuquerque's first neighborhood. More than 300 years after its founding, it remains a center for culture, architecture, shopping, art and cuisine.

Old Town was established in 1706, when a group of Spanish families settled here, not far from the Rio Grande. The settlers organized their new town in the traditional Spanish colonial way, with a central plaza anchored by a church.

When the original adobe church collapsed after the long, rainy summer of 1792, the townspeople rebuilt, and in 1793 the San Felipe de Neri Church was completed. Today this adobe church, with walls that are five feet thick, is the oldest in Albuquerque; its white towers mark Old Town from a distance. San Felipe de Neri remains a functioning Catholic church. As you wander around the neighborhood, you may see couples posing for wedding pictures in the plaza's gazebo.

Most of the architecture in Old Town is adobe, in the Pueblo-Spanish style. These traditional buildings have flat roofs and stuccoed walls with rounded edges, and their ceilings are supported with heavy wooden beams called vigas. The arrival of the railroad in 1880 brought new architectural styles, and you will find numerous Victorian buildings that house shops, offices and bed and breakfasts. Despite centuries of change, Old Town has retained its charming, walkable character.



Historic Old Town has been the heart of Albuquerque since the city was founded. Today, with 1.5 million visitors annually, Old Town is the city's cultural center with numerous museums, shops, galleries and restaurants.

Founded In
1706
by Governor
Francisco
Cuervo y Valdez

More than
100
Shops &
Galleries

There are
6
Museums
In Old Town

There are
11
Restaurants
In Old Town

Source: visitalbuquerque.org and albuquerqueoldtown.com

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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.



923,076
Albuquerque
Metro
Population



**The
Largest**
City in the State



ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



566,387
City Population



241,133
Households



\$92,972
Avg. Household Income



\$52,179
Md. Disposable Income



21,085
Total Businesses



291,840
Total Employees

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.