Turn-Key Restaurant/Bar

4100 San Mateo Blvd. NE  |  Albuquerque, NM 87110

For more information:

Chris Anderson
chris@gotspaceusa.com
505 998 5739

Randall Parish
randall@gotspaceusa.com
505 338 4110

FF&E INCLUDED  |  LOCATED IN THE NORTHEAST HEIGHTS

SEQ San Mateo & Montgomery Blvds. NE

Lease Rate  Available
See Advisor

Building:  ±8,785 Land:  ±1.44 Acres

IDO Zoning  MX-M

Property Highlights
- Large pylon sign
- Abundant parking
- Patios on the east and west
- Full access from San Mateo Blvd.
- High visibility on proven NE Heights retail corridor

got space

For more information:

Chris Anderson
chris@gotspaceusa.com
505 998 5739

Randall Parish
randall@gotspaceusa.com
505 338 4110

NAI Maestas & Ward
6801 Jefferson NE  |  Suite 200  |  Albuquerque, NM 87109
505 878 0001  gotspaceusa.com
Turn-Key Restaurant/Bar
FF&E INCLUDED | LOCATED IN THE NORTHEAST HEIGHTS

SITE
- Building: ±8,785
- Land: ±1.44 Acres

LOCATION

2019 Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 mile</th>
<th>5 mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>21,521</td>
<td>107,077</td>
<td>311,261</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$49,997</td>
<td>$65,983</td>
<td>$68,527</td>
</tr>
<tr>
<td>Daytime Employment</td>
<td>12,541</td>
<td>108,763</td>
<td>258,475</td>
</tr>
</tbody>
</table>

2019 Forecasted by Esri

The information contained is believed 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. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

For more information:

Chris Anderson  
chris@gotspaceusa.com  
505 998 5739

Randall Parish  
randall@gotspaceusa.com  
505 338 4110

4100 San Mateo Blvd. NE  
Albuquerque, NM 87110

NAI Maestas & Ward  
505 878 0001

The information contained is believed 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. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.
Turn-Key Restaurant/Bar

FF&E INCLUDED | LOCATED IN THE NORTHEAST HEIGHTS

4100 San Mateo Blvd. NE
Albuquerque, NM 87110

For more information:
4100 San Mateo Blvd. NE
Albuquerque, NM 87110

Chris Anderson
chris@gotspaceusa.com
505 998 5739

Randall Parish
randall@gotspaceusa.com
505 338 4110

THE INFORMATION CONTAINED IS BELIEVED 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. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.
**Turn-Key Restaurant/Bar**

FF&E INCLUDED  |  LOCATED IN THE NORTHEAST HEIGHTS

**Photos**

For more information:

Chris Anderson  
chris@gotspaceusa.com  
505 998 5739

Randall Parish  
randall@gotspaceusa.com  
505 338 4110
Trade Area Analysis

Albuquerque | Why Here? Why Now?
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.

City of Albuquerque by the Numbers (ESRI 2019 Demographics)

- 659,606 City Population
- 263,456 Households
- $72,386 Avg. Household Income
- $42,604 Md. Disposable Income
- 25,352 Total Businesses
- 345,614 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
Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area

EDUCATION | SKILLED WORKFORCE
Ranks top in nation for cities with he most college graduates, 69,000 college students reside in metro area, 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 and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

NAI Maestas & Ward 505 878 0001

The information contained is believed 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. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

For more information:

Chris Anderson
chris@gotspaceusa.com
505 998 5739

Randall Parish
randall@gotspaceusa.com
505 338 4110