Turn-Key Restaurant/Bar

4100 San Mateo Blvd. NE | Albuquerque, NM 87110

For Lease

FF&E INCLUDED | LOCATED IN THE NORTHEAST HEIGHTS

SEQ San Mateo & Montgomery Blvds. NE

Lease Rate See Advisor

Available 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

NAI Maestas & Ward
6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109
505 878 0001 gotspaceusa.com

OFFICE OF 2019 NAI Global Maestas & Ward THE YEAR

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LOCATION

2019 Demographics	1 mile	3 mile	5 mile
Total Population	21,521	107,077	311,261
Average HH Income	$49,997	$65,983	$68,527
Daytime Employment	12,541	108,763	258,475

2019 Forecasted by Esri

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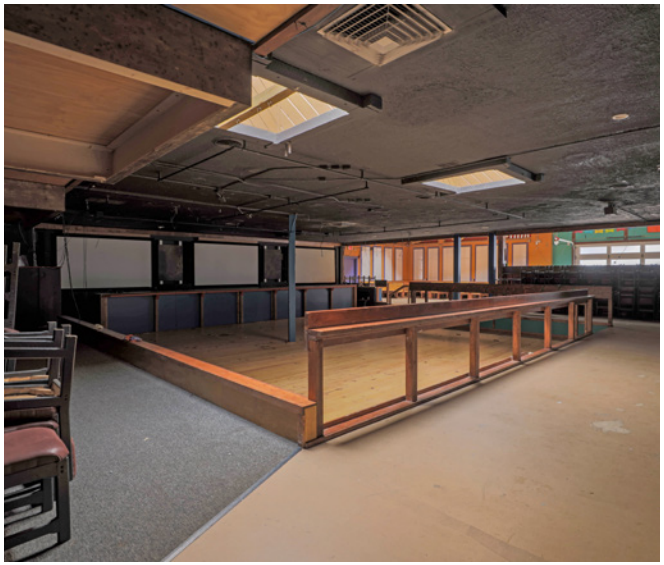
PHOTOS



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Trade Area Analysis

CITY OF
Albuquerque

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.

938,434
Albuquerque Metro Population

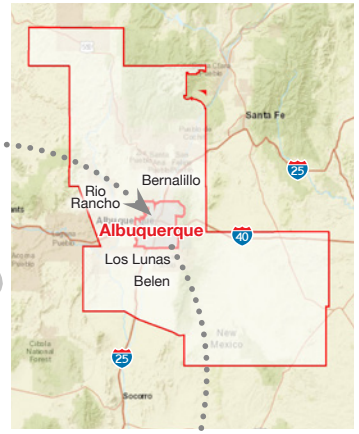
#1
The Largest
City in the State

City of Albuquerque by the Numbers *(ESRI 2019 Demographics)*

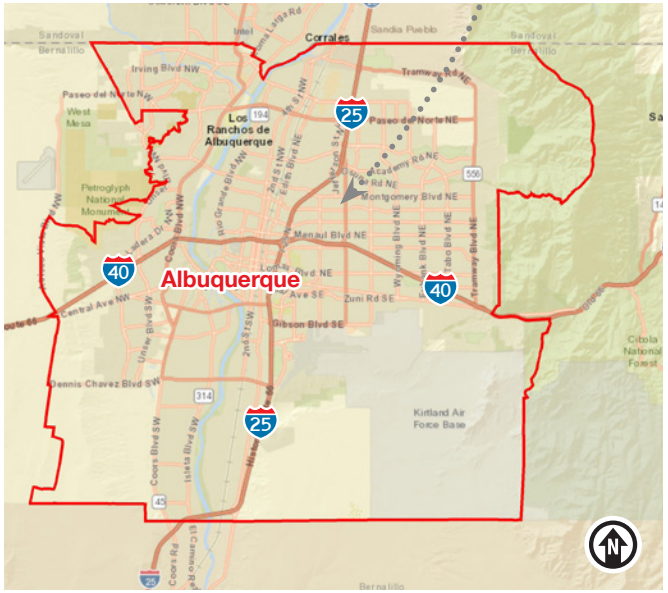
659,606	263,456	$72,386	$42,604	25,352	345,614
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

NEW MEXICO

ALBUQUERQUE METRO



ALBUQUERQUE CITY



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

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