

SECOND GENERATION DRIVE-THRU RESTAURANT FOR LEASE | DOUBLE DRIVE-THRU

Located in the Downtown Submarket with Limited Drive-Thru Opportunities
800 Broadway Blvd NE #B, Albuquerque, NM 87102



Lease Rate
\$9,000/mo NNN



Building Size
±3,145 SF

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Property Highlights



Rare Downtown Drive-Thru Opportunity



800 Broadway Blvd NE #B, Albuquerque, NM



Second Generation Drive-Thru Restaurant
Restaurant has an existing double drive-thru



Lease Rate: \$9,000/mo NNN



Building Size: +/- 3,145 SF
Land Size: +/- 1.36 acres (shared parcel with Starbucks)



Located in the Downtown Submarket
Very limited opportunities for drive-thrus within this submarket
Captive audience from numerous commercial businesses, court houses, hospitals and residential developments



Located near the corner of Lomas Blvd and Broadway Blvd
Intersection is located just west of Interstate 25
Lomas Blvd is the main thoroughfare that feeds into Downtown



Robust traffic counts
Traffic counts exceed 31,600 VPD at the corner of Lomas Blvd and Broadway Blvd



Surrounded by other national tenants
Neighboring tenants include Starbucks, McDonald's, Circle K and Burger King among others



Zoning: MX-M (Mixed-Use Moderate Intensity)

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Low Aerial



City of
Albuquerque
and AMAFCA



SITE



Broadway Blvd NE (11,000 VPD)

Lomas Blvd NE (20,600 VPD)

INTERSTATE 25 (146,700 VPD)

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**FLANAGAN
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High Aerial



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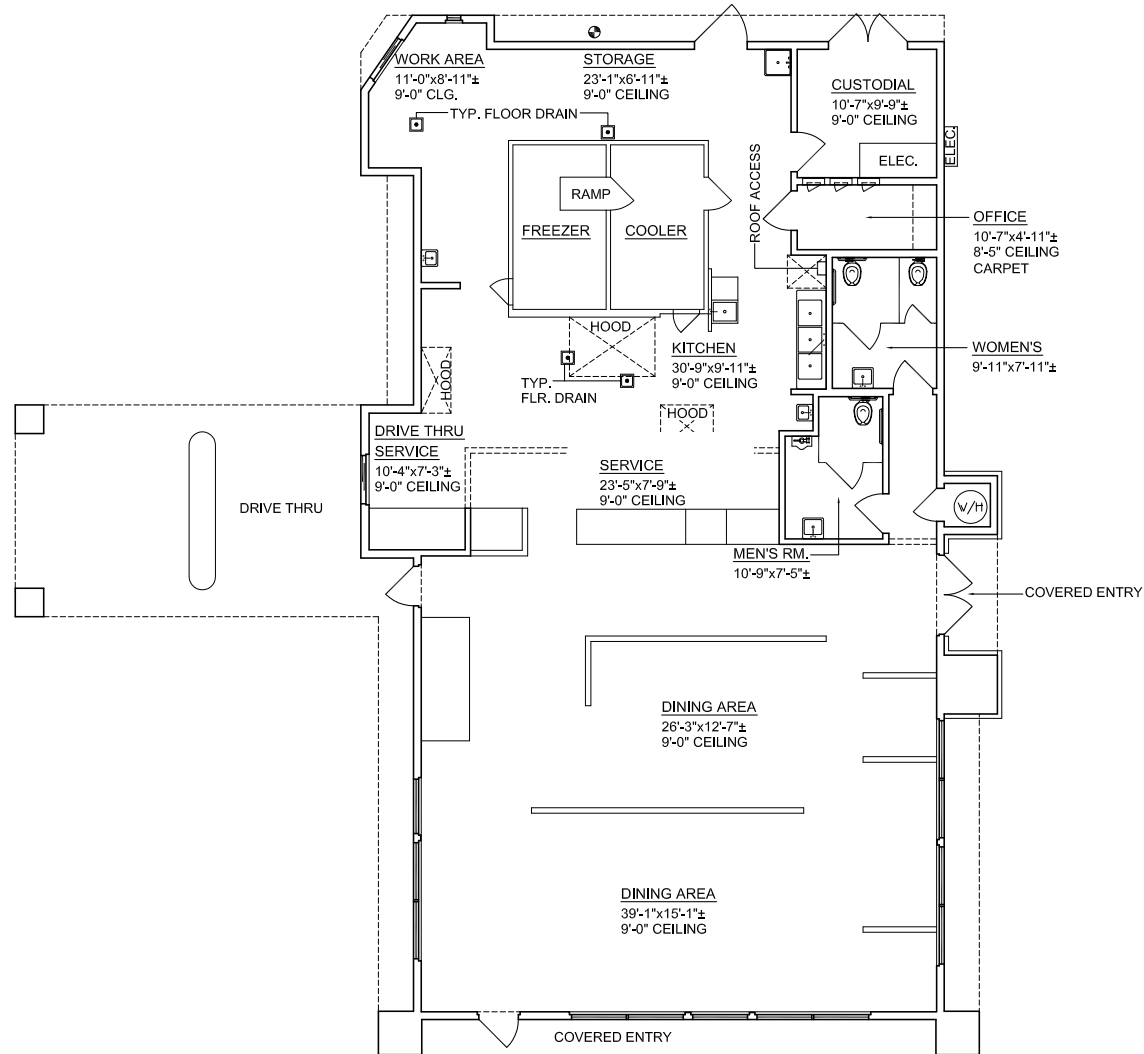
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FLOOR PLAN



800 BROADWAY BLVD, NE, BUILDING - B

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Photos



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Interior Photos



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Demographics

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	11,880	92,826	239,501
Households	6,664	43,331	107,272
Families	1,807	18,952	52,563
Average Household Size	1.65	2.04	2.18
Owner Occupied Housing Units	2,052	22,431	58,740
Renter Occupied Housing Units	4,612	20,900	48,532
Median Age	36.1	38.0	38.8
Median Household Income	\$38,468	\$52,785	\$52,655
Average Household Income	\$62,349	\$80,630	\$77,509

KEY FACTS

239,501

Population



2.2

Average Household Size

38.8

Median Age

\$52,655

Median Household Income



13,815

Total Businesses



182,908

Total Employees



\$52,655

Average Household Income



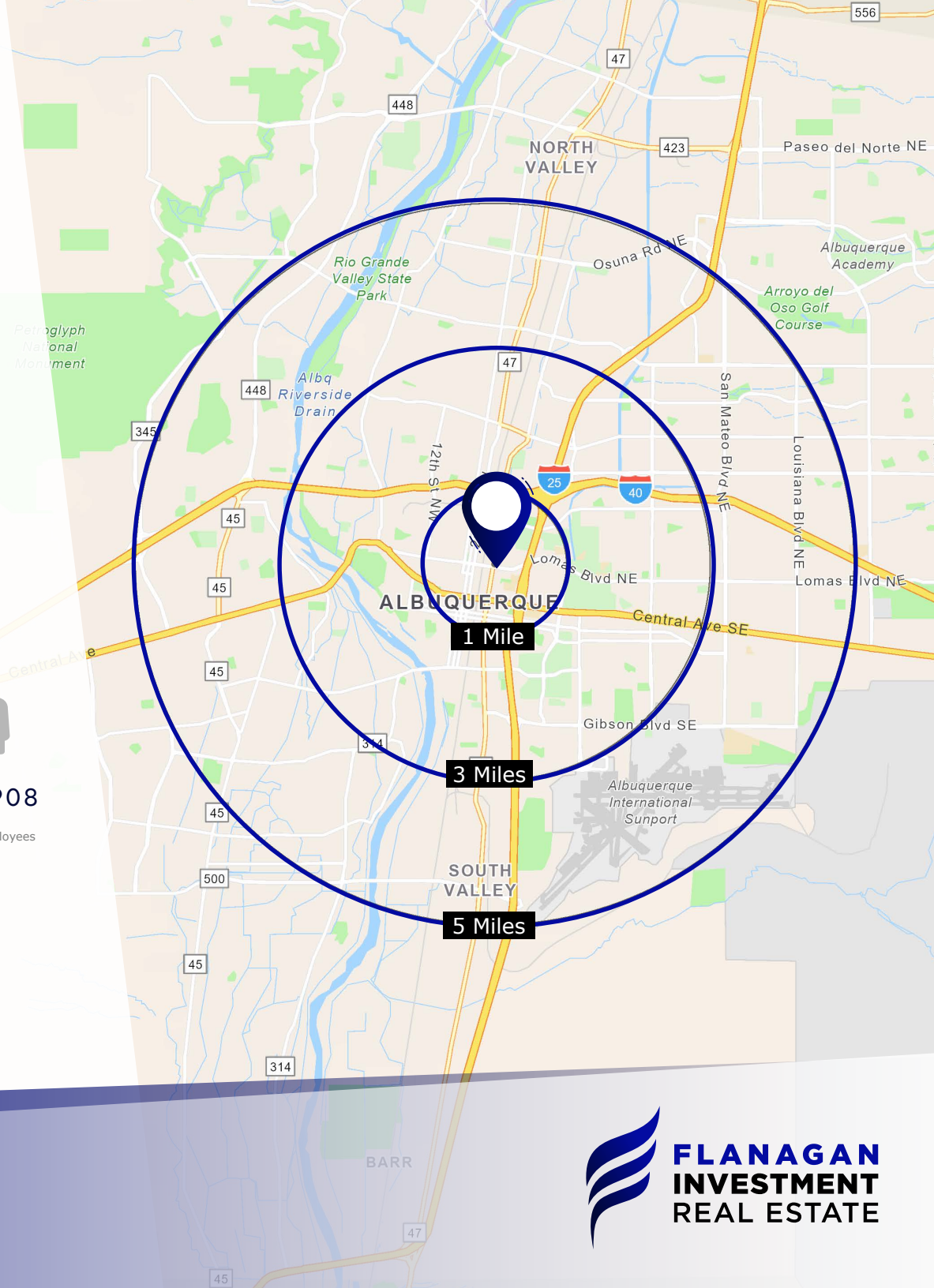
\$34,801

Per Capita Income



\$85,063

Median Net Worth



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