

OFFERING MEMORANDUM

Fat Sat's Restaurant & Gas Station
(OPERATIONS & REAL ESTATE)

51 I-25 Bypass, Belen NM 87002



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EXECUTIVE OVERVIEW

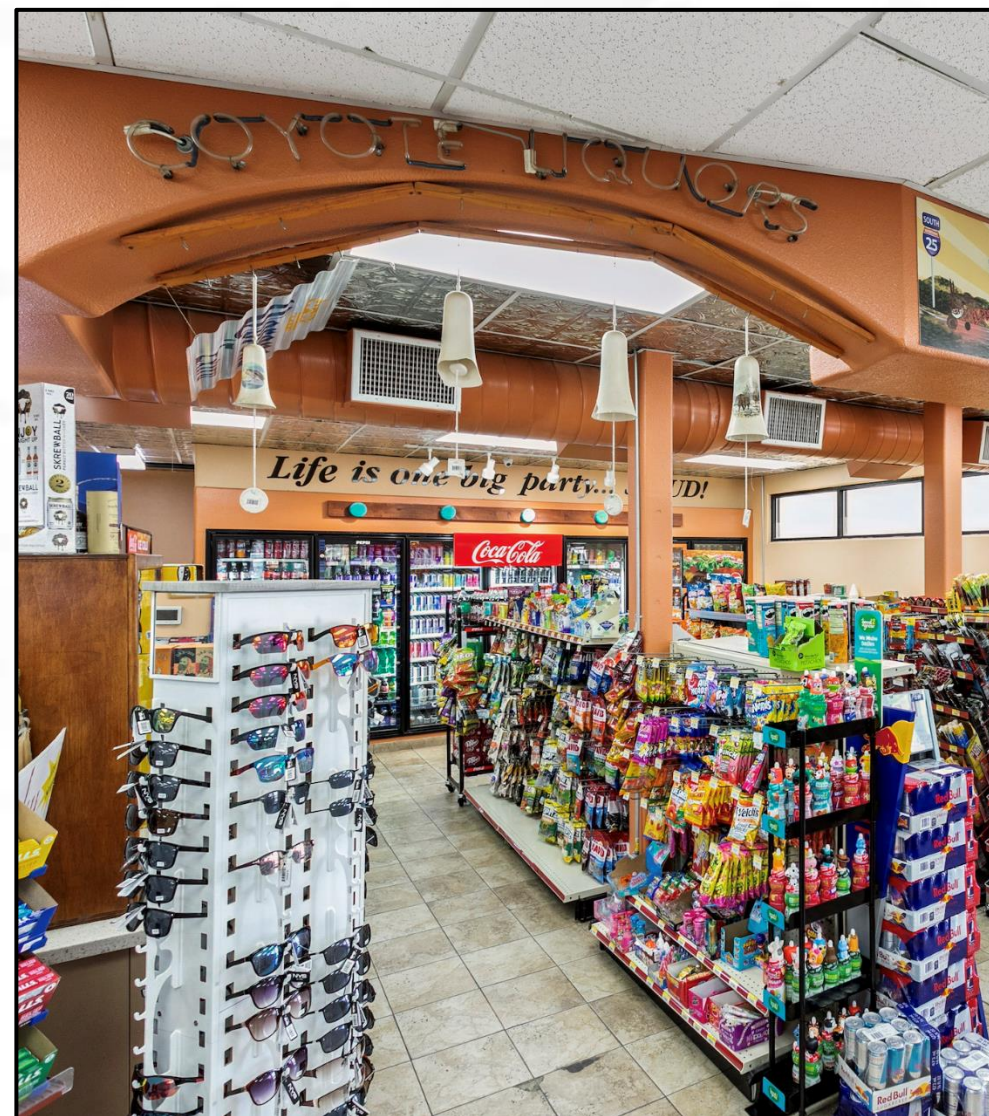
EXECUTIVE OVERVIEW

Roadrunner Convenience Store & Fat Sats Restaurant, located at 51 I-25 Bypass in Belen, New Mexico, presents a rare opportunity to acquire a high-performing, fee-simple convenience store, fuel station, restaurant, and bar in one of central New Mexico's most heavily traveled commercial corridors. Positioned directly along Interstate 25 with exceptional visibility and access, the property benefits from strong commuter, commercial, and interstate traffic while serving as a well-established destination for both local residents and travelers. Its strategic location approximately 35 miles south of Albuquerque and within New Mexico's "Hub City" provides outstanding regional accessibility and a broad customer base.

The property is situated on a large commercial parcel and is improved with a recently renovated Roadrunner Convenience Store, Fat Sats Restaurant & Bar, modern fuel pumps and canopy, and ample parking to accommodate high customer volumes. Recent ownership has invested significantly in upgrading the interior, exterior, and fuel facilities, creating a modern customer experience while minimizing near-term capital expenditures. Fat Sats has established itself as one of the area's premier dining and entertainment destinations, offering live music, comedy shows, trivia nights, rodeos, and other community events that drive repeat business and enhance the property's regional appeal.

Offered at an asking price of \$4,250,000, the opportunity includes the fee-simple real estate, business operations, valuable New Mexico liquor license, and all related improvements, with inventory to be adjusted at cost. The property generated approximately \$673,708 in 2025 EBITDAR, providing investors and owner-operators the opportunity to acquire a turnkey operation supported by multiple revenue streams and a proven history of strong operating performance.

As one of the premier convenience store and restaurant destinations along the Interstate 25 corridor, Roadrunner Convenience Store & Fat Sats Restaurant represents an exceptional opportunity to acquire a well-established business with diversified income sources, a loyal customer base, valuable real estate, and significant long-term upside in one of New Mexico's most strategically located commercial markets.



INVESTMENT HIGHLIGHTS



Rare Owner-User Opportunity

Opportunity for an owner-operator to take over a well-established business and unlock additional upside

Strong Sales Base

This location generated approximately an EBIDTAR of \$673,708 in 2025, demonstrating a strong operating performance and customer demand.



Multiple Revenue Streams

Road Runner Convenience Store, Fat Sat's Restaurant and Bar, packaged beverage, lottery and liquor sales create multiple income sources

Restaurant and Bar

Location has Fat Sat's, a restaurant and bar that is a popular regional destination with a loyal customer base, strong community presence and continued demand.



Liquor License

Sales include a highly valuable New Mexico liquor license, which includes package and full dispensary which is very difficult to come across in New Mexico.

High-Capacity Site

Property features eight fueling stations and ample parking, supporting high customer volume and positioning the site for continued growth.





OFFERING OVERVIEW

OFFERING OVERVIEW

PRICING OVERVIEW

List Price	\$4,250,000.00
Annual Revenue & NOI	Inquire with Broker

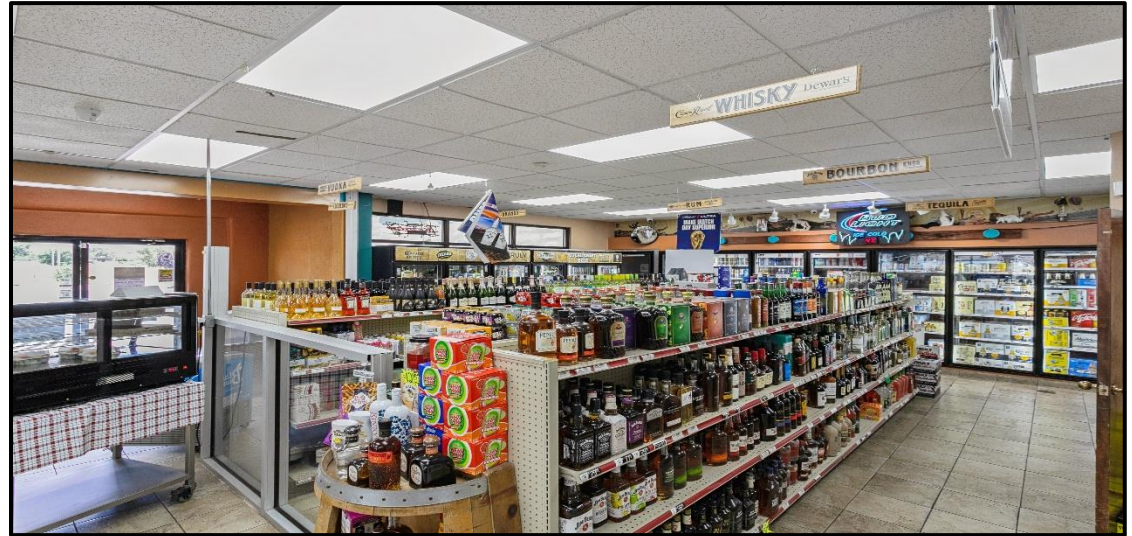
PROPERTY DESCRIPTION

Subject Property	Fat Sat's Restaurant and Gas Station
Property Address	51 I-25 Bypass
Location	Belen, NM 87002
Gas Branding	Phillips 66
Convenience Branding	Road Runner and Fat Sats
GLA (SF)	±10,450
Land Area	±3.00 AC
Year Built	1988
Pumps	8 Fueling Stations
Ownership	Fee Simple - Includes Land, Building, Tanks, Canopy, Business, FF&E and Inventory Adjustment
Operation Type	Owner-Operator (Full Turnkey Transfer)

DEMOGRAPHICS

(5-MILE)

Population	24,716
Avg Household Income	\$70,822



FAT SAT'S RESTAURANT & BAR



LIVE ENTERTAINMENT & COMMUNITY EVENTS

Fat Sats has become a true community gathering place by hosting a wide variety of events throughout the year that keep customers engaged well beyond traditional meal periods. Regular programming includes live music performances, comedy shows, trivia nights, themed events, and seasonal celebrations, creating a vibrant social atmosphere that appeals to a broad range of guests.

The venue also hosts special events such as professional rodeo events, watch parties, holiday celebrations, charity fundraisers, and community gatherings, helping establish Fat Sats as one of the area's most active entertainment destinations. These recurring events generate consistent evening and weekend traffic while strengthening customer loyalty and expanding the restaurant's regional draw.

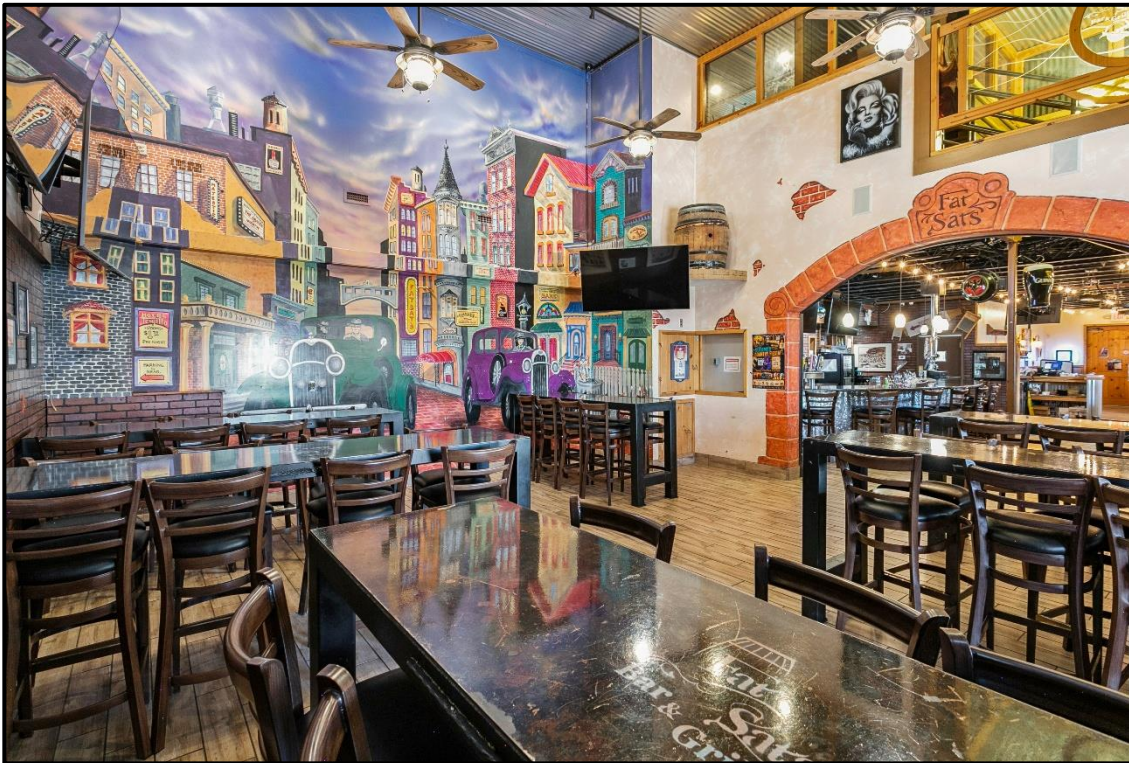
By combining quality dining with year-round entertainment and community-focused programming, Fat Sats has created a destination experience that enhances the property's overall appeal and contributes to sustained customer traffic and long-term business success.



FAT SAT'S

Fat Sats has established itself as one of the area's premier dining and entertainment destinations, offering a unique combination of quality food, craft beverages, and a welcoming atmosphere that attracts both local residents and visitors throughout the region. Known for its signature sandwiches, burgers, wings, and extensive drink selection, the restaurant has become a popular gathering place for families, young professionals, and travelers alike.

The restaurant's spacious layout, indoor and outdoor seating, and lively atmosphere create an experience that extends beyond traditional dining. Fat Sats has developed a loyal customer base through its commitment to quality service, community involvement, and consistent programming that encourages repeat visits. **The recent addition of a brick oven pizza concept further enhances its appeal, expanding the menu with a high-quality, that is driving additional customer traffic and increased revenue** Its strong local reputation and high customer engagement make it an important contributor to the surrounding commercial corridor and a valuable traffic driver for nearby businesses.





LOCATION OVERVIEW

AREA OVERVIEW



BELEN, NEW MEXICO

Belen is a strategically located city in central New Mexico, serving as one of the primary commercial hubs in Valencia County. Positioned along **Interstate 25** approximately 35 miles south of Albuquerque, Belen benefits from exceptional regional connectivity and a diverse economic base supported by transportation, logistics, manufacturing, agriculture, and distribution. Known as New Mexico's "Hub City," Belen has long served as a critical transportation center due to its location along major highway and rail corridors.

Belen's location along Interstate 25 and its proximity to Albuquerque provide convenient access to one of the Southwest's largest metropolitan markets while maintaining a lower-cost, business-friendly environment. The community offers an affordable quality of life, a dependable workforce, and excellent transportation infrastructure, making it an attractive destination for residents, businesses, and commercial investment. Continued industrial development and public infrastructure investment position Belen for sustained long-term economic growth.

- Belen is part of the Greater Albuquerque metropolitan area, which has a population of **more than 95,000 residents**
- The area experiences substantial commercial trucking, commuter, and regional traffic, supporting **strong convenience store demand** and fuel sales well beyond the local population.
- The property benefits from **direct access to interstate 25**, New Mexico's primary North-South corridor, connecting Albuquerque, Santa Fe, Las Cruces and interstate 40, providing regional connectivity throughout the southwest.
- Valencia County and the greater Albuquerque region support a **diverse workforce** driven by transportation, logistics, manufacturing, healthcare, agriculture, and government employment, **creating consistent commuter, commercial, and freight traffic** throughout the corridor.
- Belen offers a **business-friendly environment** with competitive operating costs, a growing industrial base, and continued public and private investment in transportation, logistics, and commercial development, supporting long-term economic growth. The surrounding region offers access to regional healthcare, education, and retail amenities in nearby cities.

BUSINESS

Belen, New Mexico, offers a business-friendly environment supported by its strategic location along Interstate 25 and its long-standing role as New Mexico's "Hub City." The area's economy is driven by transportation, logistics, manufacturing, agriculture, and distribution, providing a stable employment base and continued commercial growth. Belen's proximity to Albuquerque, combined with direct access to major highway and rail networks, makes it an attractive location for businesses seeking efficient regional connectivity throughout the Southwest. With competitive operating costs, available industrial land, and a dependable workforce, Belen continues to be a desirable location for companies looking to expand or establish operations in one of New Mexico's fastest-growing commercial corridors.

BELEN, NEW MEXICO

Belen, New Mexico, is located in Valencia County and has a population of approximately **7,000 residents**. Known as the "Hub City" of New Mexico, Belen has long served as an important transportation and logistics center due to its strategic location along Interstate 25 and major rail corridors. Situated approximately 35 miles south of Albuquerque, the city offers convenient access to one of the state's largest metropolitan areas while maintaining its small-town character and strong sense of community.

Belen is recognized for its diverse economy, supported by transportation, manufacturing, agriculture, and distribution industries. Its central location and established infrastructure continue to attract businesses seeking efficient access throughout the Southwest. Local attractions include the Harvey House Museum, the Belen Rail Runner Station, and the nearby Rio Grande, which provide residents and visitors with historical, cultural, and outdoor recreational opportunities. Combined with its strategic location and stable economic base, Belen remains an important commercial center within central New Mexico.

ECONOMY

Belen, New Mexico offers a diverse and growing economic environment supported by transportation, logistics, manufacturing, healthcare, agriculture, and retail. Located in Valencia County along the Interstate 25 corridor, Belen benefits from its strategic position approximately 35 miles south of Albuquerque, providing direct access to one of New Mexico's largest population centers while maintaining a business-friendly, lower-cost operating environment. Known as the "Hub City" of New Mexico, Belen has long served as a regional transportation center, with its location along major highway and rail networks contributing to sustained commercial activity and economic stability.

Belen's economy has historically been driven by transportation and distribution, and those sectors continue to play a significant role in the local market. The city is home to one of the largest rail classification yards in the Southwest, operated by BNSF Railway, which remains one of the area's largest employers. In addition to its transportation infrastructure, Belen has experienced continued investment in manufacturing, warehousing, and industrial development, supported by available land, competitive operating costs, and proximity to Albuquerque. Agriculture also remains an important part of the local economy, contributing to the region's long-standing economic diversity.

The city's location along Interstate 25, combined with direct access to U.S. Highway 60 and New Mexico State Highway 47, provides exceptional regional connectivity throughout New Mexico and the broader Southwest. These transportation advantages support commercial users, distribution operations, and local businesses while providing residents with convenient access to employment centers across the Albuquerque metropolitan area. Belen also benefits from active economic development organizations, including the Valencia County Economic Development Department and the Belen Chamber of Commerce, which continue to promote business expansion, workforce development, and long-term investment throughout the region.

Belen's economy is further strengthened by healthcare, education, tourism, and community services that contribute to its overall quality of life. The city offers a dependable workforce, affordable housing, and a lower cost of living than many larger Southwestern markets, making it attractive for both businesses and residents. Overall, Belen presents a compelling investment market characterized by strategic transportation infrastructure, economic diversification, ongoing industrial growth, and long-term development potential, making it a desirable location for commercial real estate investment.



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