

# 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**  
See Broker



**Building Size**  
±3,145 SF

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**FLANAGAN**  
**INVESTMENT**  
**REAL ESTATE**

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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: See Broker



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



Please do not disturb or contact existing tenant/business  
Inquire with Broker regarding showings



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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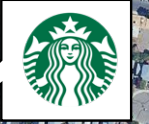


# Low Aerial



City of Albuquerque and AMAFCA

**SITE**



Lomas Blvd NE (20,600 VPD)



Broadway Blvd NE (11,000 VPD)

INTERSTATE 25 (146,700 VPD)

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# High Aerial



ALBUQUERQUE HIGH SCHOOL

CEC  
Early College Academy

NM

CARRIE TINGLEY HOSPITAL

UNM CHILDREN'S CAMPUS

Metropolitan Court

UNITED STATES POSTAL SERVICE

SUBJECT PROPERTY

TRICORE

ExtraSpace Storage

usbank

EMBASSY SUITES by Hilton

City of Albuquerque and AMAFCA

New Heart Fitness and Health

ALBUQUERQUE INDIAN HEALTH CENTER

WELLS FARGO

UNM HOSPITALS

US District Court

DOUBLETREE by Hilton

Kindred Hospitals Empowered by ScottHealth

ENCINO HOSPITAL MEDICAL CENTER

Albuquerque

Lovelace Health System

NM THE UNIVERSITY OF NEW MEXICO

ALBUQUERQUE TRANSIT DEPARTMENT

Lovelace Health System

CardinalHealth

HPC

SPRINGHILL SUITES MARRIOTT

Broadway Blvd NE (11,000 VPD)

146,700 VPD

University Blvd NE (18,309 VPD)

Central Ave (10,100 VPD)

HOMWOOD SUITES by Hilton

PRESBYTERIAN

CURIO COLLECTION by Hilton

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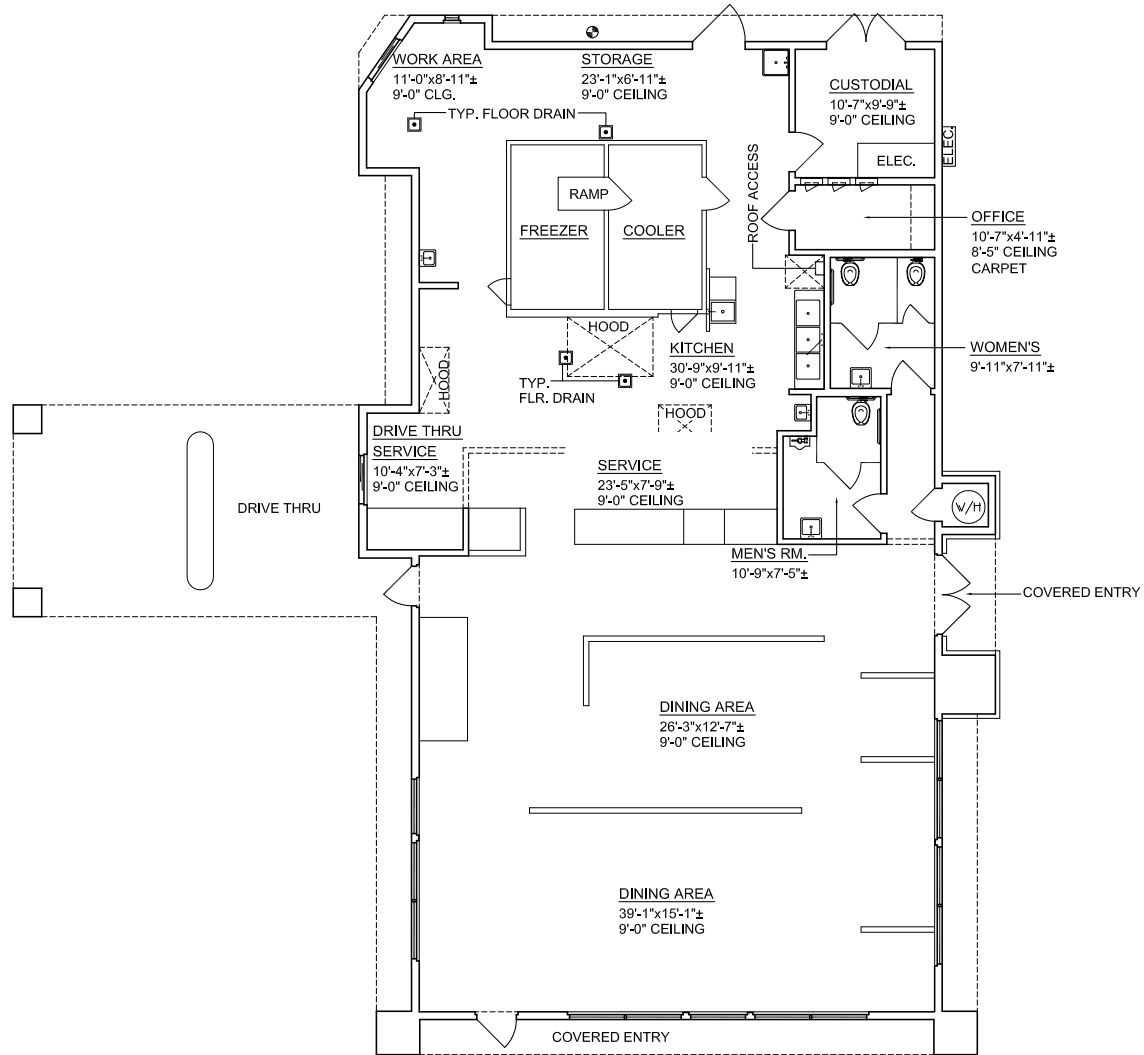
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 **FLANAGAN INVESTMENT REAL ESTATE**

# FLOOR PLAN



800 BROADWAY BLVD, NE, BUILDING - B

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# Photos



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# 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



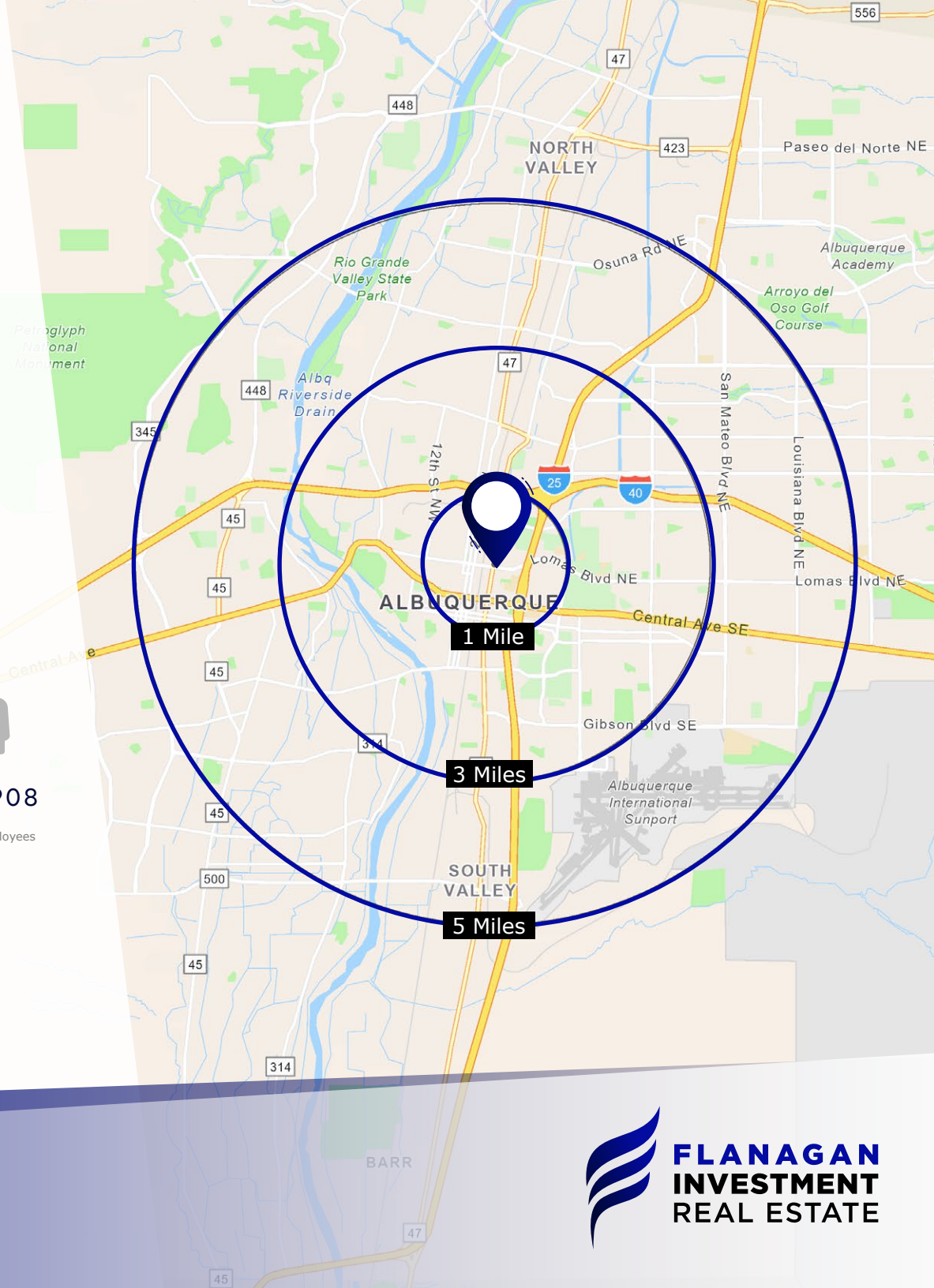
\$34,801

Per Capita Income



\$85,063

Median Net Worth



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