

**For
Sale**



Turn-Key Restaurant with Drive-up

ON A HIGH-TRAFFIC CORRIDOR IN SE HEIGHTS



11301 Central Ave. NE | Albuquerque, NM 87123

NALSunVista **] Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±4,080 SF on ±0.51 Ac.
Available**

John Algermissen CCIM

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Genieve Posen

genieve@sunvista.com | 505 998 1568

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**AVAILABLE**

Building: ±4,080 SF
Land: ±0.51 Acres

SALE PRICE \$725,000

HIGHLIGHTS

- Built-out, turn-key Southeast Heights restaurant/commissary
- Positioned on a hard-corner lot with ±28,290 cars per day
- FF&E included
- Drive-up window with pick-up lane
- Multiple kitchens and prep spaces
- Dining room and patio
- Multiple operator/management offices
- BBQ pit with the capacity to smoke 1,500 pounds of meat at one time
- Fenced yard with patio/storage potential

KITCHEN SPECS

- Grease hood #1: 20' x 4.3'
- Grease hood #2: 9.8' x 4.2'
- Steam hood: 11' x 4'
- Walk-in fridge: 9' x 20'
- Walk-in freezer: 9' x 20'
- BBQ pit: 15' x 5'

ZONING MX-H 

For Sale

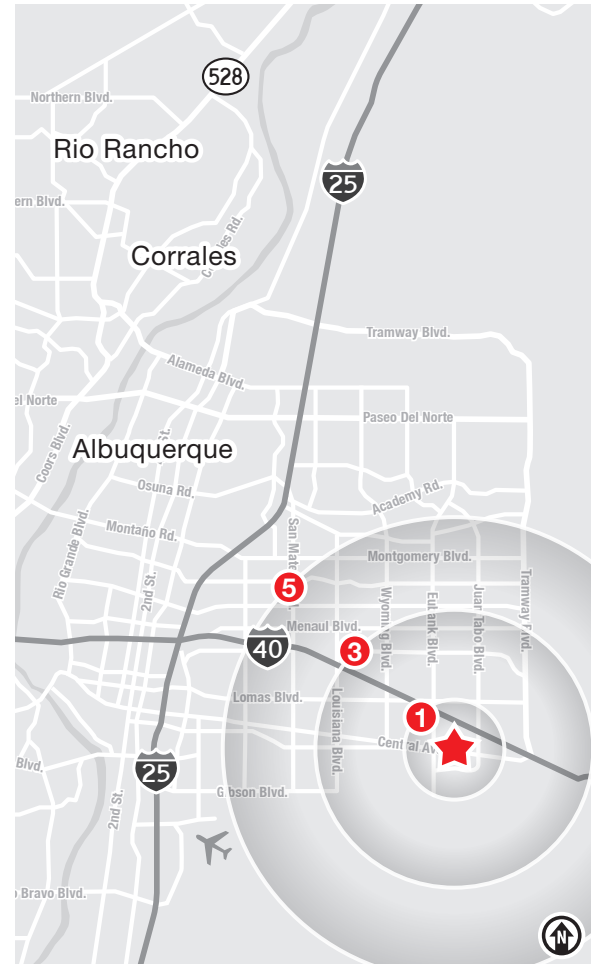
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	18,881	105,620	198,348
Average HH Income	\$76,958	\$82,888	\$88,479
Daytime Employment	8,885	40,434	85,485

2025 Forecasted by Esri



NAI SunVista

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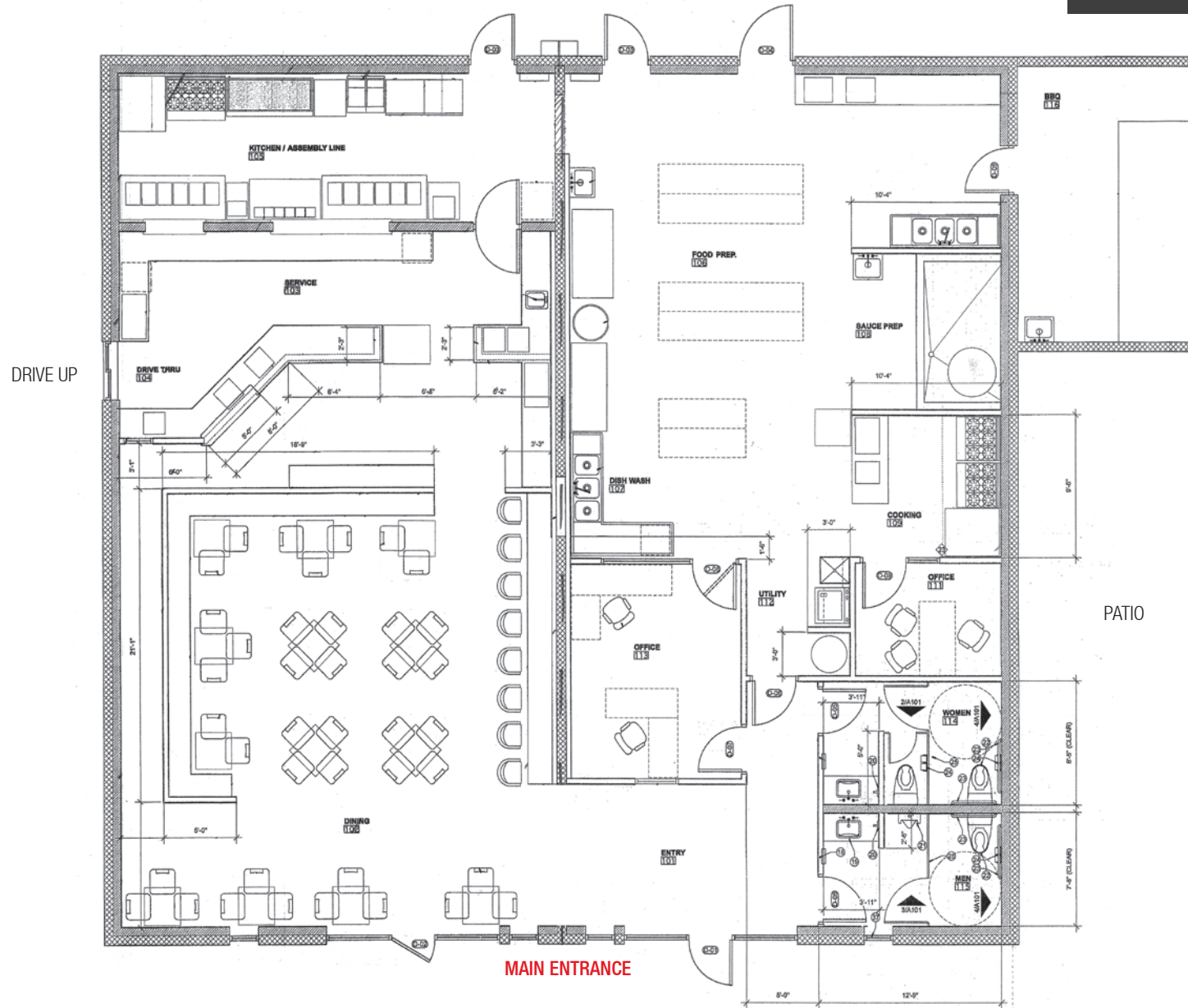
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FLOOR PLAN



AVAILABLE

±4,080 SF



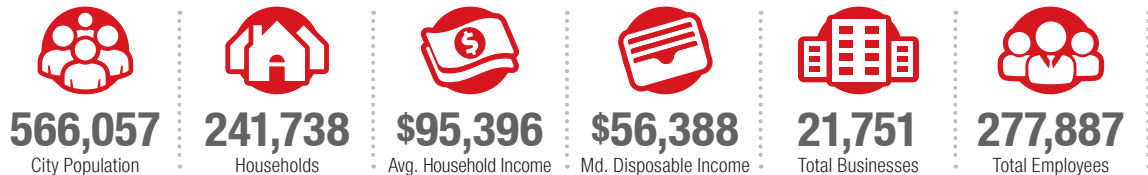
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



The Largest
City in the State



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

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also 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, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.