300 UNSER BLVD. SE

Rio Rancho, NM 87124

PRESENTED BY:

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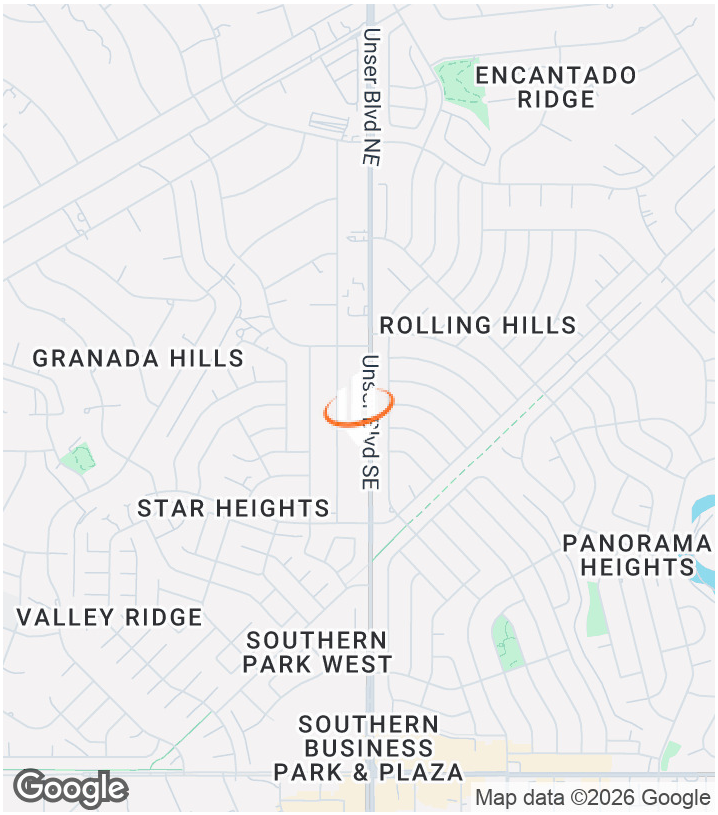
SVN
WALT ARNOLD COMMERCIAL BROKERAGE, INC.





OFFERING SUMMARY

SALE PRICE:	$1,500,000
BUILDING SIZE:	5,800 SF
AVAILABLE SF:	
LOT SIZE:	0.8 Acres
PRICE / SF:	$258.62
YEAR BUILT:	1978
RENOVATED:	2020
ZONING:	C-1
SUBMARKET:	West Mesa
APN:	1-011-069-344-217

PROPERTY OVERVIEW

A beautiful hand remodeled bar/restaurant on Unser Blvd proudly serving Rio Rancho and the surrounding area.

PROPERTY HIGHLIGHTS

- Scenic views of Sandia Mountains
- Handmade beer tap system at full bar
- Recently expanded and upgraded kitchen
- Indoor stage for live music
- Garage style doors for indoor/outdoor seating
- Expansive front patio with city and mountain views
- Prime location on Unser Blvd. for easy access
- New Mexico Dispenser Liquor License available for purchase
- Furniture, Fixtures, and Equipment available for purchase
- Additional 2 acres of adjoining vacant land (4 parcels) also available to the south.

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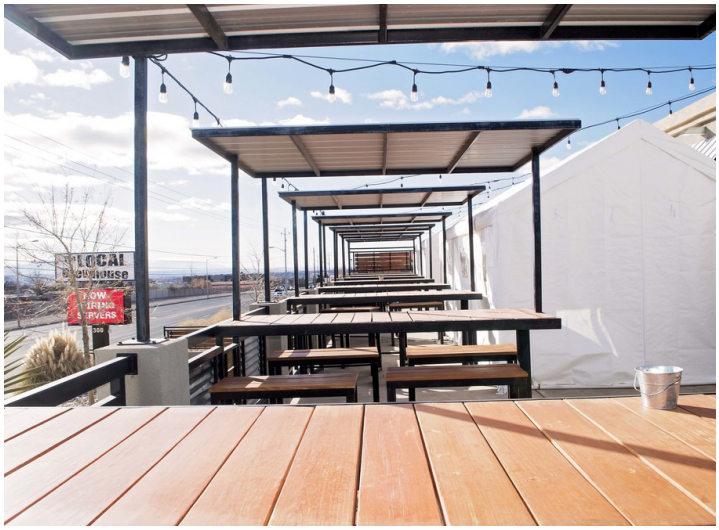











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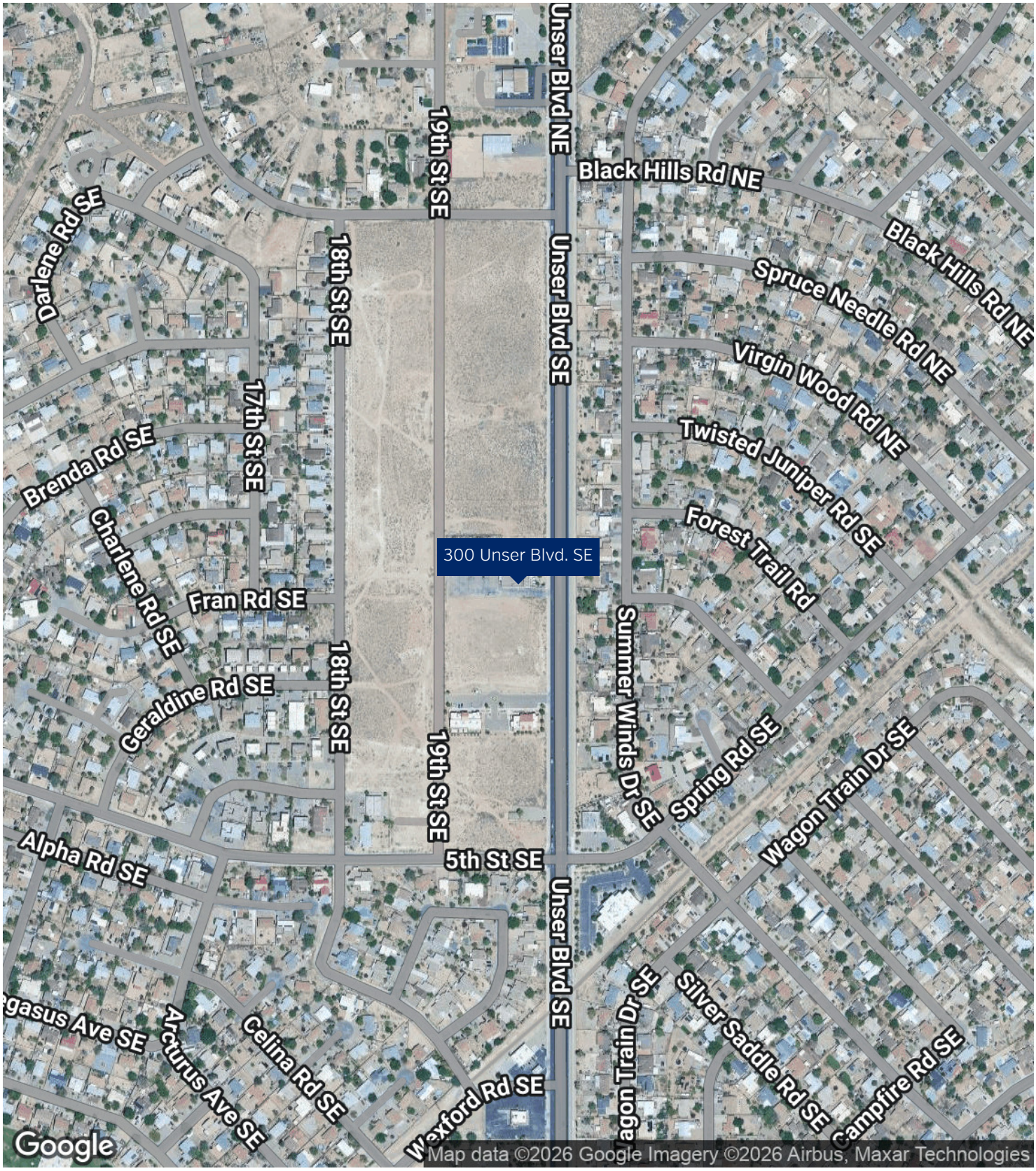

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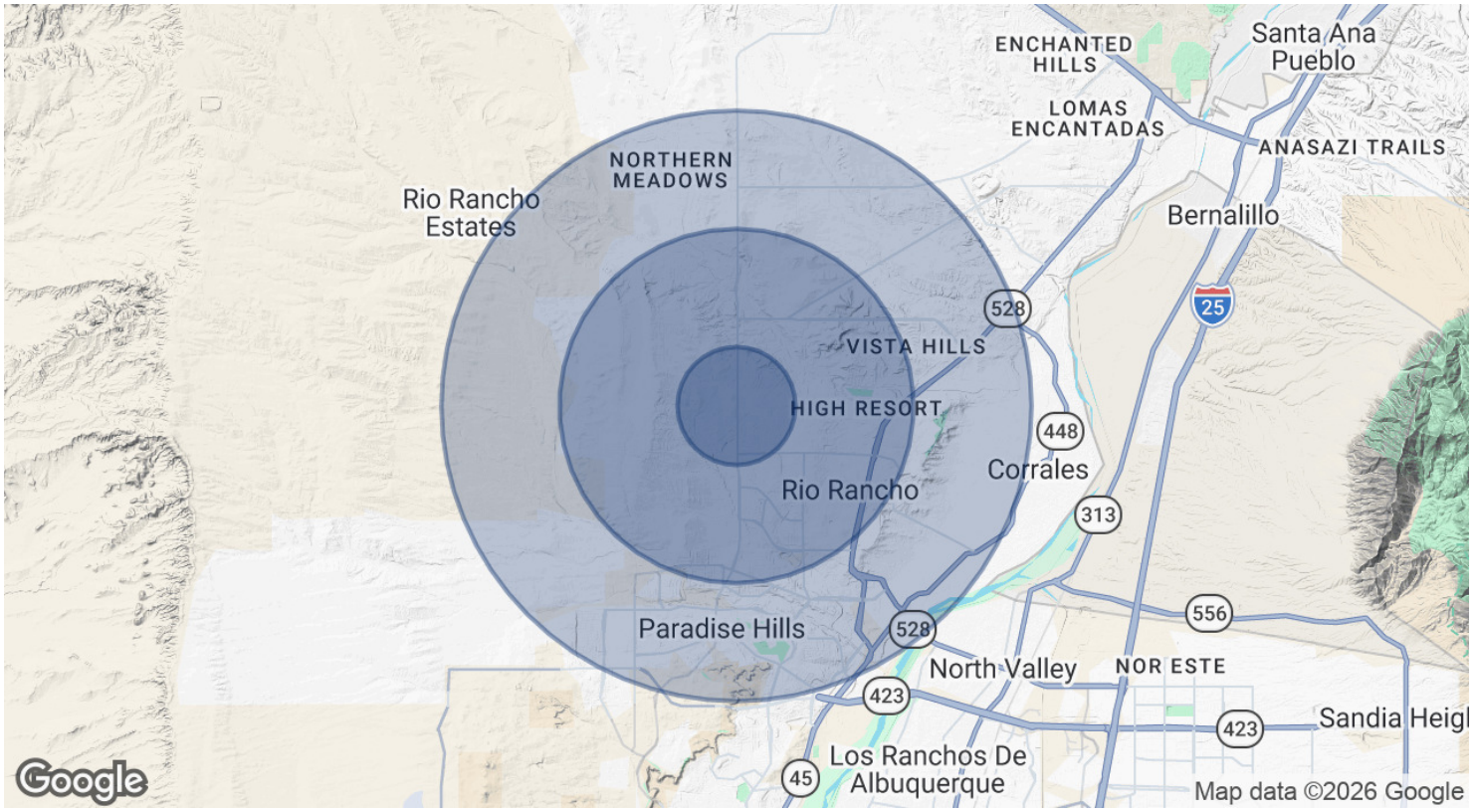

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,689	49,442	122,899
AVERAGE AGE	35.6	35.8	35.3
AVERAGE AGE (MALE)	34.7	34.9	34.7
AVERAGE AGE (FEMALE)	36.4	36.1	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,873	18,315	45,822
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	$63,757	$67,167	$70,931
AVERAGE HOUSE VALUE	$159,637	$192,372	$211,242

** Demographic data derived from 2020 ACS - US Census*

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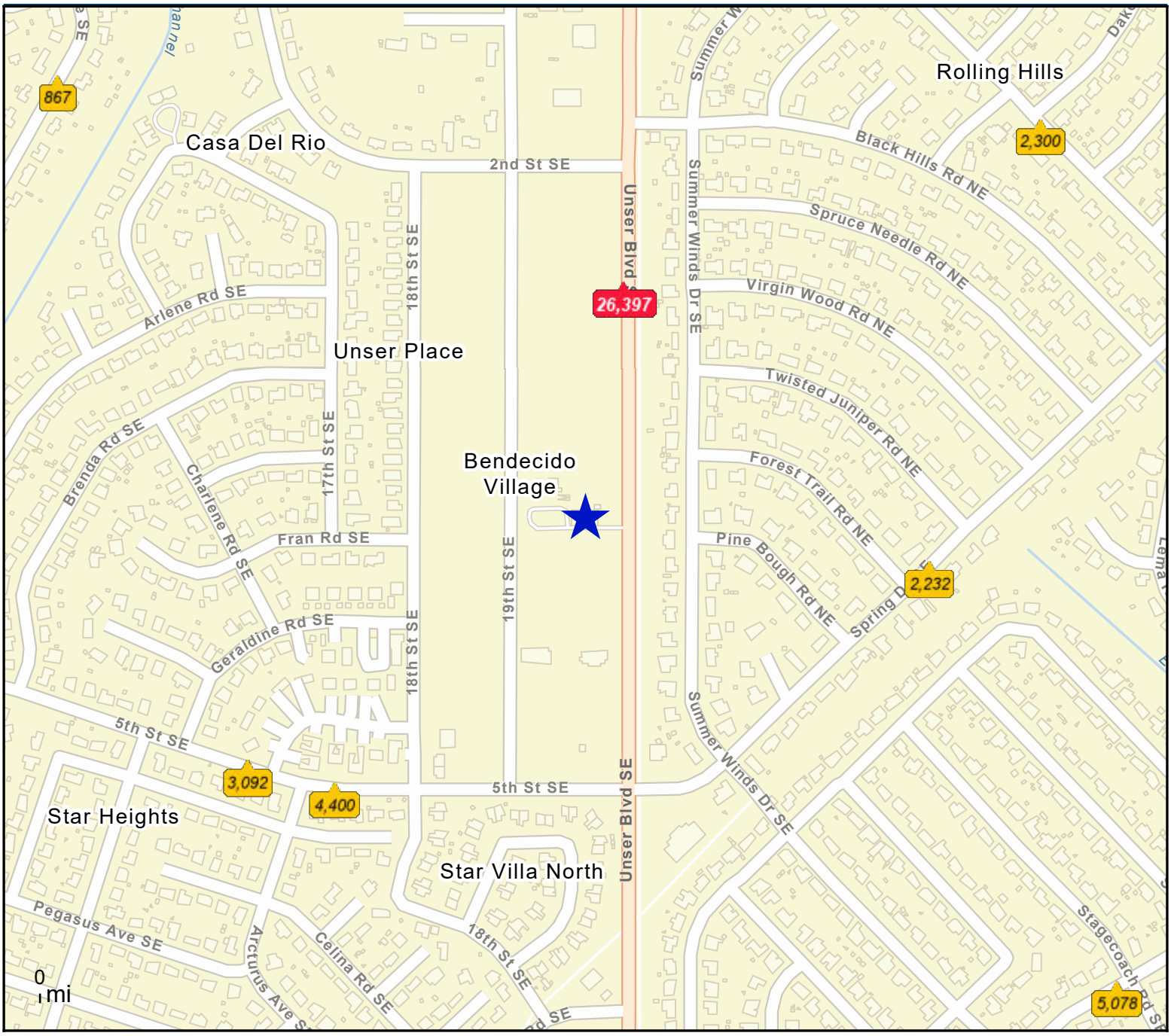
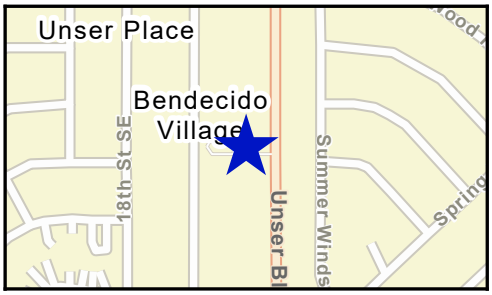
Traffic Count Map - Close Up

300 Unser Blvd SE, Rio Rancho, New Mexico, 87124
Drive time: 5, 10, 15 minute radii

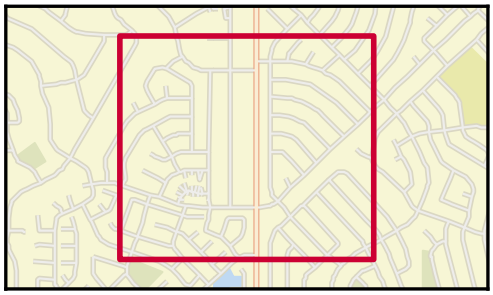
Prepared by Esri
Latitude: 35.25311
Longitude: -106.69735





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2023 Kalibrate Technologies (Q4 2023).

April 29, 2024

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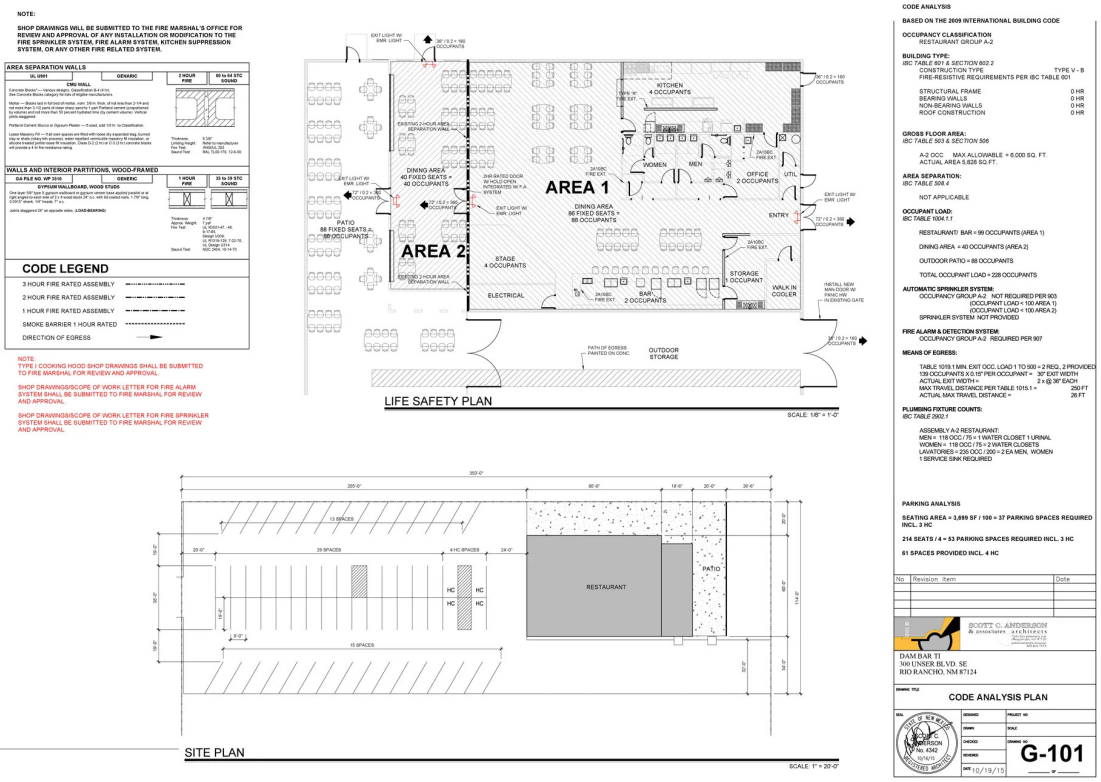

LEGEND

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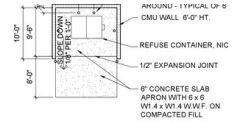


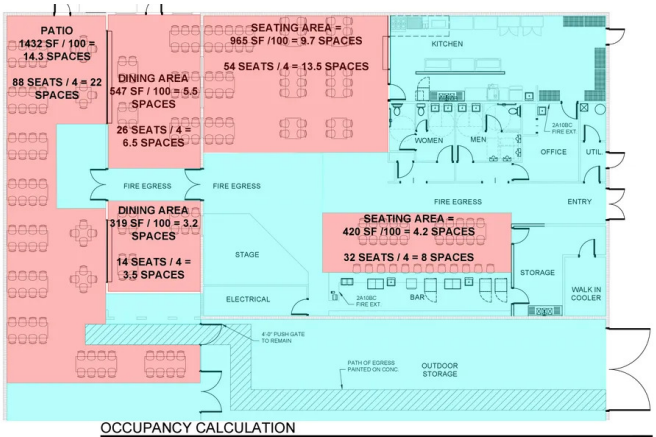
EXISTING, PERVIOUSLY APPROVED REFUSE ENCLOSURE TO REMAIN

SCALE: 1/8" = 1'-0"



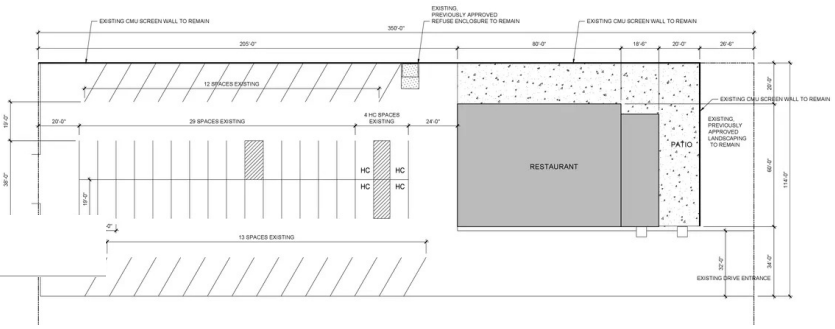
EXISTING, PERVIOUSLY APPROVED REFUSE ENCLOSURE TO REMAIN

SCALE: NTS



OCCUPANCY CALCULATION

SCALE: 1/8" = 1'-0"



LEGEND

PARKING ANALYSIS

SEATING AREA = 3,683 SF / 100 = 37 PARKING SPACES REQUIRED INCL. 3 HC

214 SEATS / 4 = 53 PARKING SPACES REQUIRED INCL. 3 HC

58 SPACES PROVIDED INCL. 4 HC

No	Revision Item	Date

SCOTT C. ANDERSON & associates architects

DAM BAR TI
300 UNSER BLVD. SE
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DRAWING TITLE
ZONING APPROVAL PLAN

SEAL | DESIGNED | PROJECT NO

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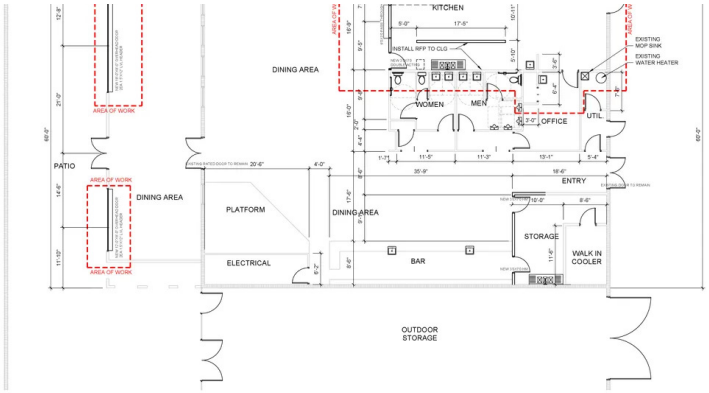
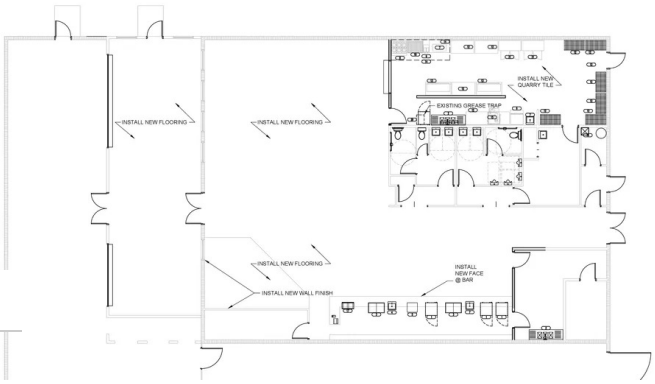
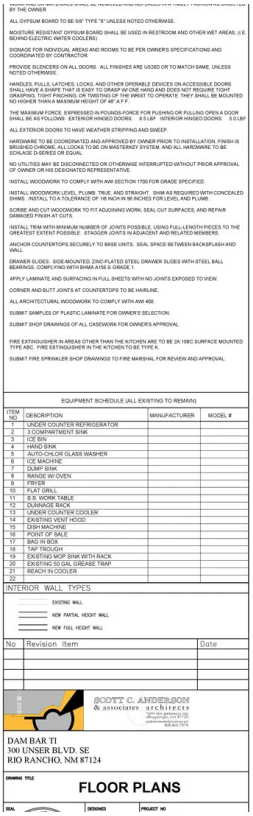


FLOOR PLAN

SCALE: 1/4" = 1'-0"





EQUIPMENT SCHEDULE (ALL EXISTING TO REMAIN)

ITEM NO	DESCRIPTION	MANUFACTURER	MODEL #
1	UNDER COUNTER REFRIGERATOR		
2	3 COMPARTMENT SINK		
3	ICE BIN		
4	HAND SINK		
5	AUTO-CHLOR GLASS WASHER		
6	ICE MACHINE		
7	DUMP SINK		
8	RANGE W/ OVEN		
9	FRYER		
10	FLAT GRILL		
11	S.S. WORK TABLE		
12	DUNNAGE RACK		
13	UNDER COUNTER COOLER		
14	EXISTING VENT HOOD		
15	DISH MACHINE		
16	POINT OF SALE		
17	BAG IN BOX		
18	TAP TROUGH		
19	EXISTING MOP SINK WITH RACK		
20	EXISTING 50 GAL GREASE TRAP		
21	REACH IN COOLER		
22			

INTERIOR WALL TYPES

EXISTING WALL

NEW PARTIAL HEIGHT WALL

NEW FULL HEIGHT WALL

No	Revision Item	Date

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FLOOR PLANS

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