

Existing Drive Thru Opportunity

1401 N Renaissance Blvd NE | Albuquerque, NM 87107



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Sale or Lease

Courtney Tinnin

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Jeremy Nelson

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505-292-9607

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Property Details



Lease Availability
 Building ± 3,050 sf
 Lot Size 0.76 acres



Sale Price
 \$1,100,000

Lease Rate
 \$6,300 / month
 NNN



Zoning
 MX-M



Building
 ± 3,050 sf



0.76 acres

Drive Thru

N Renaissance Blvd

Alexander Blvd



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

Market Overview



Property Highlights

- Located in a regional trade area on a signalized corner
- Surrounded by High Volume Anchors - Costco, Sam's Club, Home Depot
- According to Placer.ai, this trade area sees over 6.4 million annual visits with Costco, Sam's Club and Home Depot.
- Free Standing Drive Thru with Existing FF&E
- Ample Parking
- 38,343 households and 91,581 employees within a 3 miles radius.
- Space Available 1/1/26



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Across the street from the #1 Costco Store in New Mexico



Across the street from the #1 Sam's Club Store in New Mexico



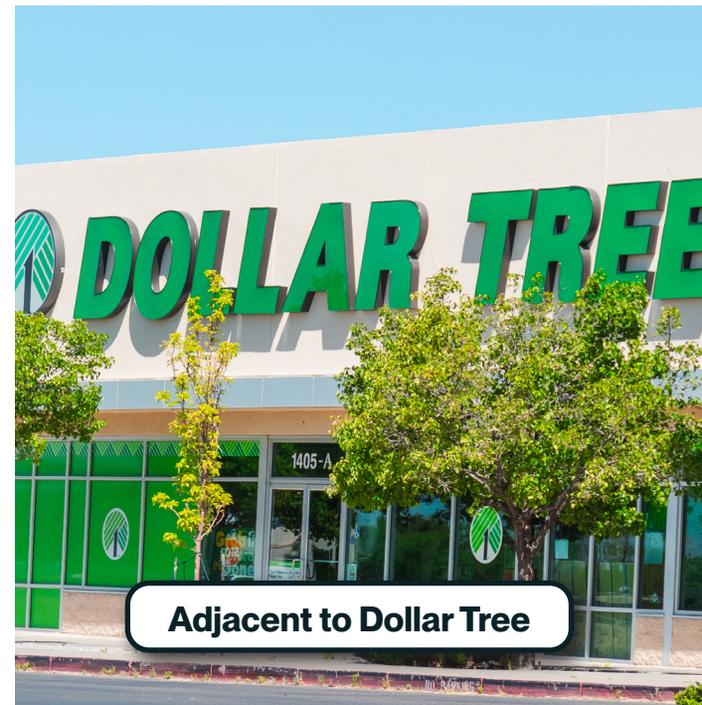
Across the street from the #4 Home Depot Store in New Mexico



Less than 0.5 mile from the only Top Golf in the state



Adjacent to Office Depot



Adjacent to Dollar Tree



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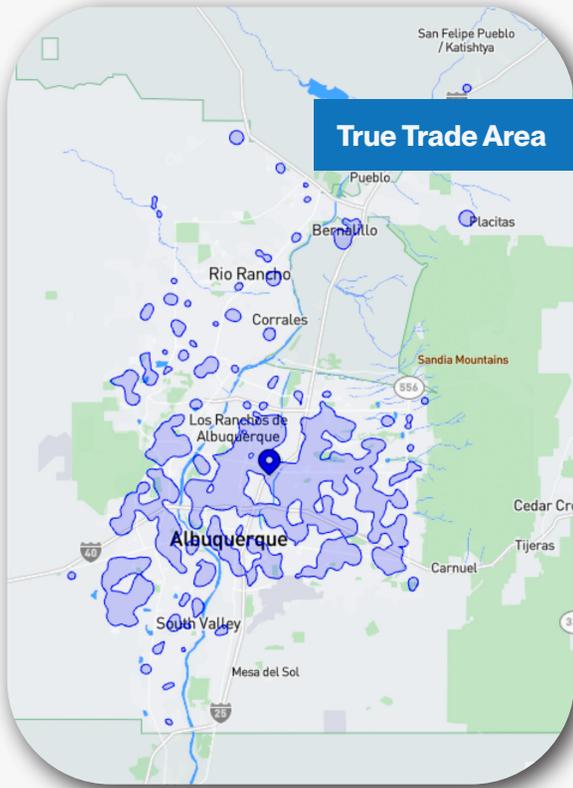
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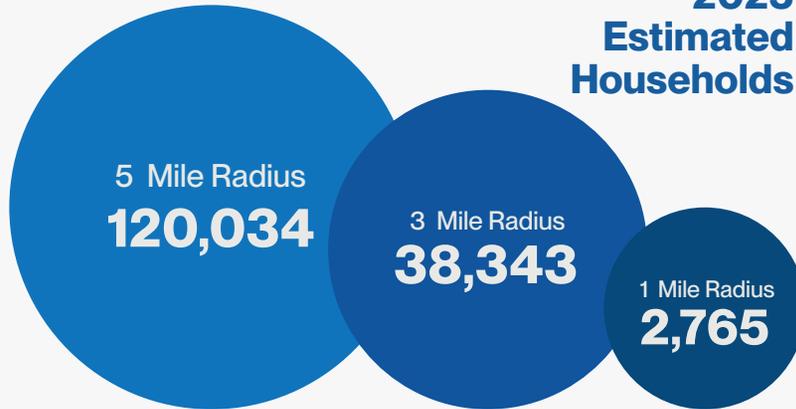
Market Overview



Average Household Income

94K

2025
Estimated
Households



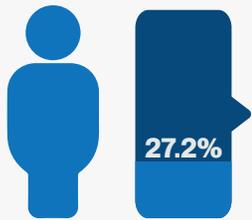
2025 Estimated
Total Employees



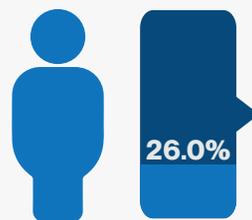
2025 Estimated
Total Businesses



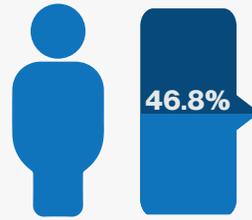
Age



18 - 37
(millennials)



38 - 51
(gen x)



52+
(baby boomers)

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