

Freestanding Restaurant w/ Drive Thru

4900 Central Ave SE | Albuquerque, NM 87108



KING
CAPITAL
COMMERCIAL REAL ESTATE

For Sublease

Jeremy Nelson

Vice President

jeremy@kingcapitalcre.com

Isaac Sanchez

Associate

isaac@kingcapitalcre.com

505-292-9607

kingcapitalcre.com

Property Details



Lease Availability
Building $\pm 2,413$ sf



Lease Rate
See Broker



Zoning
MX-M



Jeremy Nelson
Vice President
jeremy@kingcapitalcre.com

Isaac Sanchez
Associate
isaac@kingcapitalcre.com

For Sublease
4900 Central Ave SE | Albuquerque, NM 87108



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

Market Overview



Property Benefits

- Turnkey 2,413 SF restaurant building, purpose-built for QSR, ideal for food and beverage operators
- Affordable Rent
- Prime Nob Hill location, one of the few existing drive-thru sites in this high-barrier, high-traffic corridor
- High visibility drive-thru, rarely available in this dense urban market with strong commuter and daytime traffic
- Located in a busy retail corridor adjacent to strong regional restaurants.
- Ample parking and convenient access on 0.78 acres
- Long-term lease stability with 12 years remaining on the master lease and multiple option periods available
- Flexible sublease terms provide a rare chance to establish a presence in sought-after Nob Hill



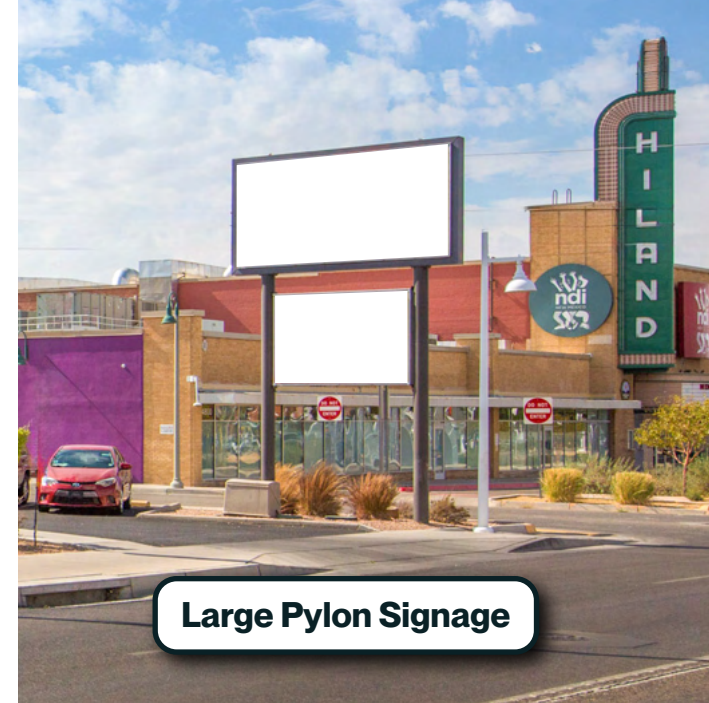
Jeremy Nelson
Vice President
jeremy@kingcapitalcre.com

Isaac Sanchez
Associate
isaac@kingcapitalcre.com

For Sublease
4900 Central Ave SE | Albuquerque, NM 87108



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



Jeremy Nelson
Vice President
jeremy@kingcapitalcre.com

Isaac Sanchez
Associate
isaac@kingcapitalcre.com

For Sublease
4900 Central Ave SE | Albuquerque, NM 87108



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

Market Aerial



Jeremy Nelson
Vice President
jeremy@kingcapitalcre.com

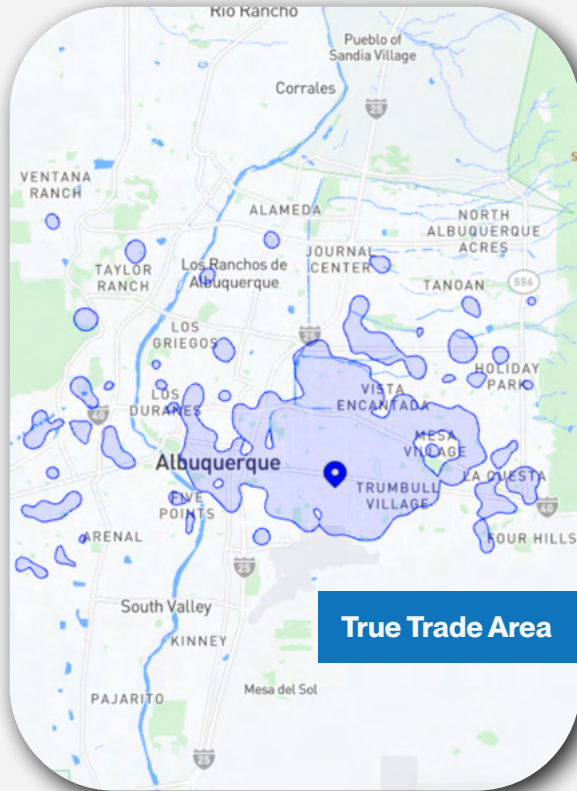
Isaac Sanchez
Associate
isaac@kingcapitalcre.com

For Sublease
4900 Central Ave SE | Albuquerque, NM 87108



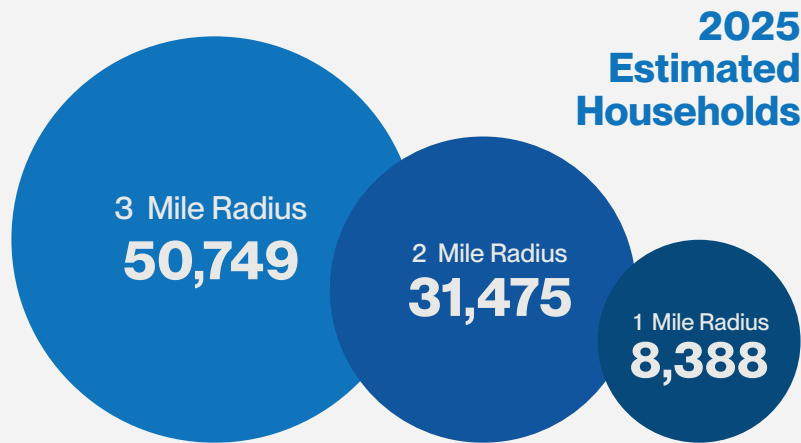
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

Market Overview



Average Household Income

78K



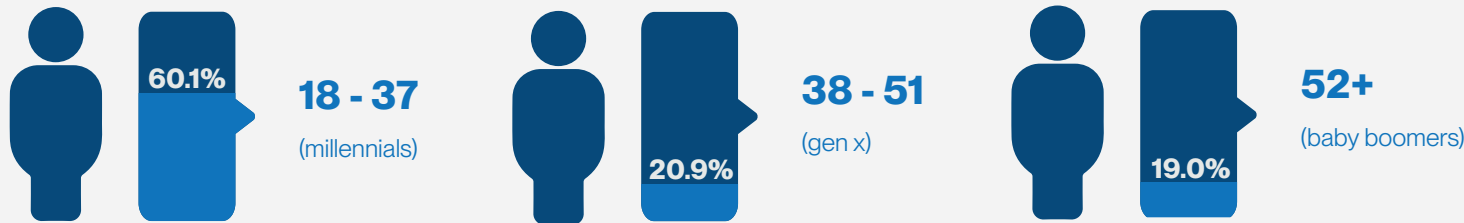
2025 Estimated Total Employees



2025 Estimated Total Businesses



Age



Jeremy Nelson
Vice President
jeremy@kingcapitalcre.com

Isaac Sanchez
Associate
isaac@kingcapitalcre.com

For Sublease
4900 Central Ave SE | Albuquerque, NM 87108



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



4811A Hardware Dr NE Suite 1
Albuquerque, NM 87109

505-292-9607
kingcapitalcre.com



Jeremy Nelson
Vice President

505-610-1655
jeremy@kingcapitalcre.com



Isaac Sanchez
Associate

isaac@kingcapitalcre.com
(505) 377-6590