

Value Add Mixed Use Opportunity in Downtown Albuquerque

317 Gold Ave SW | Albuquerque, NM 87102



KING
CAPITAL
COMMERCIAL REAL ESTATE

For Sale & For Lease

Clayton King

Principal
clayton@kingcapitalcre.com

505-292-9607
kingcapitalcre.com

Premises Overview



Sale Price
\$899,000

Lease Rate
\$15 /sf



Building Size
± 5,000 sf

± 3,000 sf — Restaurant (Vacant)
± 1,000 sf — Apartment 1 (Occupied)
± 1,000 sf — Apartment 2 (Occupied)

Apartment 1
\$1,350.00 per month
Term: Expires 9/30/2025

Apartment 2
\$1,200.00 per month
Term: Expires 11/30/2025



Lot Size
± 0.1641 acres



Zoning
MX-FB-UD



Property Highlights

- Excellent Opportunity for an Investor/Owner User
- Situated in Downtown Albuquerque with a daytime population of 25,000
- Within 1 mile, there are 2,633 businesses and 14,202 residents.
- Visible to 2,427 VPD
- Ground Floor - recently renovated restaurant space with FF&E
- Second Floor - recently renovated studio apartments



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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



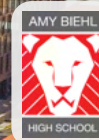
According to Placer.ai, Downtown Albuquerque has **2.3 Million Annual Visits**



Cathedral of St John



Albuquerque Federal Building and Courthouse



SITE
± 5,000 sf



Gold Ave
2,427 VPD



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Premises Overview



According to Placer.ai, Downtown
Albuquerque has **2.3 Million**
Annual Visits



SMPCArch

contract+associates **HAWORTH**
a division of FMG Best in Class Dealer



68 Units



Albuquerque Transit
Department



ABORIDE



NEW MEXICO
COMMUNITY CAPITAL

The Groove
RESTAURANT

SITE
± 5,000 sf



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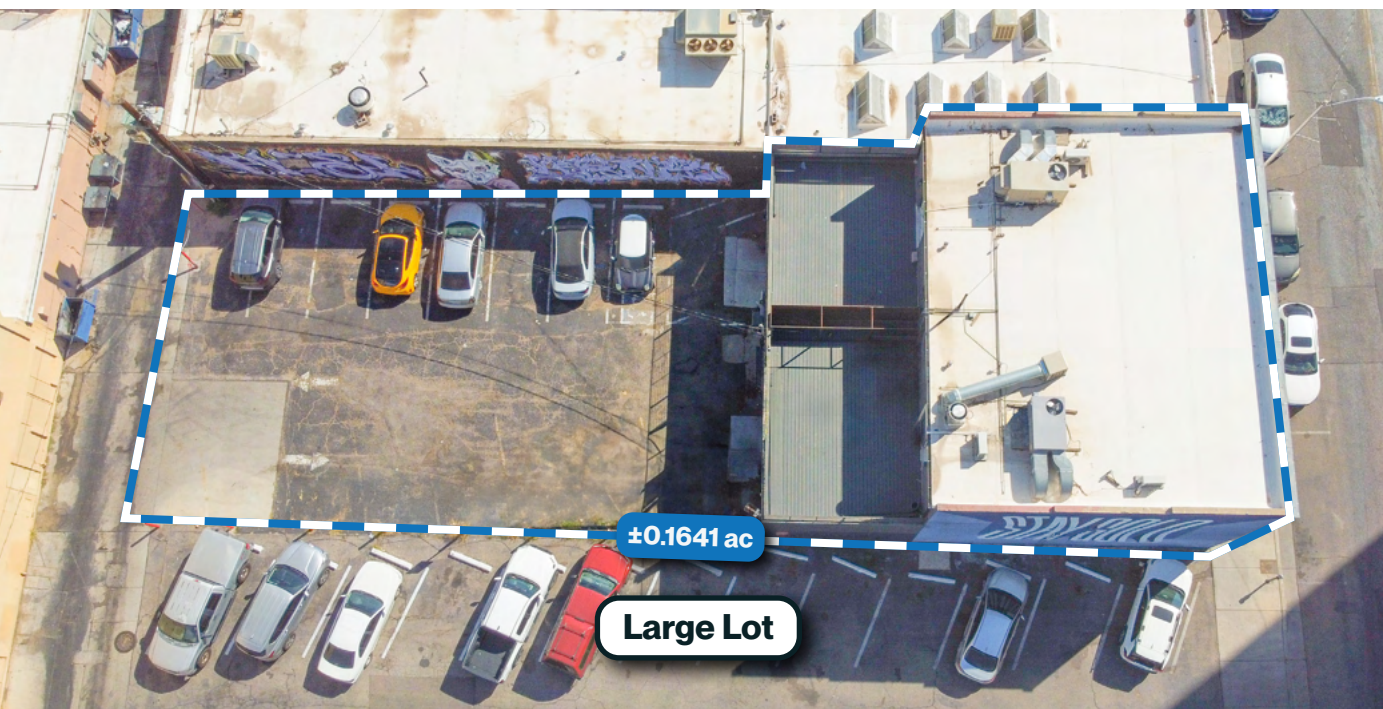
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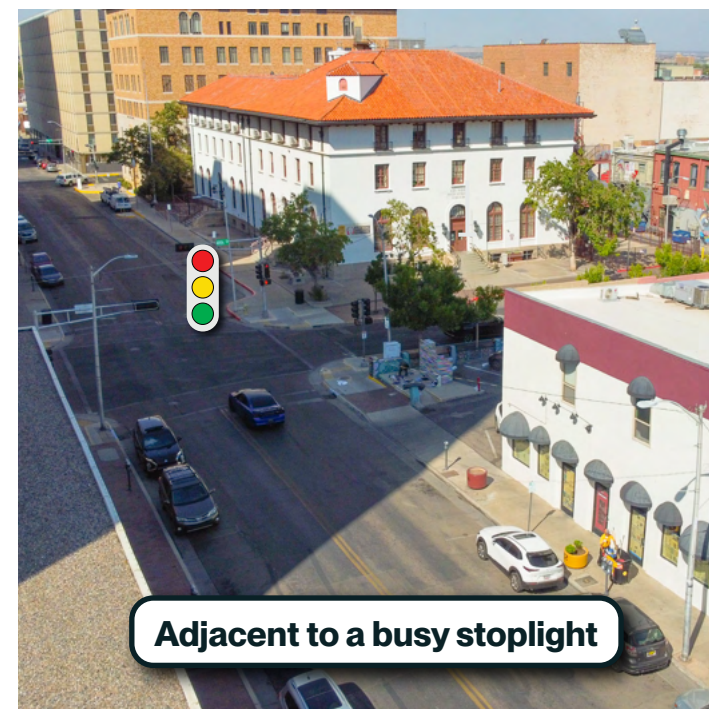
Art Mural



Adjacent to many local businesses



Large Lot



Adjacent to a busy stoplight



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Front Restaurant / Dining Room



2 Large Commercial Fridge



Commerical Sink



Grill & 2 Fryers



2nd Dining Room



2nd Dining Room / Bathrooms



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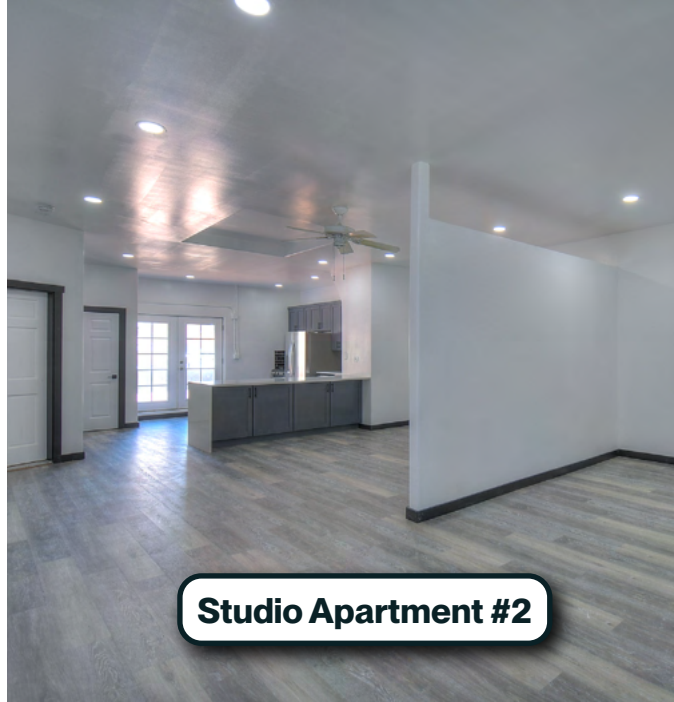
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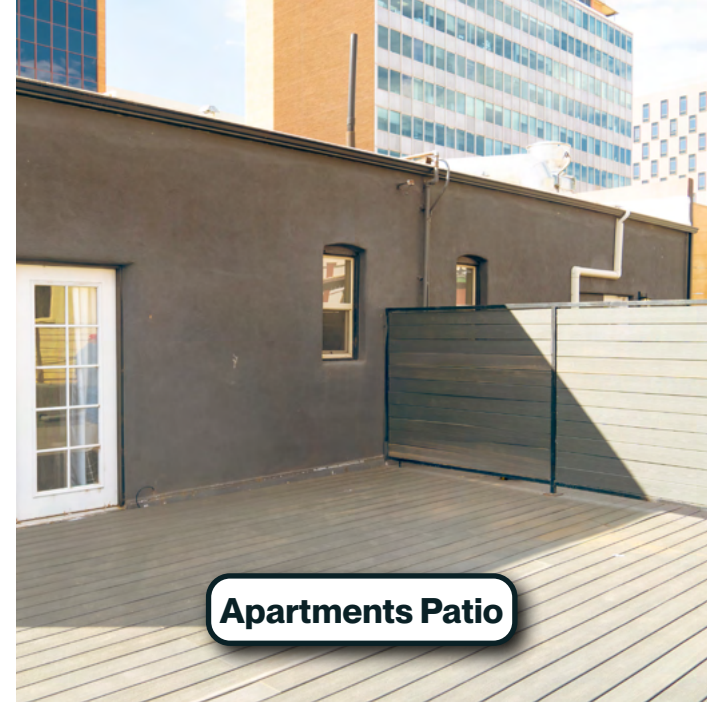
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Studio Apartment #1



Studio Apartment #2



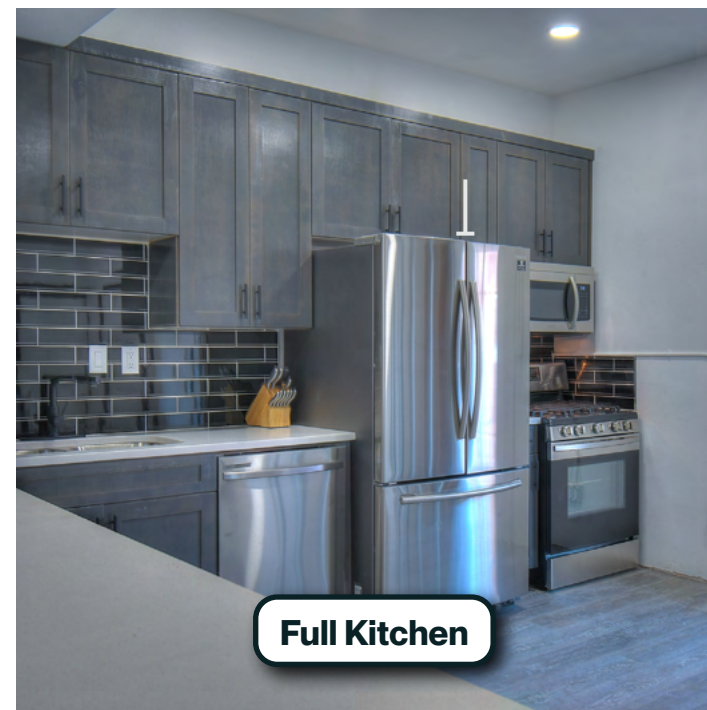
Apartments Patio



Stairwell



Bathroom



Full Kitchen



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Market Aerial



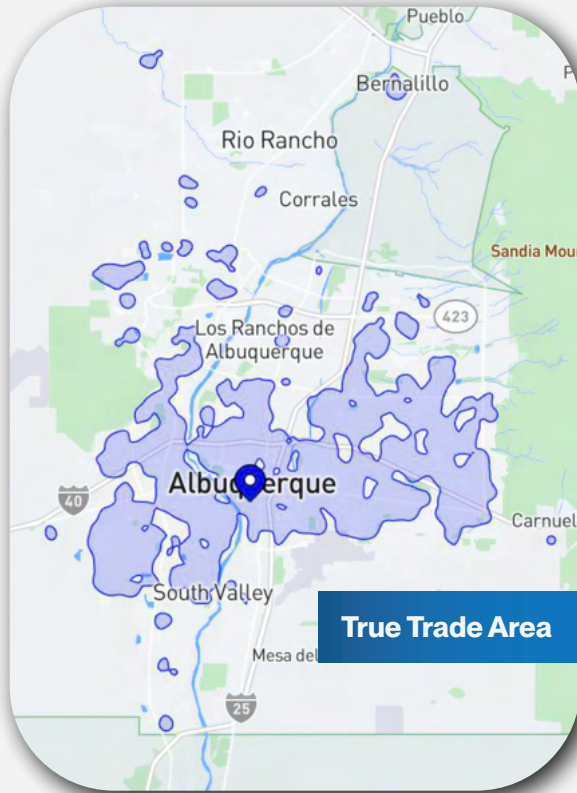
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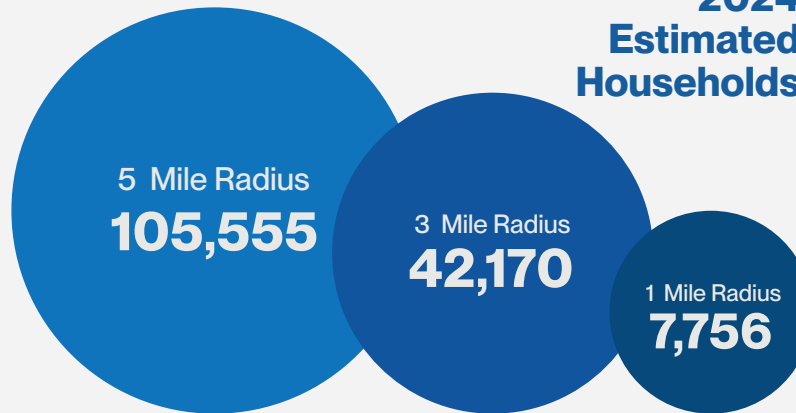
Market Overview



Average Household Income

69K

2024
Estimated
Households



2024
Estimated
Population



14,202
1-Mile Radius

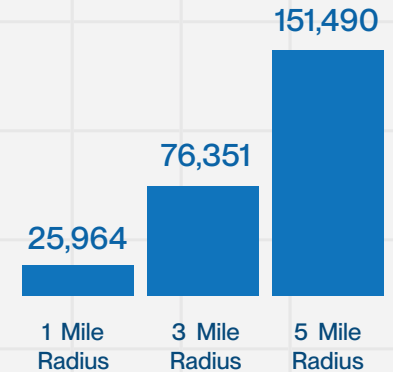


93,046
3-Mile Radius



241,856
5-Mile Radius

2024 Estimated
Total Employees



2024 Estimated
Total Businesses



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4811A Hardware Dr NE Suite 1
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