5801 Central Avenue NE
Albuquerque, NM 87108

MAESTAS
REAL ESTATE SERVICES



FOR SALE: Turn Key Free Standing Restaurant

Property Information

Located along Route 66, This Turn Key Restaurant offering presents a rare opportunity to acquire a freestanding, restaurant-ready building. The property is completely gated and secured is located off one of the most recognizable and heavily trafficked commercial corridors in the city.

The property benefits from exceptional visibility and accessibility, with strong daily traffic counts and proximity to key demand drivers including Nob Hill, the University of New Mexico, and Downtown Albuquerque. Surrounded by established residential neighborhoods, local businesses, and ongoing corridor revitalization efforts, this location supports a wide range of retail, dining, and service-oriented uses.

The building is currently configured for restaurant use and features a functional layout with an existing dining area, commercial kitchen infrastructure, and on-site parking. These improvements allow a new owner or operator to step into a true turnkey restaurant space, significantly reducing the time, cost, and complexity typically associated with new construction or second-generation buildouts. All existing furniture, fixtures, and equipment (FF&E) are available for purchase separately, providing flexibility for buyers and representing a substantial savings compared to replacement cost. This creates an opportunity for an owner-user, investor, or operator to reposition the property with a new concept while leveraging the existing infrastructure.

The Albuquerque metropolitan area continues to demonstrate stable economic fundamentals with a strong labor force and consistent consumer demand. Central Avenue remains a key commercial artery with continued investment and long-term viability for retail and restaurant uses. Opportunities to acquire restaurant-ready real estate in high-visibility, established locations such as this are increasingly limited. 5801 Central Avenue NE offers a compelling combination of location, infrastructure, and upside potential for a buyer seeking to establish or expand their presence in the Albuquerque market.



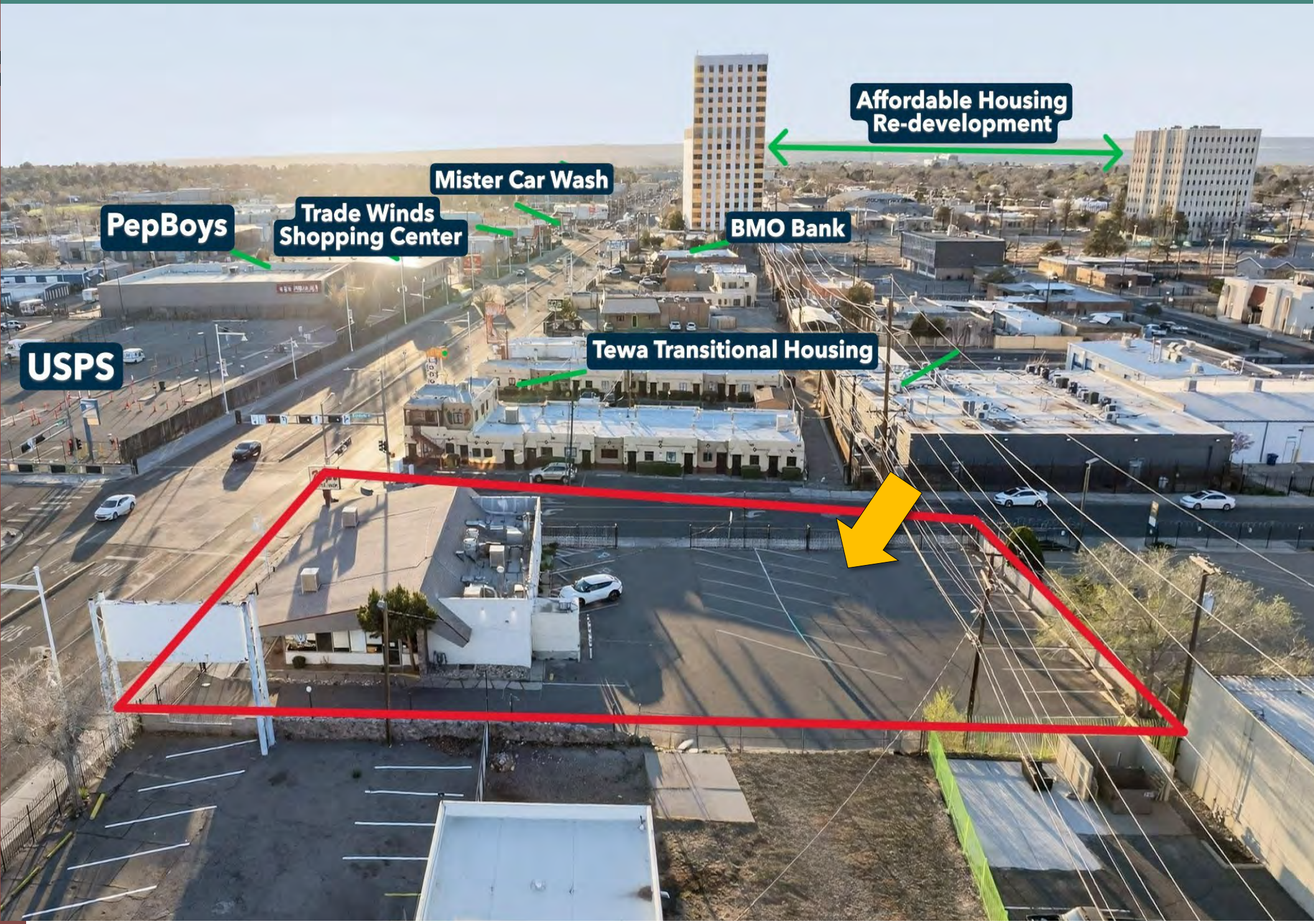


The Property

Address:	5801 Central Ave. NE
Asking Price:	$679,000
$ /SF:	$160.86
Bldg. Size:	4221 SF
Site Size:	0.41acres
Year of construction:	1965
UPC#:	101805714217732601
Zoning:	MX-M
Legal:	Lot 12 & Lots 26 Thru 29 Blk 36 Tijeras Place Addn & Por S 1 /2 Vac Alley

FF&E Available	**$90,000**
Business	Not For Sale
Gated Access	Yes
Property Tour	**Appointment with Broker Only**
Signage	Building and Pole
Visibility	Hard Corner
Access	Central and Alvarado

Location Map

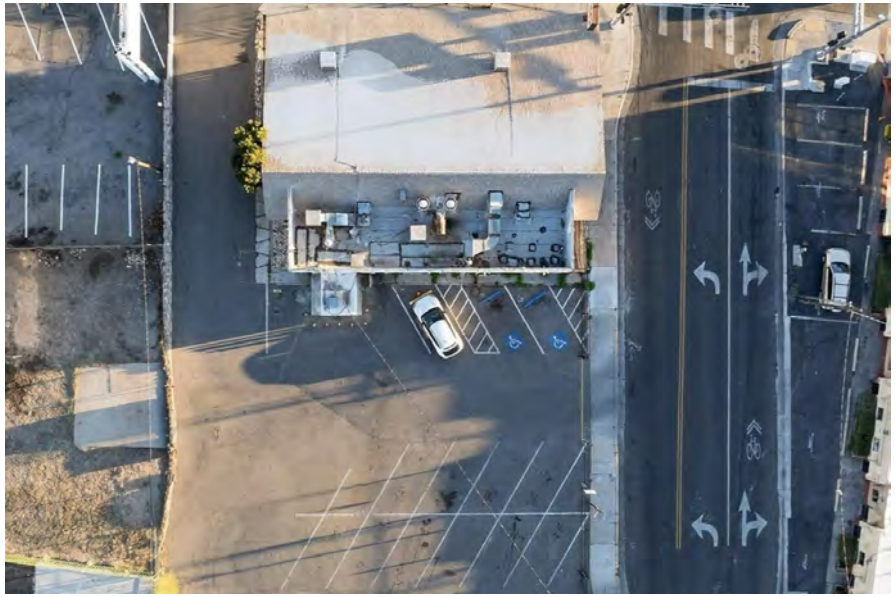


Property Photos









Property Photos

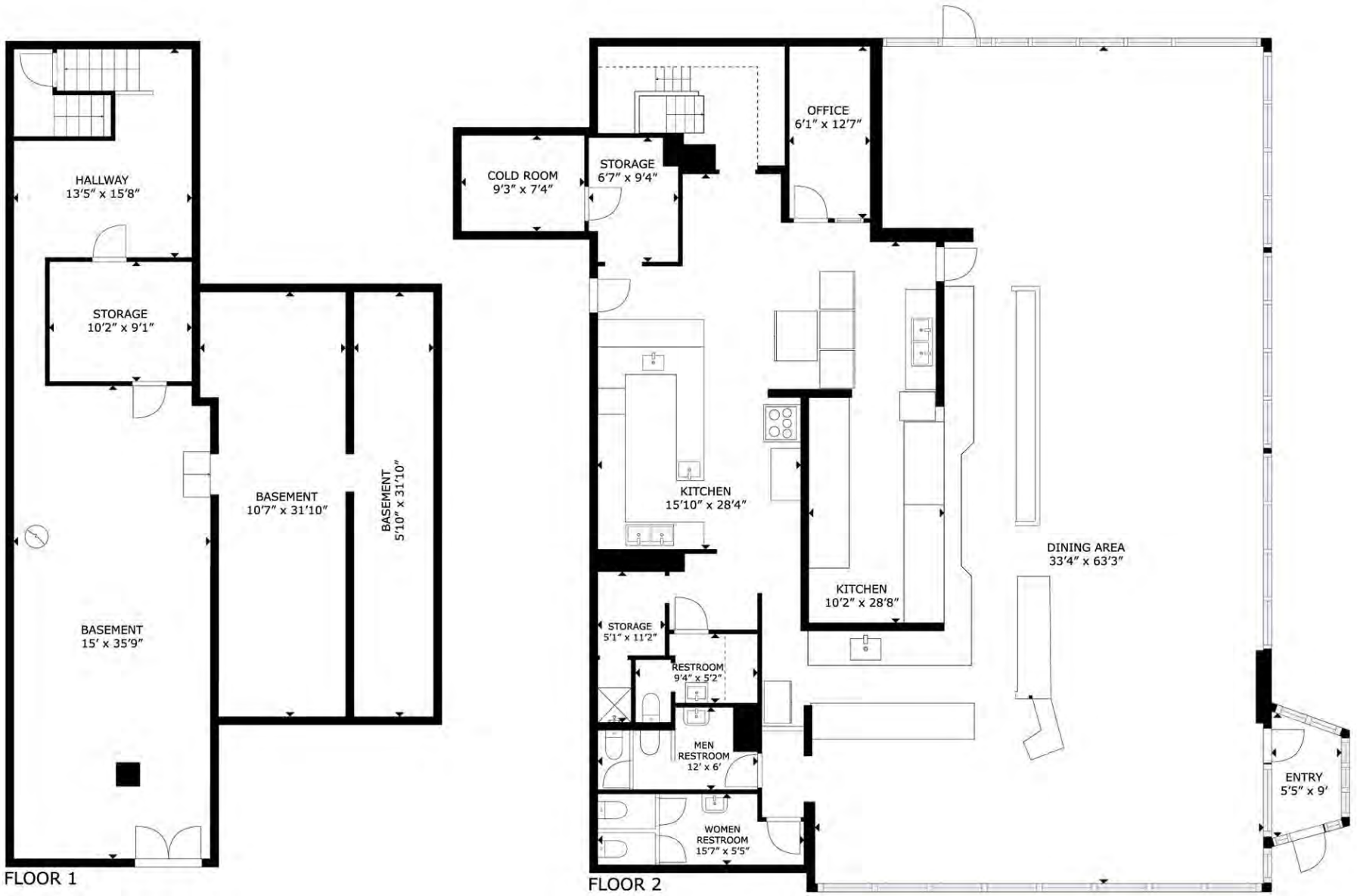








Floorplan



5801 Central Ave NE, Albuquerque, NM, 87105

FLOOR 1: 1547 sq ft, FLOOR 2: 3443 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 4990 sq ft

ALL MEASUREMEMENTS ARE APPROXIMATE, THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY

Interior Photos - Dining Room













Interior Photos - Kitchen





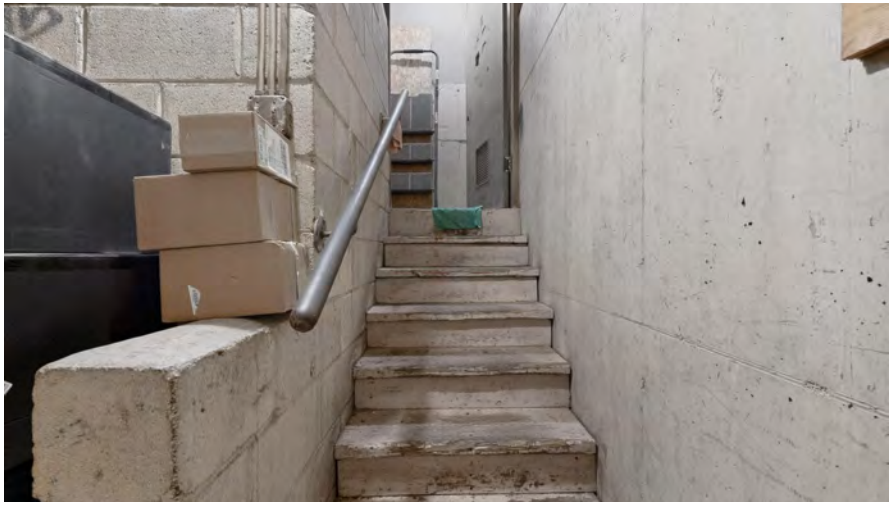




Interior Photos - Basement









Aerials









ABQ - GIS

AREA UPSIDE

- High-Density Neighborhood with 5,300+ Households In 1-Mile Radius
- Proactive City / State Investments along Central Ave
- Dense Retail Corridor Drawing Strong Foot Traffic
- Proximity to Nob Hill Shops, UNM, I-40, Airport



Central Ave (*Route 66 Corridor*)

±5 Minutes to UNM | ±3 Minutes to I-40



Strategic Location Poised to Benefit
From Continued Revitalization & Traffic Growth



5801 CENTRAL AVE NE

Walk Score	Transit Score	Bike Score
~75	~43	~72
Very Walkable	Some Transit	Very Bikeable

Prime Location Along Central Ave / Route 66 Corridor

Close to Dining, Retail & Transit Access

Reasons to invest in Albuquerque, NM

Albuquerque is home to three of the six F.A.A.N.G. tech companies:

	Facebook	Data Center
A	amazon	Distribution center under construction—announced 1,000 new jobs
A	Apple	
N	NETFLIX	announced $1 Billion of new programming
G	Google	

Due to Sandia and Los Alamos National (nuclear) Laboratories - New Mexico has more PhDs per capita than any other state.

#3rd place in United States for Film and TV

The city has made a major investment in its transportation corridor - along historic Route 66 the new A.R.T. or Albuquerque Rapid Transit has been installed - a $130M investment and upgrade into this transit corridor. Did you know that apartment communities in the top 10% of walk, bike or transit scores achieve 25% higher rents?

Albuquerque offers over 300 days of sunshine, ski and golf in the same day, hundreds of miles of biking/hiking trails, more parks/open space per person and North America's largest bosque forest.



Albuquerque, New Mexico in the news

- ☑ **9th best mid-sized city of the Future**
  Foreign Direct Investment magazine—03/2015
- ☑ **6th best city to travel to for food snobs**
  Travel+Leisure—03/2015
- ☑ **America's best city for Global Trade for Skilled Workforce**
- ☑ **3rd best city for rent growth**
  All Property Management as reported in ABQ Journal—
- ☑ **6th best city in US for connecting workers to jobs using Public Transportation**
  Brookings Institute—July 2012
- ☑ **One of the 10 best park systems in the nation**
  Trust for Public Land—2012
- ☑ **3rd most fittest city**
  Men's Fitness Magazine– 2012
- ☑ **3rd best city to make movies**
  Moviemaker.com– June 2012
- ☑ **Top 25 best places to Retire**
  CNNMoney.com—Sept. 2011
- ☑ **15th best city in Bloomberg's Business Week (best cities)**
  Bloomberg's Business Week—2011
- ☑ **#17th best bike friendly city**
  Bicycling Magazine—2010
- ☑ **Top Ten for Being a Healthy Community**
  Outside Magazine—#6—August 2009
- ☑ **One of the Best Cities in the Nation**
  Kiplinger Magazine—#2—July 2009
- ☑ **Top 10 places to Live**
  U.S. News & World Report—June 2009
- ☑ **AAA rates Albuquerque 2nd in vacation affordability**
  American Automobile Association—June 2008
- ☑ **UNM Anderson School Ranked in Global 100**
  Aspen Institute, October 2007



MILLIONAIRE HOUSEHOLDS: 40,450
TOTAL HOUSEHOLDS: 813,135
Concentration of Millionaires: 4.97%

RANK: 44 (+1 from last year)

MEDIAN INCOME FOR ALL HOUSEHOLDS: $47,169

MEDIAN HOME VALUE: $174,700

New Mexico is a land of stark contrasts when it comes to its millionaire population. Los Alamos, New Mexico – best known for the world-famous Los Alamos National Laboratory – seems like an unlikely place to find a lot of millionaires. **But at 13.2%, it has the second-highest concentration of millionaires per capita of any city in the U.S.**

In addition to medicine, top-paying jobs are found in general internal medicine, engineering management and psychiatry.

Yet outside of Los Alamos, the state's concentration of millionaires puts it in the bottom 10 in the U.S. Fewer than 1 in 20 households claiming investable assets of $1 million or more.

Marketing Advisor

Anita Maestas is the Qualifying Broker of Maestas Real Estate Services, Inc., with over 23 years of commercial real estate experience in New Mexico. Since 2003, she has specialized in the marketing and sale of investment properties, including retail, multifamily, land, and business opportunities.

Anita is known for her strategic approach to positioning assets to attract qualified buyers and maximize value. Her experience with both real estate and operational business sales makes her particularly well-suited to represent restaurant and hospitality opportunities such as 5801 Central Avenue NE, where both the physical asset and turnkey potential are key drivers.

With in-depth knowledge of Albuquerque's Central Avenue corridor, Anita provides valuable insight into location dynamics, redevelopment trends, and long-term growth potential. As a business owner herself, she brings a practical understanding of operations and investment performance, allowing her to effectively connect with both investors and owner-users.



Anita Maestas

Qualifying Broker

Maestas Real Estate Service

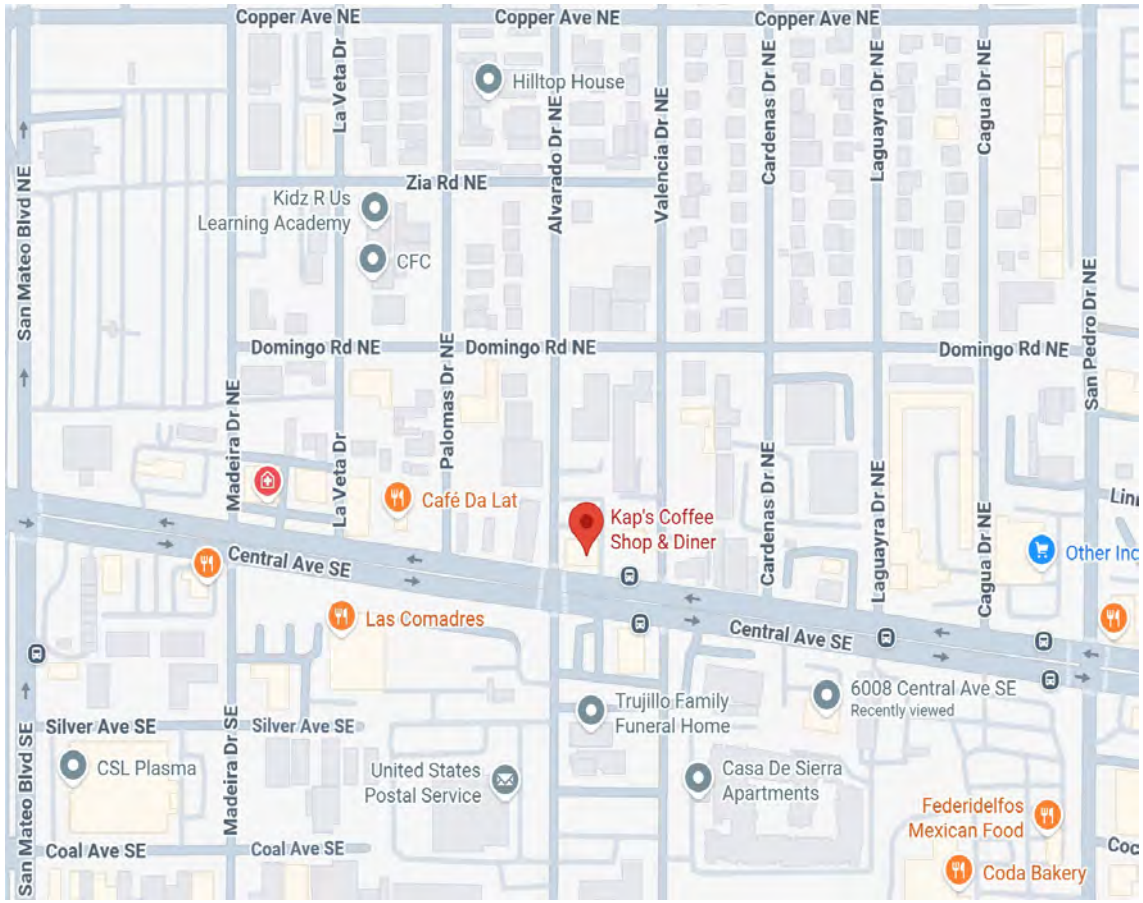
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Property Map

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