

# FOR SALE

## UNIQUE HISTORIC TURNKEY RESTAURANT



**STEINBORN**  
COMMERCIAL REAL ESTATE  
575-532-2345

TCN  
WORLDWIDE

### FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate  
Kary Bulsterbaum  
141 Roadrunner Pkwy, Ste. 141  
575-639-1208 | [kary@steinborn.com](mailto:kary@steinborn.com)

# Executive Summary

This is an extraordinary historically preserved property with numerous unique features and characteristics. Located in the Mesquite Historic District, the original townsite of Las Cruces, and in the Arts and Cultural District, this property was restored with incredible attention to detail. You'll be amazed at the overall quality of the restoration. The most unique elements of the preservation include but are not limited to original light fixtures above the gas fireplace from the original restoration being in place from the original construction, original windows being renovated and restored, and the enhancement of the original stone. The entire electrical system both internal and external has been upgraded to full commercial grade and in compliance with all codes. All the lighting packages both internal and external have been upgraded and offer unique dimming capability to enhance the customer experience. The original structure was built in 1940. A full-scale state-of-the-art commercial kitchen, bar, and walk in wine closet was constructed in 2020. Separate HVAC systems are in place for the dining area and kitchen areas. The wine rack system has its own min-split cooling system. An extensive equipment inventory is offered with the property for the benefit of the kitchen operation. 2023 brought further renovations to the property in terms of an extensive expansion of an outdoor patio space and bar that is almost 1000 SQFT of space under roof. No attention to detail was missed in terms of lighting options, drainage, outdoor heaters, and outdoor cooling and vent systems. Both the interior and exterior areas have a high-quality sound system in place. A significant value-added proposition exists with an additional land area that can be converted for additional private event space or dining areas if desired. A residential apartment could allow for creative use of space. An 8 ft X 10 ft cellar found in the main building and covered storage behind the residential apartment offer additional storage space. If you are truly looking to craft a destination experience for your customers, you cannot beat the location dynamics and unique elements in place. It sits in the original southerly pass of El Camino Real de Tierra Adentro and due east of the revitalized Main Street Downtown District. The ease of access and overall centralization off of other major streets and roadways makes it very attractive in addition. The location is at the front doorstep of Klein Park and directly adjacent to the "Bean" coffee shop and La Nueva Casita Cafe. This is truly an opportunity to own a value-added asset. Give us a call to discuss.



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# Basic Property Highlights

## Sales Price \$775,000

- Main Restaurant and Dining Area 2338 SQFT
- Rear 2BR 1BA Apartment 896 SQFT
- Lot Size 10,860 SQFT
- Approximately 1000 SQFT of Covered Outdoor Bar & Patio Space
- Main Dining Area 1202 SQFT
- Kitchen Square Footage 1136 SQFT
- Covered Patio attached to Main Entry 675 SQFT
- 112 SQFT lofted private office
- 1940 Original Construction
- 2020 Commercial Kitchen, Bar , and Walk-In Wine Closet
- 2023 Outdoor Bar and Patio Addition



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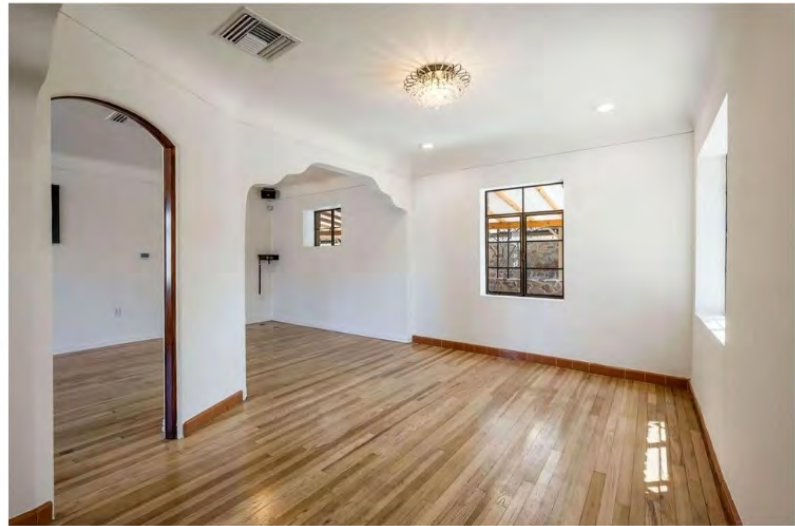
# Unique Property Features

- Original 1940's windows preserved and renovated in dining area.
- Preserved original light fixtures in dining area.
- Upgraded electrical system in compliance with all commercial codes to exterior and interior.
- Commercial recirculating tankless water heater.
- Mini-Split system in walk-in wine closet capable of cooling to 60 degrees Fahrenheit.
- Upgraded Interior & Exterior lighting systems with dimming capabilities from dawn to dusk.
- Heaters in place to outdoor patio areas.
- Premium sound system installed to interior and exterior.
- Additional land available for private event space.
- Two newly constructed ADA restrooms.
- Extensive kitchen equipment list to run with property.
- Separate HVAC system for dining and kitchen area.
- Rear holding pond and drainage systems.
- French drain installed for maximum drainage.
- Additional outdoor covered storage.

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# Interior Dining Photos



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# Bar & Walk-In Wine Closet



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# Kitchen



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# Outdoor Patio & Bar



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# Additional Photos



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# Las Cruces Market Key Facts

- 18 percent of the area population and most dominant lifestyle element spends above national averages.
- 110,000+ population in Las Cruces Metro
- 225,000+ plus in Dona Ana County
- 128,000+ daytime population Las Cruces Metro
- 64,000+ worker population Las Cruces Metro
- 1% compound annual growth rate Las Cruces Metro projected from 2024 to 2029
- 3.5 % compound per capita income growth rate projected from 2024 to 2029
- 2.5% compound median income growth rate projected from 2024 to 2029
- \$73,000 median household income for most dominant lifestyle dynamic (18 percent of population)



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To view a virtual tour, scan here:



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