



BERNALILLO RESTAURANT AND DRIVE-THRU PAD

980 Highway 550 Bernalillo, NM 87004



**FOR
LEASE**

AVAILABLE
5,026 SF

RATE
\$26.00 PSF NNN
NNNs* \$3.00
* Estimate provided by Landlord
and subject to change

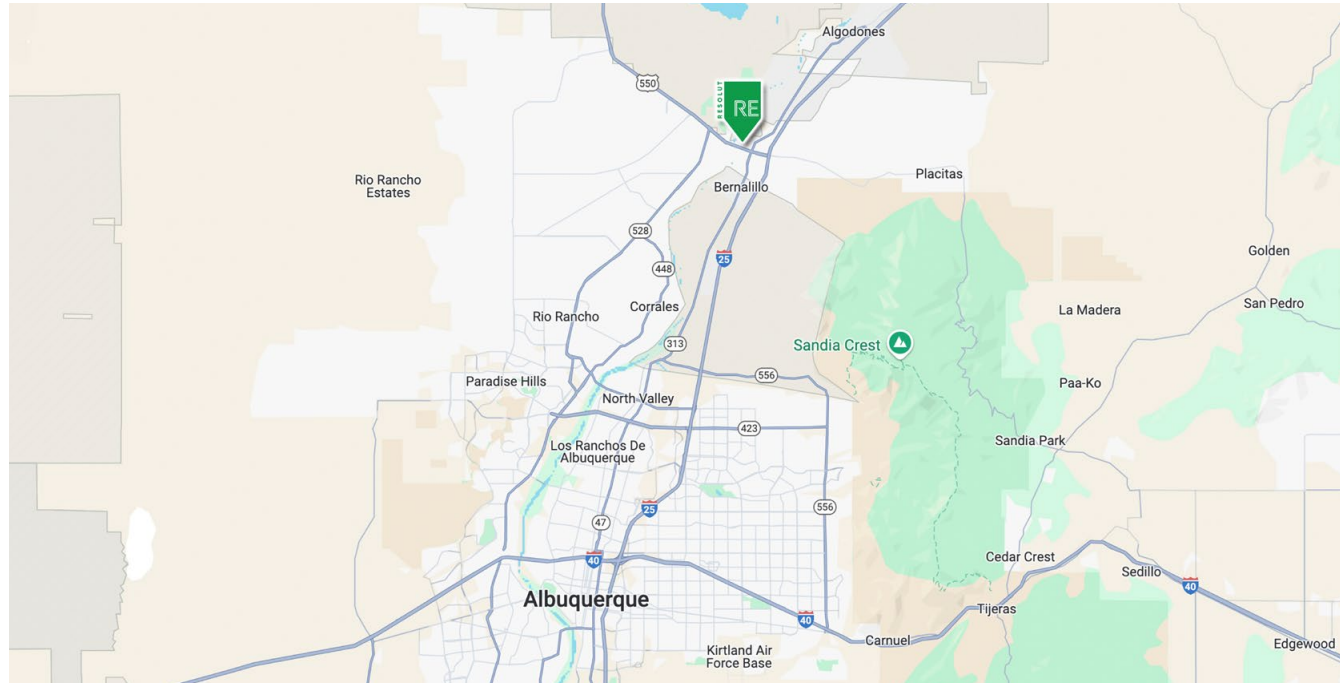
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PROPERTY HIGHLIGHTS

- Second-generation restaurant space with existing infrastructure
- High traffic counts: 40,000+ VPD on US Highway 550
- Direct access to I-25 and key regional destinations
- Located in a dense retail corridor with national co-tenancy
- Zoned for commercial use with flexible retail applications
- Ideal for QSR, fast casual, or service-based businesses
- Ample parking and dual-access entry points
- Surrounded by established residential and tribal communities
- Additional pad site available for an additional drive-thru



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



25,381
POPULATION
3-MILE RADIUS



\$113,547.00
AVG HH INCOME
3-MILE RADIUS



14,863
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
US 550: 18,741 VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

980 US Highway 550 presents a rare opportunity to lease at second-generation restaurant space along one of the busiest commercial corridors in all of New Mexico. Located in the heart of Bernalillo's retail hub, the property benefits from exceptional frontage on Highway 550, which sees over 40,000 vehicles per day, offering unmatched exposure to both local and regional traffic. This highly visible site is strategically positioned at the gateway to Rio Rancho and Santa Ana Pueblo, adjacent to national brands such as Starbucks, Walgreens, and McDonald's. The existing infrastructure, including restaurant build-out, grease trap, and drive-thru capabilities, allows for at rapid turnaround and reduced build-out costs for food service operators or other retail users. With strong surrounding demographics, high traffic volumes, and flexible commercial zoning, this location is ideally suited for QSR, fast casual, or any high-traffic retail use seeking to capitalize on regional draw and immediate access to I-25.

PROPERTY HIGHLIGHTS

- Prime Highway Frontage on US Hwy 550 with exceptional visibility and high daily traffic counts
- Strategic Location at the gateway to Bernalillo and Rio Rancho—minutes from I-25
- Ideal for Drive-Thru, Restaurant, or Retail with strong demographics and regional draw
- Surrounded by National Tenants including Starbucks, Walgreens, and McDonald's
- Fully Improved Pad Site with utilities at or near the lot line
- Flexible Site Configuration to accommodate single or multi-tenant users
- Zoned for Commercial Use—suitable for restaurant, retail, or service-oriented businesses
- Ample Parking and convenient ingress/egress from both directions

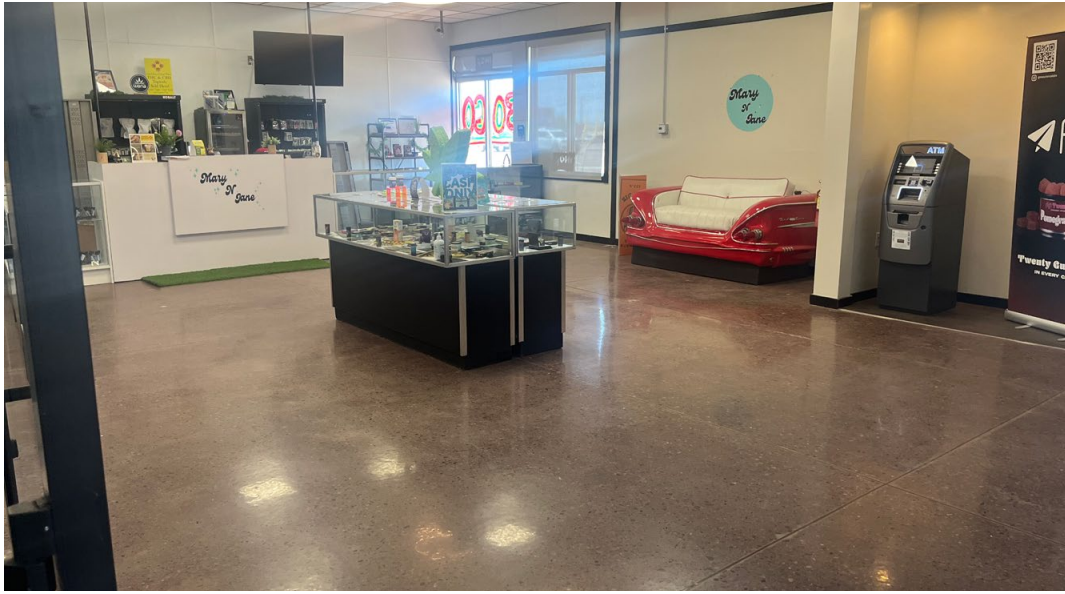


PROPOSED SITE PLAN



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