



# BERNALILLO RESTAURANT AND DRIVE-THRU PAD

980 Highway 550 Bernalillo, NM 87004



**FOR  
LEASE**

**AVAILABLE**  
5,026 SF

**RATE**  
\$38.00 PSF NNN  
NNNs\* \$3.00  
\* Estimate provided by Landlord  
and subject to change

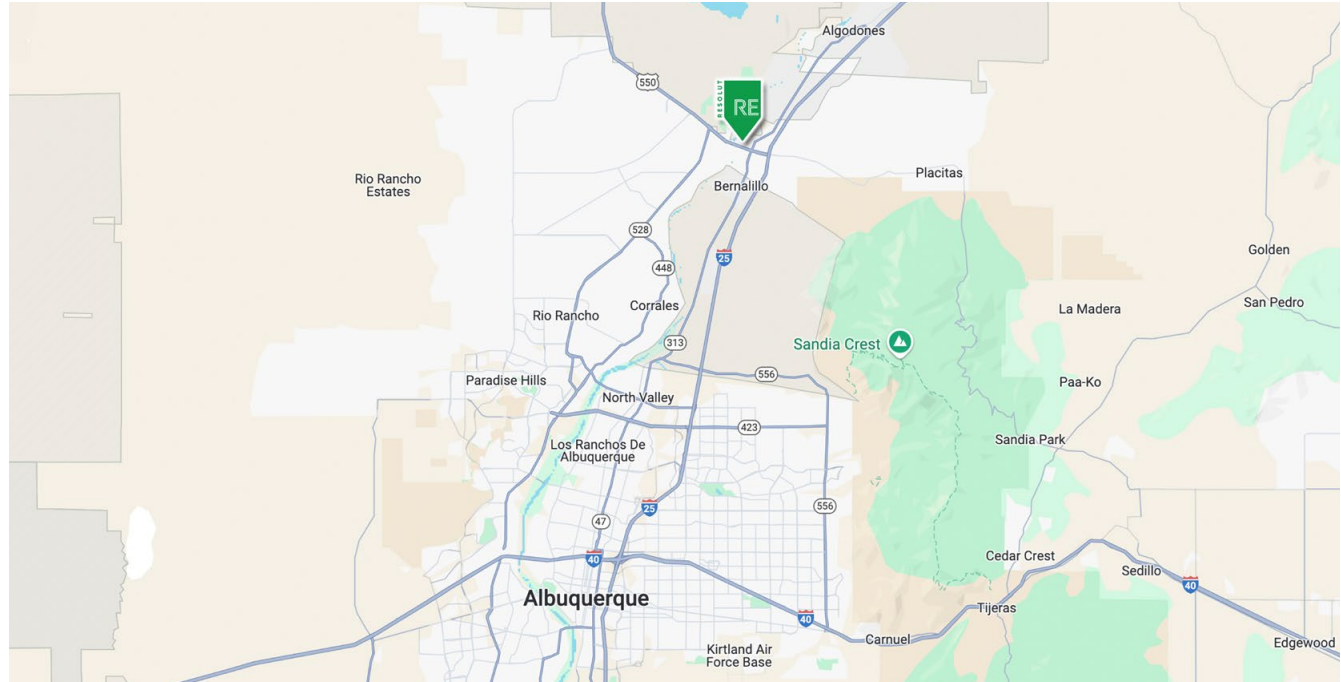
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## PROPERTY HIGHLIGHTS

- Second-generation restaurant space with existing infrastructure
- High traffic counts: 91,260 + 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: 91,260 VPD  
(STDB 2025)

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### PROPERTY OVERVIEW

980 US Highway 550 presents a rare opportunity to lease a 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 90,000 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 fixtures, grease trap, and drive-thru capabilities, allows for a 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. This opportunity includes Prime opportunity to secure a 770 square foot drive-thru restaurant or retail pad, available as a build-to-suit or ground lease. This flexible site offers an excellent chance for national or local operators to establish a high-visibility location tailored to their specific design and operational needs.

### PROPERTY FEATURES

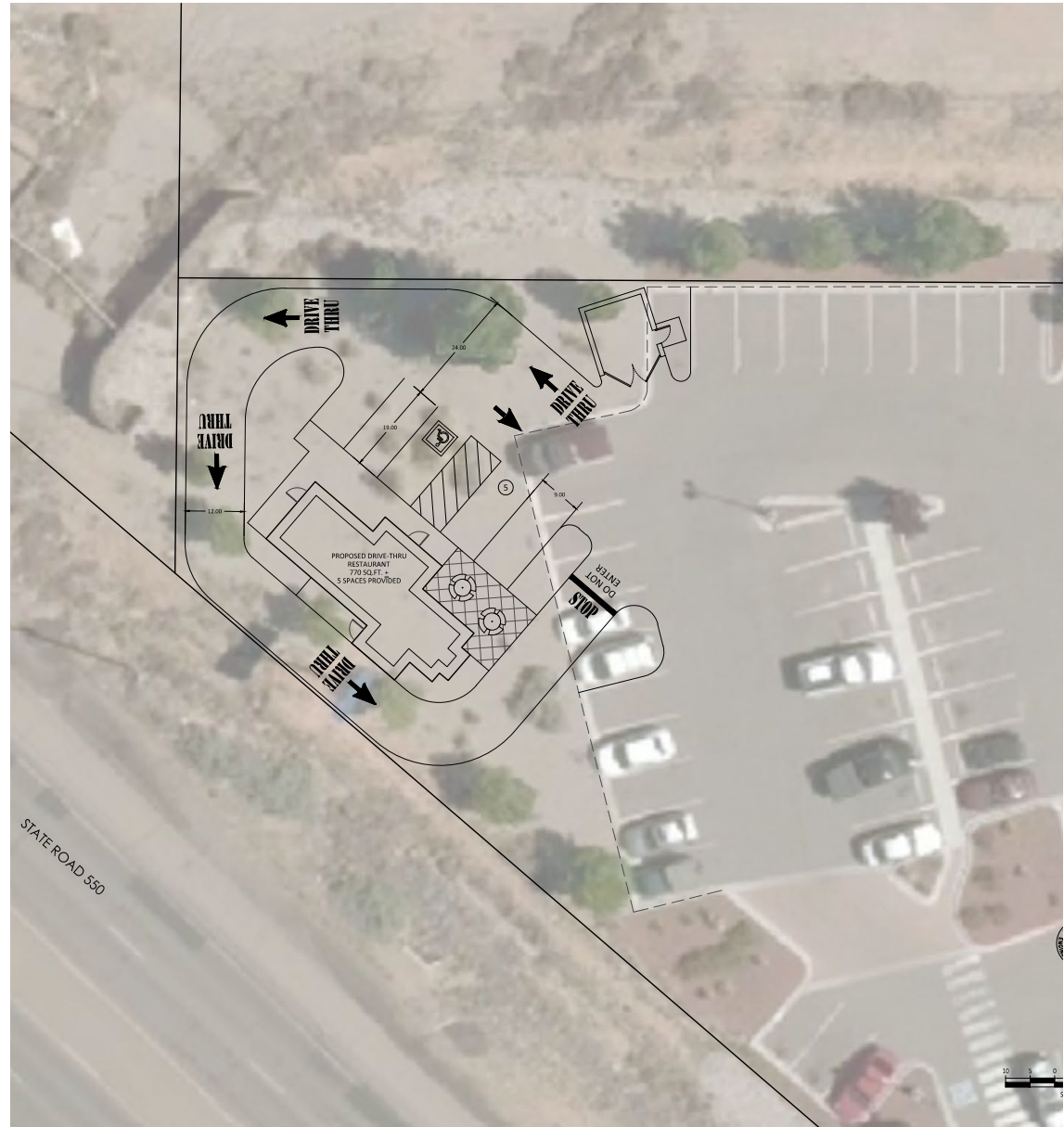
|               |             |
|---------------|-------------|
| Lease Rate:   | \$38.00 PSF |
| NNN:          | \$3.00 PSF  |
| Available SF: | 5,026 SF    |
| Lot Size:     | TBA         |
| Zoning:       | TBA         |
| Submarket:    | Bernalillo  |



**PROPOSED SITE PLAN**

**AVAILABLE PAD SITE**

- 770 SF pad ideal for quick-service restaurants, coffee concepts, or specialty retail
- Build-to-suit or ground lease structure for maximum tenant flexibility
- Designed for drive-thru efficiency with convenient site circulation and access
- High-traffic location with excellent street exposure and signage opportunities
- Suitable for single-tenant user seeking a modern, small-format footprint
- Perfect for brands expanding with limited square footage but high daily turnover



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