Historic Route 66 Restaurant / Retail

316-320 Central Ave SE | Albuquerque, NM 87102



KING CAPITAL
COMMERCIAL REAL ESTATE

For Sale or Lease

David Fite
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Premises Overview

Sale Price
$1,990,000

Lease Rate
$16-$18 PSF

Building Size
± 10,613 sf
± 6,126 SF restaurant and bar
± 820 SF patio
± 4,487 SF office space for corporate/back-office use

Lot Size
± 0.5536 acres

Zoning
MX-L



Property Highlights

- Turn-key commercial space including both the restaurant and the adjoining , but separate, office space or retail space.
- Urban location with rare on-site parking (37 parking stalls plus on street parking), a valuable asset for this area.
- Historic building originally built in 1938 as the Carothers & Mauldin Auto Service station, most recently home to a popular local restaurant chain known for quirky Southwestern décor and comfort food.
- Unique character & build out perfect for a restaurant, but could be redeveloped for multiple other uses



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Market Overview



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Property Overview

The property at 316–320 Central Ave SE is a prime urban commercial asset situated in Albuquerque's East Downtown (EDo) submarket, along the historic Broadway–Central corridor. The single-story building features a turn-key restaurant and bar space with a long, successful operating history. Originally constructed in 1938 as the Carothers & Mauldin Auto Service station, the property has been thoughtfully adapted for restaurant use and is well known within the community as a destination dining location along Central Avenue.

- **Total Building Size:** Approx. 10,613 SF (includes restaurant, mezzanine, and finished basement build-outs)
- **Restaurant Space:** Approx. 6,126 SF main dining and kitchen area
- **Additional Space:** Approx. 4,487 SF of contiguous space suitable for office, back-of-house, or flexible commercial use, offering repositioning potential
- **Outdoor Amenities:** Approx. 820 SF fenced outdoor patio
- **Parking:** 32 on-site surface parking stalls, plus additional street parking

The property previously operated as the Standard Diner for over 15 years, establishing itself as a beloved neighborhood institution and one of Albuquerque's most recognizable dining destinations. In more recent years, the space was occupied by Range Café, a sister restaurant to Standard Diner and a well-known New Mexico brand founded in 1992. Range Café continued the site's legacy as a high-traffic restaurant location, known for its quirky Southwestern décor and comfort-driven menu, until its recent closure. Together, these concepts underscore the property's long-standing viability and strong brand association within the local dining scene.

The surrounding area is characterized by ongoing mixed-use redevelopment, historic preservation efforts, and proximity to key anchors such as Hotel Parq Central, major employment centers, and Downtown Albuquerque. With strong visibility along Central Ave, high walkability, and a dense surrounding workforce and residential population, the property occupies a uniquely positioned urban niche. These long-term market dynamics support continued demand for restaurant and hospitality uses, positioning the property as a compelling opportunity for a new operator or owner-user seeking a location with deep community recognition and a proven operating history.





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320 Central Ave SE













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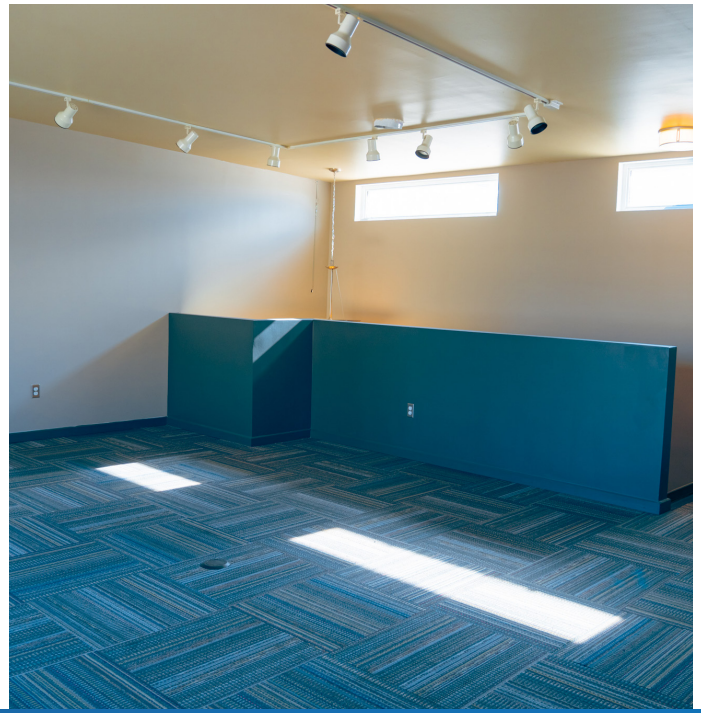
316 Central Ave SE











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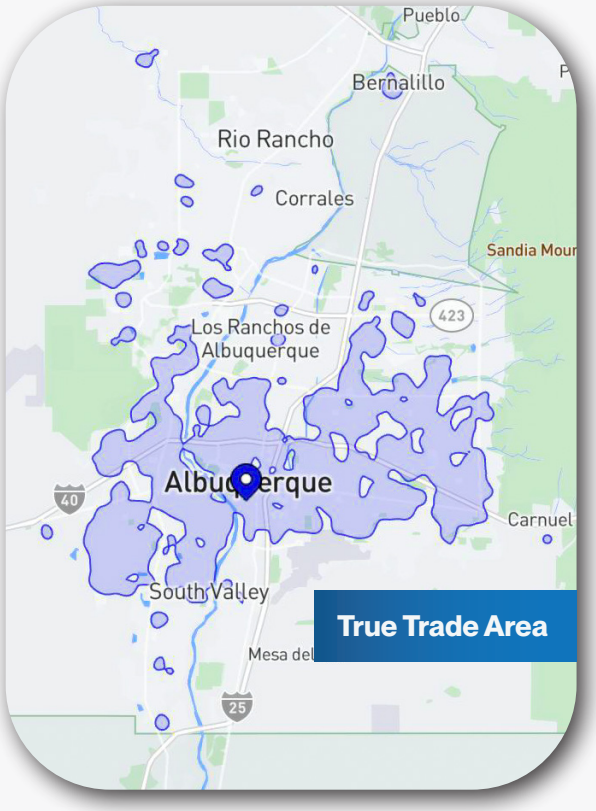
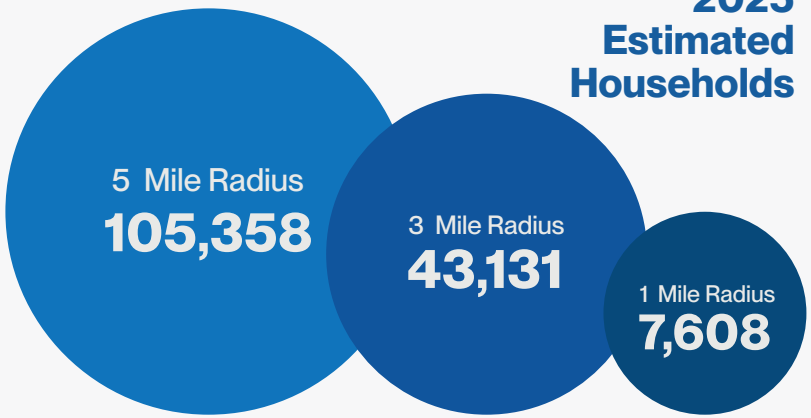


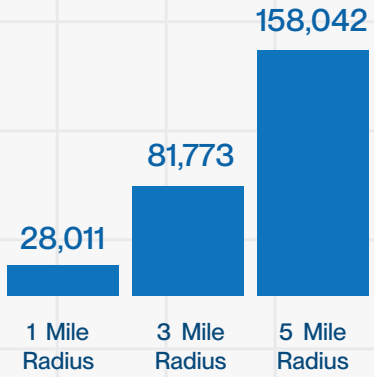
Average Household Income

73K

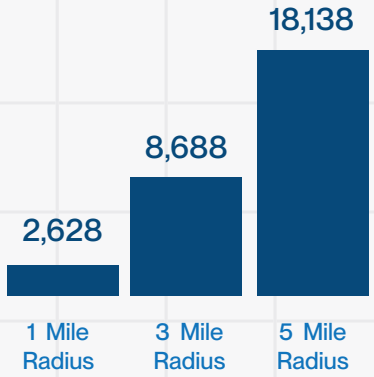
2025 Estimated Households



2025 Estimated Total Employees



2025 Estimated Total Businesses



2025 Estimated Population

13,729
1-Mile Radius

92,024
3-Mile Radius

234,890
5-Mile Radius

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