

Existing Full-Service Restaurant Re-Development Opportunity

10551 Montgomery Blvd NE | Albuquerque, NM 87112



See Broker



Zoning
PD

Availability

Building Size:	± 13,887 sf
Ground:	± 76,230 sf
Lot A Size:	± 1.75 acres
Lot B Size:	± 0.45 acres
Lot Totals:	± 2.20 acres

Building
± 13,887 sf

Lot B Size
± 0.45 ac

Lot A Size
± 1.75 ac



Montgomery Blvd

20,800 VPD



GROUND LEASE OR PURCHASE

**Do not disturb Tenant*

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Property Highlights

- **Prime Northeast Heights Location**
- **Affluent Demographics:** Serves the 87111 ZIP code, featuring above-average household incomes and established neighborhoods that support consistent spending.
- **Business Park Proximity:** Located near major Albuquerque business parks and popular dining destinations.
- **Bonus 0.45 acres** of parking



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Benefits

- **Existing Full-Service Restaurant**
- **FF&E Negotiable:** Surrounded by dense residential neighborhoods with strong daytime population, consumer activity and successful retail and restaurant businesses
- **Excellent Visibility:** Located along Montgomery Blvd NE, a major commercial corridor with outstanding street frontage and exposure.
- **High Traffic Counts:** Benefits from significant daily vehicle traffic and easy access to neighboring businesses.



This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Market Aerial



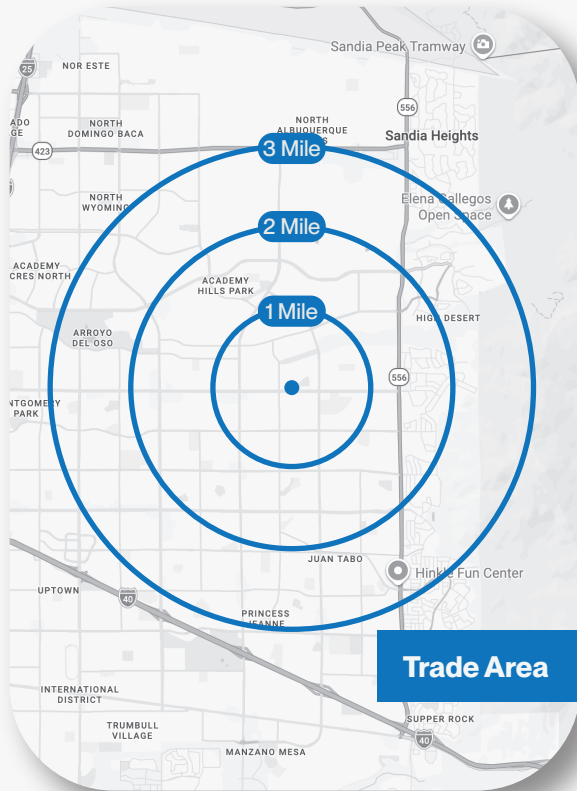
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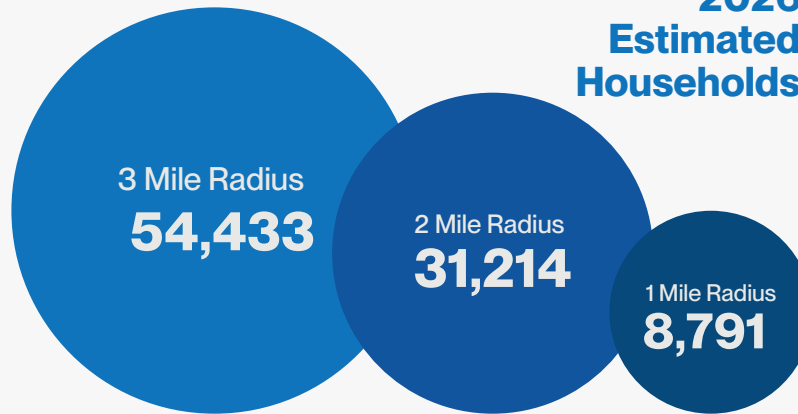
Demographics



Average Household Income

121K

**2026
Estimated
Households**



**2026
Estimated
Population**



115,744
3 Mile Radius

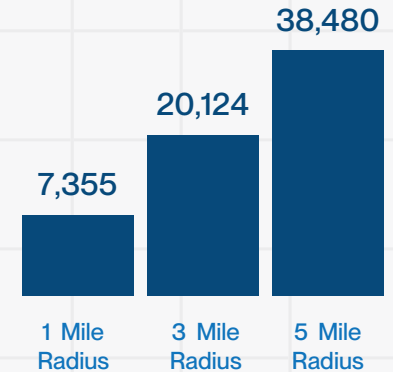


65,480
2 Mile Radius



17,400
1 Mile Radius

**2026 Estimated
Total Employees**



**2026 Estimated
Total Businesses**



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