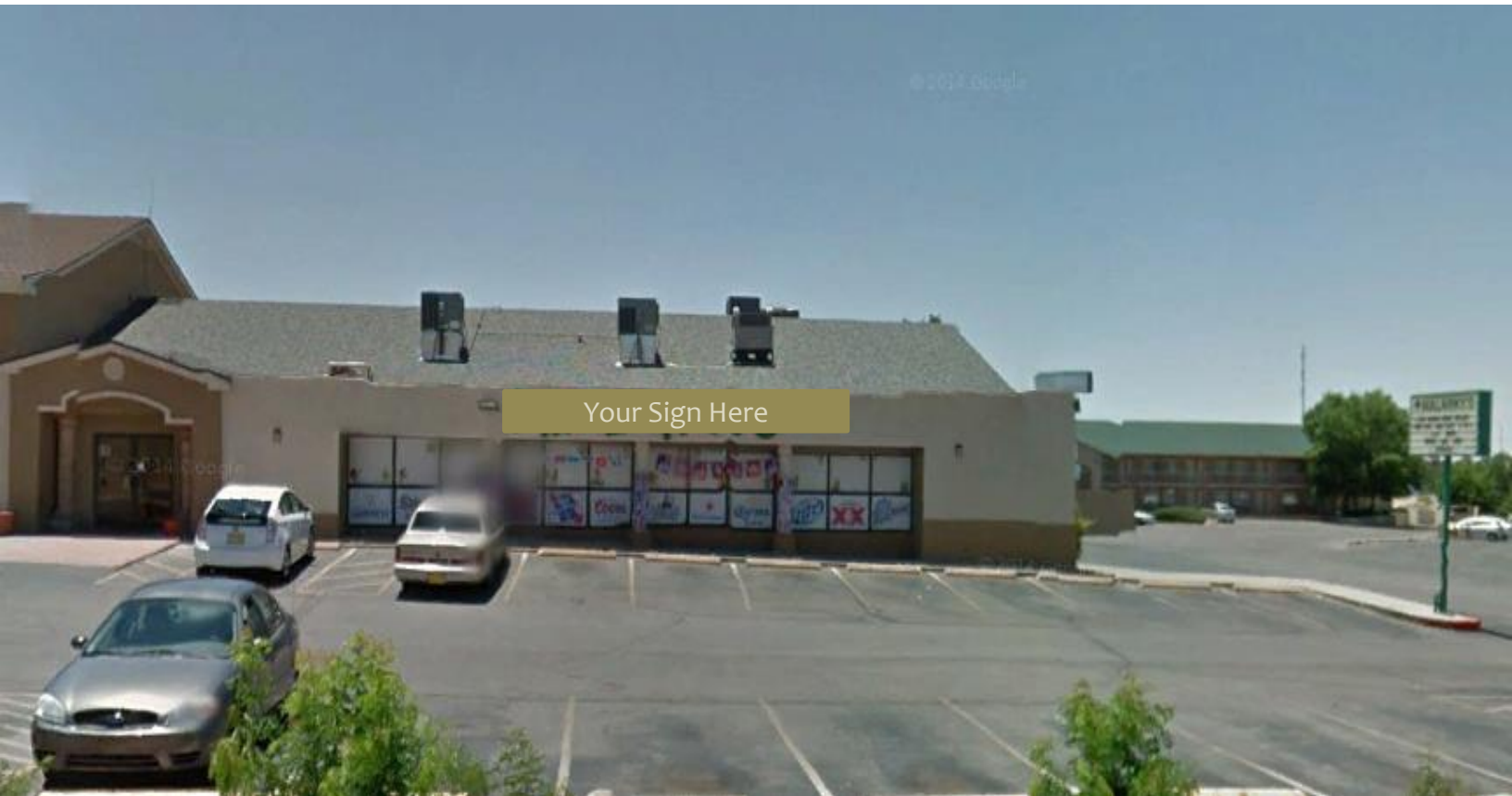




Turn Key Restaurant for Lease

25 Hotel Circle NE,
Albuquerque, NM 87123



Ideal Restaurant / Brewery / Lounge Opportunity

Lease Rate: \$12.00 SF NNN
Available: ±8,725 SF
Land: 5.04 Acres

Features:
Available patio space.
Established bar and live entertainment location and clientele.
Full kitchen including FF & E.
Access to banquet facilities.
Room service and catering to hotel.
I-40 signage at Eubank
159,600 total vehicles per day

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Trade Area Map

**25 Hotel Circle NE,
Albuquerque, NM 87123**

Features:

- 8,725 sf (+/-)
- \$12.00/sf NNN as is
- 1-40 Billboard Signage Available
- 159,600 Avg total CPD
- Existing Restaurant/Lounge build-out
- Superior retail co-tenancy – Target, Baby’s R Us, Office Max, & Applebee’s

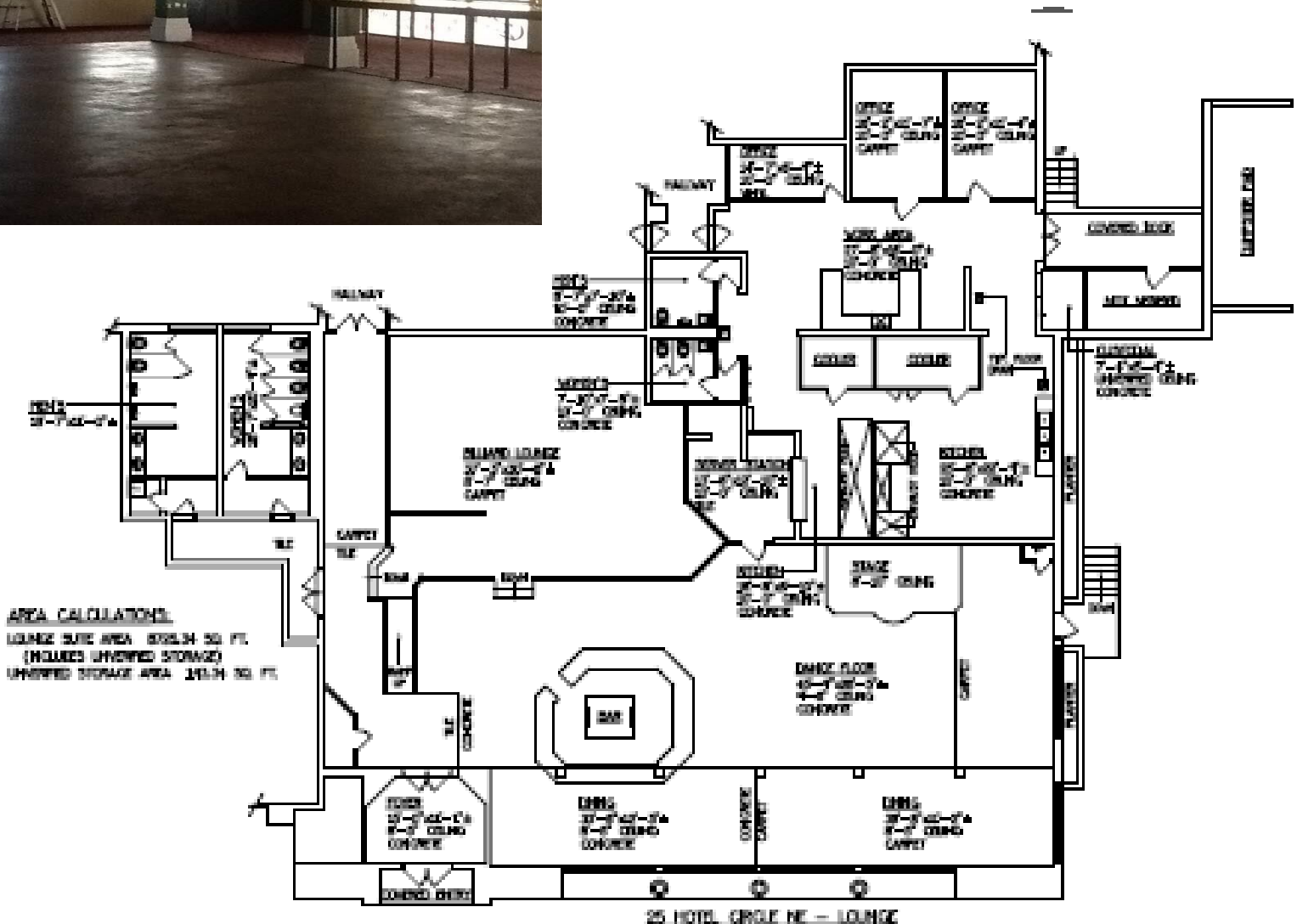


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Open Floor Plan



**25 Hotel Circle NE,
Albuquerque, NM 87106**



Open restaurant lounge seating space with octagon bar and billiards. Ample kitchen includes beverage service, food prep, stove and grills, dishwasher, back office, walk-ins, storage and two staff restrooms. Facility has both staff and customer banquet hall access for catering and large events. Patio space on the Northwest side of the building with kitchen access.

Site Close Up

**25 Hotel Circle NE,
Albuquerque, NM 87123**



This quickly re-developing trade area includes six hotel properties and a new 148 unit apartment re-development alongside established retail big box Target and new At Home Superstore. Huge growth towards Central Avenue with Home Depot, Costco and more makes this a great location for a new brewery, lounge or entertainment based restaurant business.

Great Demographics



25 Hotel Circle NE,
Albuquerque, NM 87123



This location offers established clientele, room service sales to 196+ rooms, catering to banquet facilities and the only live music venue in an area where local apartment residents and hotel patrons can enjoy walkability.

Proximity:	1 mile	3 miles	5 miles
Total Population:	22,775	156,097	262,452
Median Age:	35.86	38.46	38.87
Households:	9,036	66,923	117,744
Avg. Household Income:	\$57,601	\$64,114	\$68,592

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