



**COLDWELL  
BANKER  
COMMERCIAL**

Las Colinas



## PHILLY-N-FRIES RESTAURANT & REAL ESTATE

### FOR SALE OR LEASE

215 Phoenix Avenue NW  
Albuquerque, NM 87107

**Coldwell Banker Commercial**  
Las Colinas

**April Ager**  
Real Estate Consultant



505-563-4651 Office  
505-269-5771 Mobile  
AprilA@CBCWorldWide.com

4801 Lang Ave NE, Suite 100, Albuquerque, NM 87109

© 2015 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**PHILLY-N-FRIES RESTAURANT & REAL ESTATE**

**THE PROPERTY**

Philly-n-Fries Restaurant & Real Estate  
 215 Phoenix Avenue NW  
 Albuquerque, NM 87107



**PROPERTY DETAILS**

- Free-Standing Building - Great Visibility - North Valley Destination
- Voted “Best Philly in Albuquerque” - Profitable Business with Growth Upside to New Owner!
- All F,F,&E Convey - Inventory List Available
- Servicing the Albuquerque Metro Area since 2006
- Business Trademark (Name) Protected

**PLEASE DO NOT DISTURB  
 OWNER/TENANT/BUSINESS**

**PROPERTY SPECIFICATIONS**

<b>Property Type:</b>	Restaurant/ Free-Standing Building
<b>Building Size:</b>	+/- 1,600 SF
<b>Land:</b>	+/- 5,619 SF
<b>Zoning:</b>	M-1
<b>Traffic Count:</b>	18,800 cpd

**PRICE**

<b>Sale Price w/ Business:</b>	\$420,000.00
<b>Lease Rate:</b>	\$1,800/month NNN
<b>Real Estate Only:</b>	\$270,000.00

**AVAILABLE FOR SALE OR LEASE**

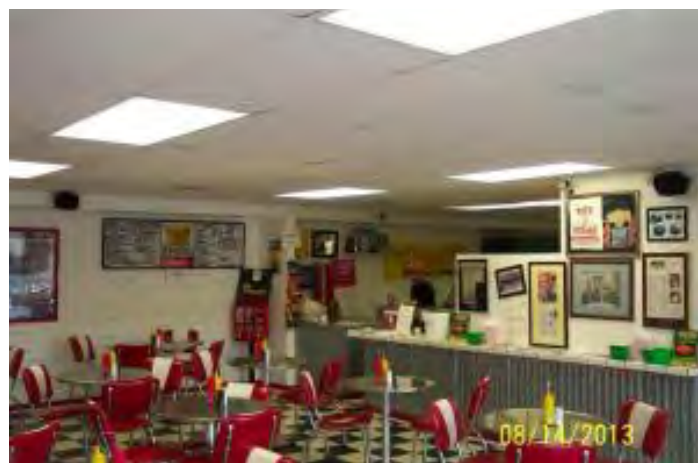
Owner Financing Available

**LOCATION INFORMATION**

- Real Estate with Business Opportunity, serving the North Valley area as the “Best Philly in Albuquerque”
- Financials Available upon receipt of completed Confidentiality Agreement.

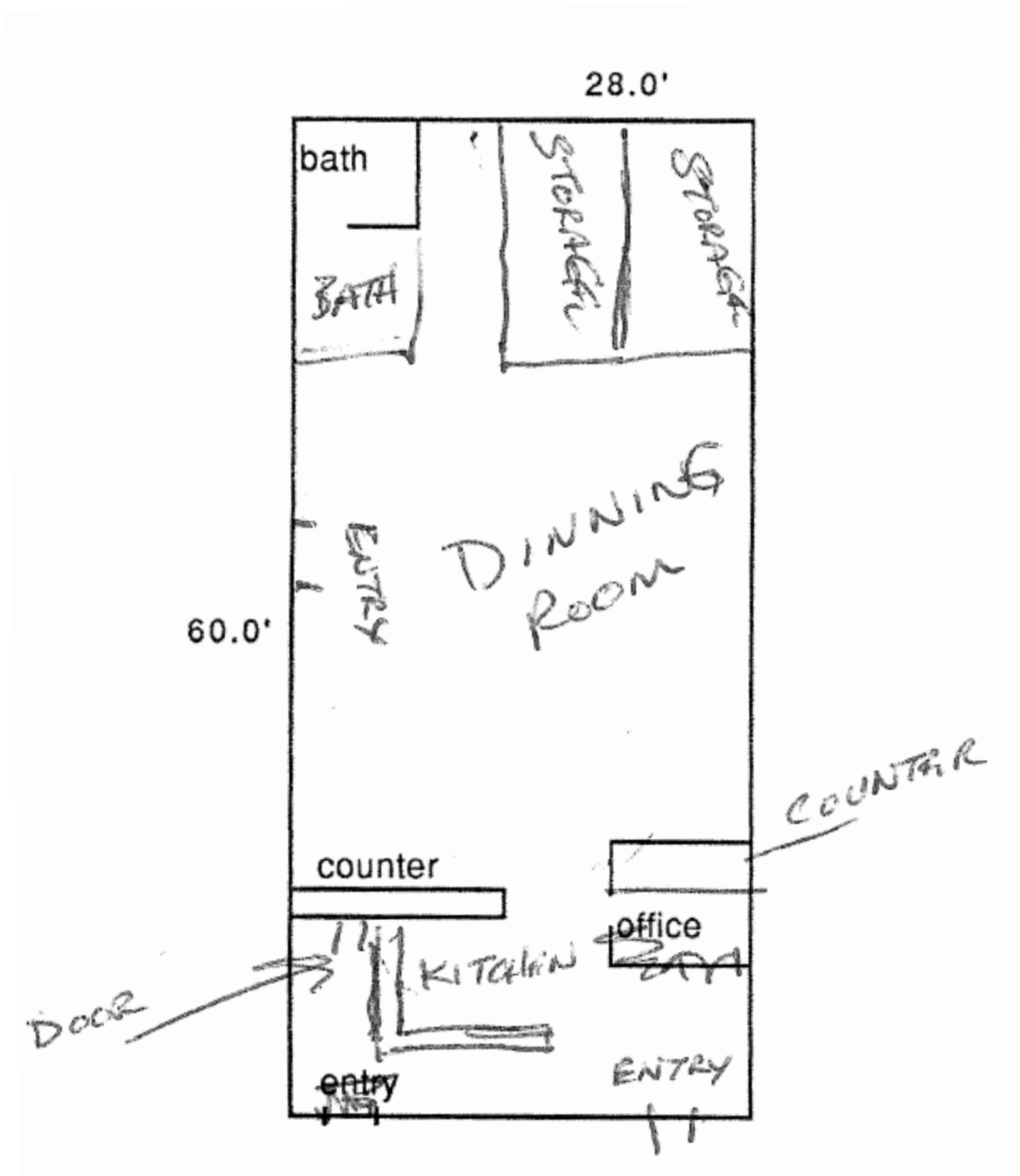
**PHILLY-N-FRIES RESTAURANT & REAL ESTATE**

**PROPERTY PHOTOS**



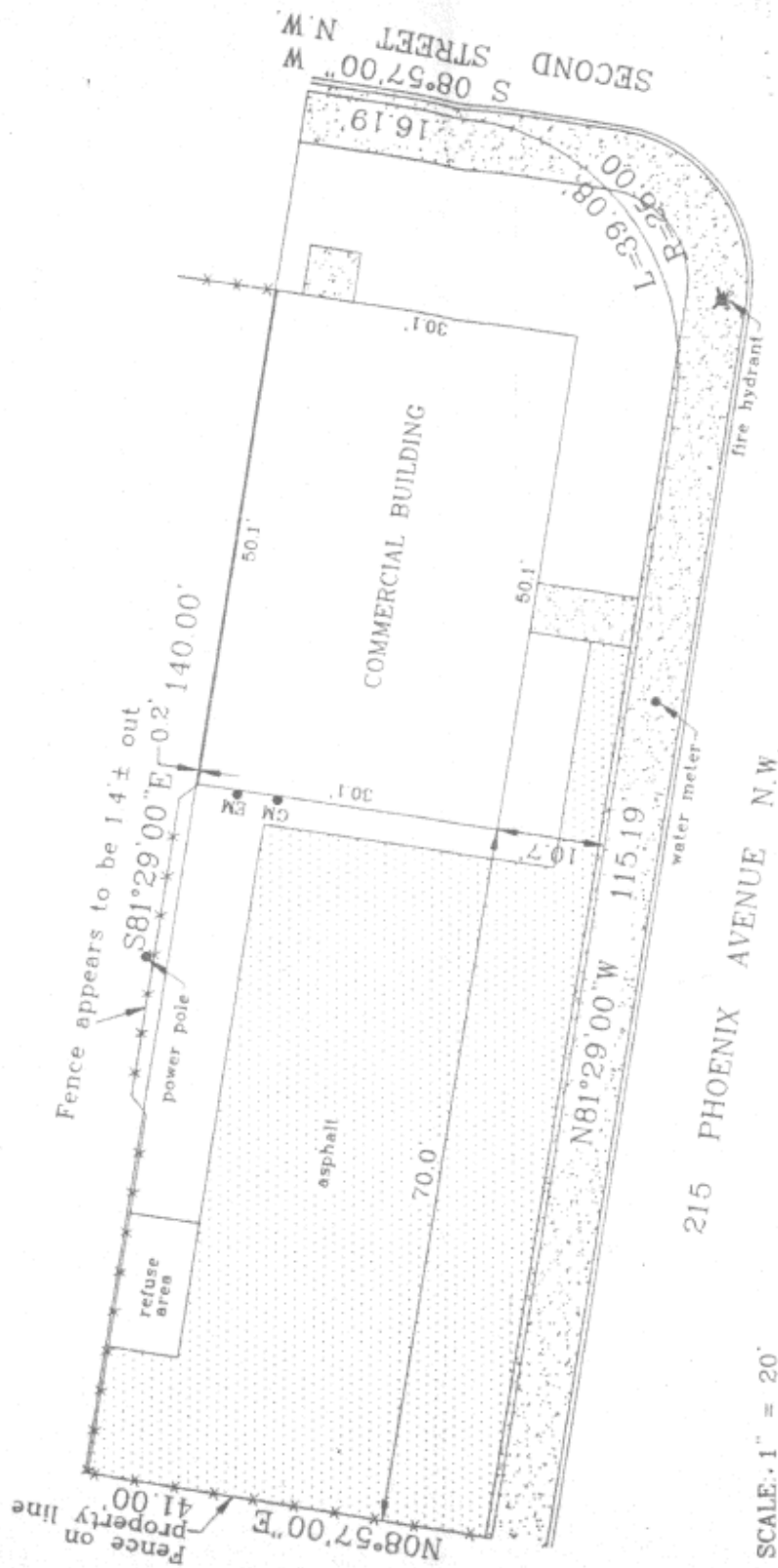
PHILLY-N-FRIES RESTAURANT & REAL ESTATE

FLOOR PLAN



**PHILLY-N-FRIES RESTAURANT & REAL ESTATE**

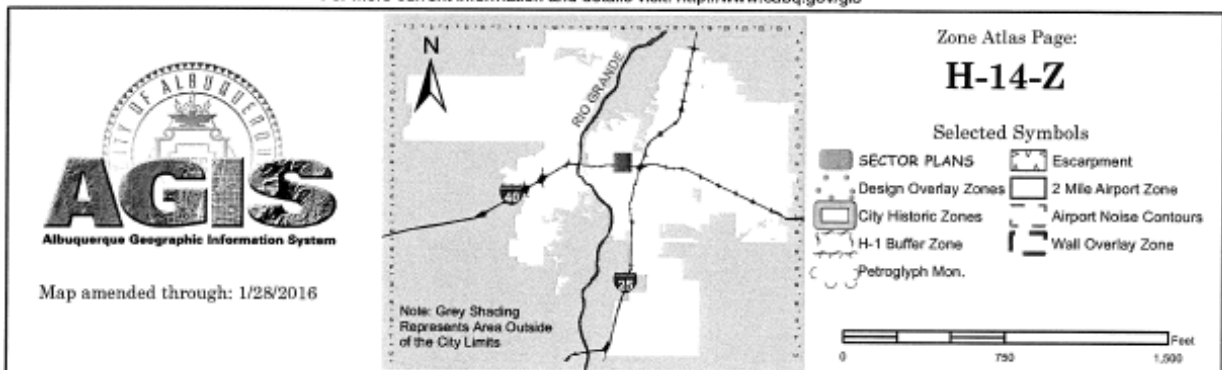
**SITE PLAN**



SCALE: 1" = 20'  
385-48C

**PHILLY-N-FRIES RESTAURANT & REAL ESTATE**
**ZONE ATLAS PAGE**


For more current information and details visit: <http://www.cabq.gov/gis>





## DOING BUSINESS HERE

Recent changes to New Mexico's tax structure have made the Albuquerque metro area an attractive location for expanding companies. With exceptional talent, industry-targeted incentives and a first-class operating environment, Albuquerque is more competitive than ever before. Companies can take advantage of business incentives such as:

- Job Training Incentive Program
- Refundable High Wage Jobs Tax Credit
- Single Sales Factor for Manufacturers and Regional Headquarters
- Industrial Revenue Bond
- Manufacturing Investment Tax Credit
- Directed Energy Tax Deduction
- Technology Jobs Tax Credit

## WHY ALBUQUERQUE?

With more than 300 days of sunshine per year, low cost of living and incredible quality of life, it's easy to see why nearly one million people call the Albuquerque metro area home. Discover this diverse community and the many reasons it's a great place for business investment, including:

- Growing entrepreneurial ecosystem, featuring incubators, accelerators and shared workspaces
- Lowest effective tax rate for manufacturers in the Western United States
- Low-risk location for natural disasters
- Average commute of 25 minutes
- Area airports boast available real estate with runway access
- 6,800 engineers - ranked 7th by Forbes for engineering hubs
- 9th in the U.S. for share of high-tech jobs, according to the New Economy Index by ITIF
- Ranked among Tax Friendly States by Kiplinger

**BERNALILLO  
COUNTY:  
WE'RE  
MORE THAN  
YOU THINK**

Contact us today!

Bernalillo County Economic Development  
Department  
505-468-7185  
ed@bernco.gov  
www.bernco.gov

Debra Inman, Vice President  
Albuquerque Economic Development, Inc.  
1-800-451-2933  
dinman@abq.org  
www.abq.org





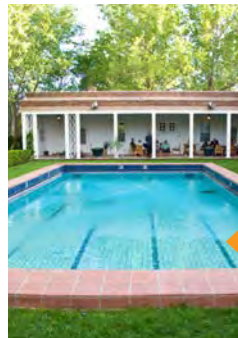
## MIXED-USE RETAIL

**Las Estancias** is a new 79-acre, \$70 million commercial development located on Albuquerque's Southwest mesa. Tenants include a 12-screen movie theater, gym, bank, several dining and entertaining options, and an 88-bed health care facility.



**ABQ Uptown** is a premier shopping destination. The open-air lifestyle center features a unique mix of more than 50 nationally renowned retailers, a speciality retail grocery store and local shops, as well as incredible dining and entertainment options.

## AWARD WINNING HOTELS



**Los Poblanos Historic Inn and Farm** is investing \$15 million toward expanding its hotel, restaurant, urban farm and popular lavender products. Vogue magazine calls it "the dreamy farm that might make you rethink your life."

A new luxury boutique hotel in the heart of Old Town, **Hotel Chaco**, is expected to be complete in 2017. The hotel is ranked a top travel destination by publications like Travel + Leisure. It's easy to see why Albuquerque is an ideal spot for those investing in hotel property.



# BERNALILLO COUNTY AT-A-GLANCE



**Burlington Northern & Santa Fe (BNSF)**  
The BNSF railway is one of the largest freight railroad networks in North America and runs through Albuquerque, providing companies with access to major markets. Albuquerque recently welcomed New Mexico Transloading LLC, the city's first multipurpose transloading facility.



### The University of New Mexico

The state's flagship university has more than 27,000 students enrolled and offers more than 60 different undergraduate and graduate degrees.

More than 26,000 students are enrolled at **Central New Mexico Community College (CNM)**. The college provides occupational and technical education. CNM specializes in custom training programs to meet company needs.



### Sandia National Laboratories

For more than 60 years, Sandia has provided innovative solutions in science, technology and engineering to support the nation's most challenging security issues. The federally funded Research and Development Center is an asset to businesses locating in Albuquerque.

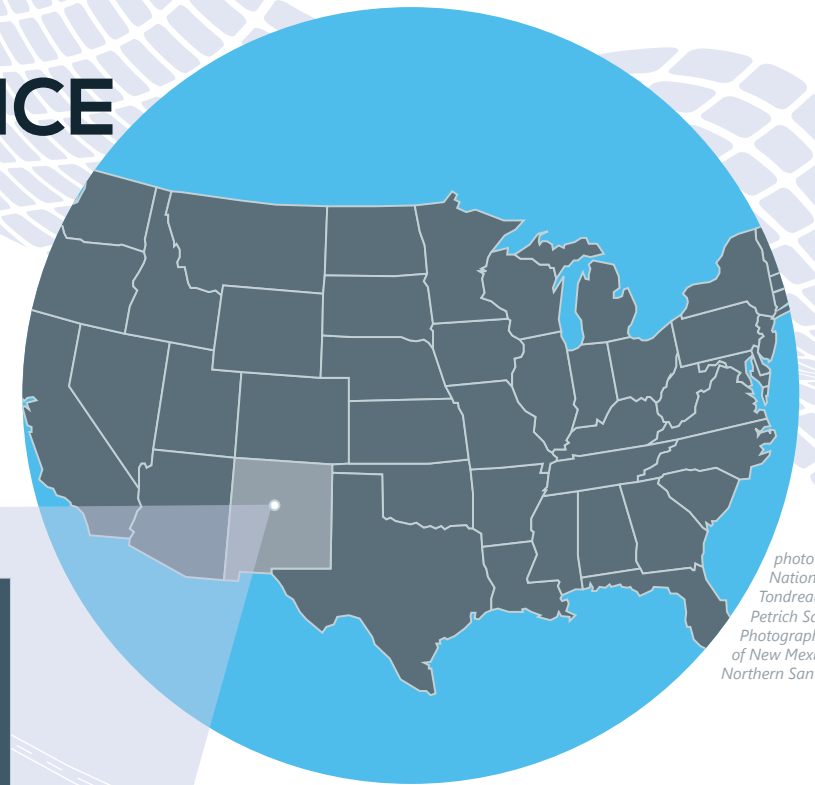


photo credit: Sandia National Labs, Bill Tondreau, Dekker Petrich Sabatini, Vlad Photography, University of New Mexico, Burlington Northern Santa Fe Rail Road



**LEGEND**

- Bernalillo County
- City of Albuquerque
- Rio Grande River
- BNSF Railroad
- Interstate Highway

## HEALTHCARE



**ABQ Health Partners** recently broke ground on its new 80,000-square-foot flagship facility near the Albuquerque International Sunport.

**Lovelace Medical Group** is building a new 43,000-square-foot clinic in northwest Albuquerque in early 2017. The clinic is part of a larger commercial development.





# GRAPHIC PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



April Ager

Lat/Lon: 35.1135/-106.6440

RGRAP3

## 215 Phoenix Ave Nw

### Albuquerque, NM

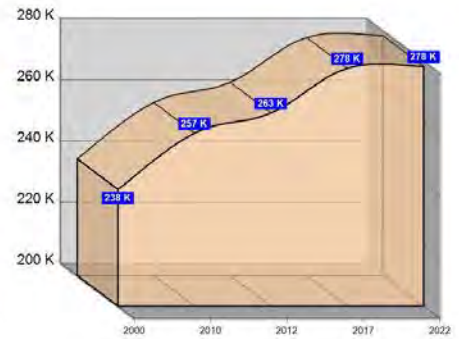
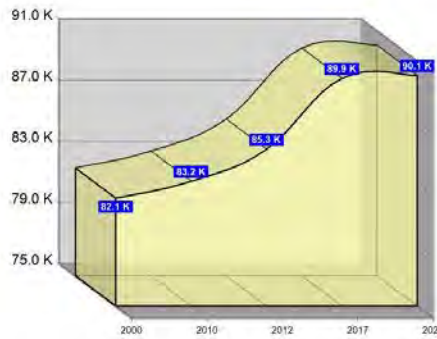
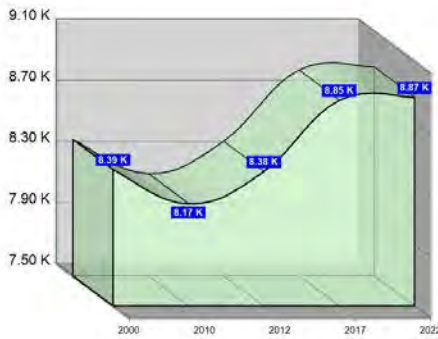
1 Mile

3 Miles

5 Miles

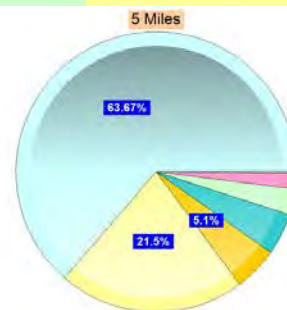
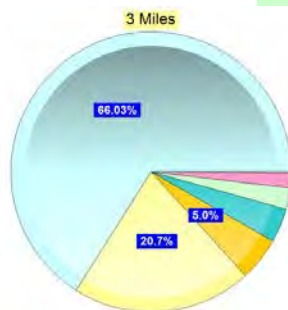
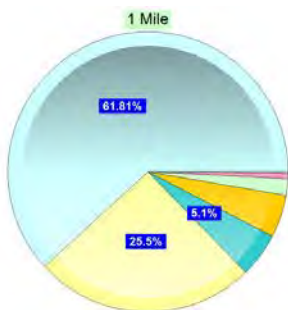
#### Population

Estimated Population (2012)	8,379	85,252	263,163
Projected Population (2017)	8,846	89,889	277,818
Forecasted Population (2022)	8,865	90,081	278,425
Census Population (2010)	8,168	83,153	256,529
Census Population (2000)	8,392	82,052	238,199
Projected Annual Growth (2012-2017)	466 1.1%	4,637 1.1%	14,655 1.1%
Historical Annual Growth (2010-2012)	212 -1.4%	2,099 0.7%	6,634 3.6%
Historical Annual Growth (2000-2010)	-224 -0.3%	1,102 0.1%	18,331 0.8%
Estimated Population Density (2012)	2,669 psm	3,016 psm	3,353 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi



#### Race and Ethnicity (2012)

Not Hispanic or Latino Population	2,651 31.6%	40,701 47.7%	121,492 46.2%
White	1,749 66.0%	28,023 68.9%	81,366 67.0%
Black or African American	100 3.8%	1,427 3.5%	5,558 4.6%
American Indian or Alaska Native	235 8.9%	3,054 7.5%	8,937 7.4%
Asian	32 1.2%	1,121 2.8%	3,782 3.1%
Hawaiian or Pacific Islander	3 0.1%	60 0.1%	186 0.2%
Other Race	67 2.5%	908 2.2%	2,696 2.2%
Two or More Races	465 17.5%	6,109 15.0%	18,969 15.6%
Hispanic or Latino Population	5,729 68.4%	44,551 52.3%	141,671 53.8%
White	3,430 59.9%	28,266 63.4%	86,191 60.8%
Black or African American	60 1.1%	673 1.5%	2,332 1.6%
American Indian or Alaska Native	175 3.1%	1,245 2.8%	4,385 3.1%
Asian	22 0.4%	332 0.7%	983 0.7%
Hispanic Hawaiian or Pacific Islander	9 0.2%	55 0.1%	209 0.1%
Other Race	361 6.3%	2,441 5.5%	9,966 7.0%
Two or More Races	1,670 29.2%	11,539 25.9%	37,605 26.5%



White Black or African American American Indian or Alaska Native Asian Hawaiian or Pacific Islander Other Race 2+ Races

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# GRAPHIC PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



April Ager

Lat/Lon: 35.1135/-106.6440

RGRAP3

## 215 Phoenix Ave Nw

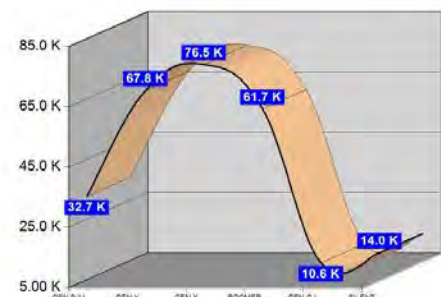
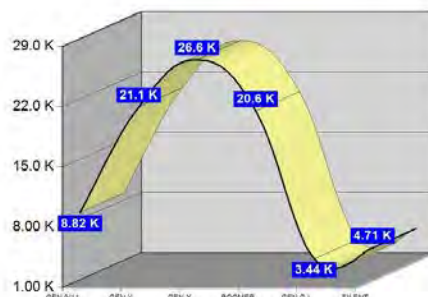
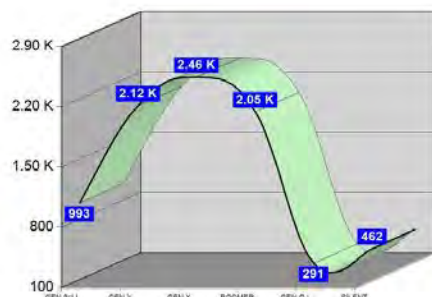
### Albuquerque, NM

#### Age Distribution (2008)

	1 Mile		3 Miles		5 Miles	
Age Under 5 Years	534	6.4%	4,648	5.5%	16,842	6.4%
Age 5 to 9 Years	458	5.5%	4,172	4.9%	15,816	6.0%
Age 10 to 14 Years	491	5.9%	4,033	4.7%	14,714	5.6%
Age 15 to 19 Years	584	7.0%	6,668	7.8%	17,758	6.7%
Age 20 to 24 Years	709	8.5%	8,586	10.1%	22,475	8.5%
Age 25 to 29 Years	673	8.0%	7,292	8.6%	21,533	8.2%
Age 30 to 34 Years	584	7.0%	5,941	7.0%	18,719	7.1%
Age 35 to 39 Years	518	6.2%	5,106	6.0%	16,440	6.2%
Age 40 to 44 Years	459	5.5%	4,849	5.7%	15,850	6.0%
Age 45 to 49 Years	564	6.7%	5,188	6.1%	16,804	6.4%
Age 50 to 54 Years	611	7.3%	5,760	6.8%	18,034	6.9%
Age 55 to 59 Years	589	7.0%	5,922	6.9%	17,565	6.7%
Age 60 to 64 Years	506	6.0%	5,067	5.9%	14,996	5.7%
Age 65 to 69 Years	346	4.1%	3,869	4.5%	11,109	4.2%
Age 70 to 74 Years	289	3.4%	2,726	3.2%	8,010	3.0%
Age 75 to 79 Years	173	2.1%	1,988	2.3%	5,946	2.3%
Age 80 to 84 Years	148	1.8%	1,636	1.9%	4,939	1.9%
Age 85 Years or Over	143	1.7%	1,800	2.1%	5,614	2.1%
Median Age	36.0		36.7		36.2	

#### Generation (2012)

	1 Mile		3 Miles		5 Miles	
Generation 9/11 Millennials (Age Under 10 Years)	993	11.8%	8,820	10.3%	32,658	12.4%
Gen Y to Echo Boomers (Age 10 to 29 Years)	2,457	29.3%	26,579	31.2%	76,480	29.1%
Gen Xers (Age 30 to 49 Years)	2,125	25.4%	21,084	24.7%	67,813	25.8%
Baby Boomers (Age 50 to 69 Years)	2,052	24.5%	20,619	24.2%	61,704	23.4%
Silent Generation (Age 70 to 79 Years)	462	5.5%	4,714	5.5%	13,956	5.3%
G.I. Generation (Age 80 Years or Over)	291	3.5%	3,436	4.0%	10,553	4.0%



This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# GRAPHIC PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



April Ager

Lat/Lon: 35.1135/-106.6440

RGRAP3

## 215 Phoenix Ave Nw

### Albuquerque, NM

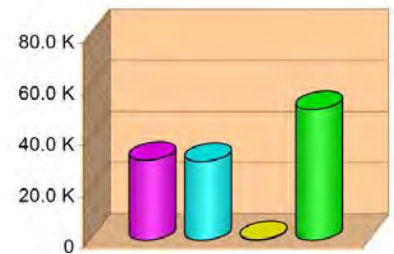
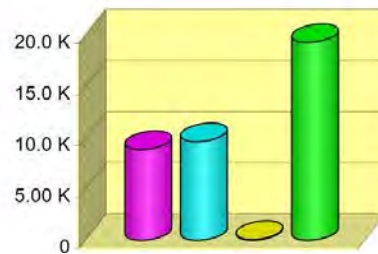
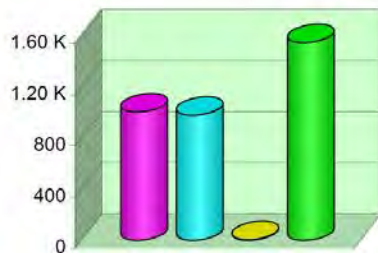
1 Mile

3 Miles

5 Miles

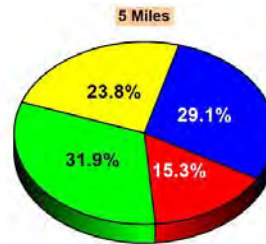
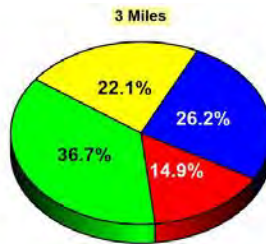
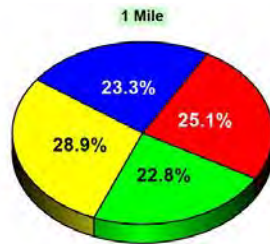
#### Household Type (2012)

	1 Mile	3 Miles	5 Miles
Total Households	3,530	37,930	113,333
Family Households	1,980 27.7%	18,507 25.4%	62,000 27.1%
Family Households with Children	1,003 50.7%	8,866 47.9%	31,254 50.4%
Family Households No Children	977 49.3%	9,642 52.1%	30,746 49.6%
Non-Family Households	1,550 27.7%	19,423 25.4%	51,333 27.1%
Non-Family Households with Children	5 0.3%	80 0.4%	250 0.5%
Non-Family Households No Children	1,545 99.7%	19,343 99.6%	51,083 99.5%



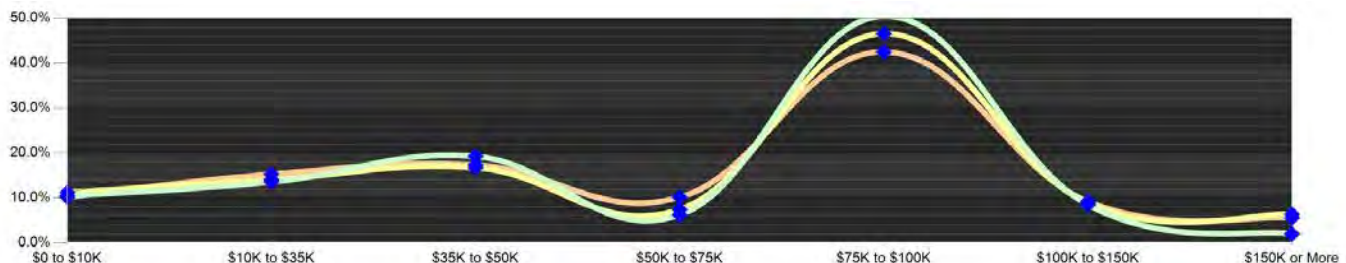
#### Education Attainment (2012)

	1 Mile	3 Miles	5 Miles
Elementary or Some High School	1,405 25.1%	8,536 14.9%	26,901 15.3%
High School Graduate	1,617 28.9%	12,633 22.1%	41,718 23.8%
Some College or Associate Degree	1,306 23.3%	14,984 26.2%	51,014 29.1%
Bachelor or Graduate Degree	1,275 22.8%	20,992 36.7%	55,926 31.9%



#### Household Income (2012)

	1 Mile	3 Miles	5 Miles
Estimated Average Household Income	\$44,520	\$54,859	\$55,018
Estimated Median Household Income	\$35,947	\$40,477	\$43,420
HH Income Under \$10,000	369 10.4%	4,258 11.2%	11,524 10.2%
HH Income \$10,000 to \$34,999	1,782 50.5%	17,672 46.6%	48,185 42.5%
HH Income \$35,000 to \$44,999	479 13.6%	5,334 14.1%	17,331 15.3%
HH Income \$50,000 to \$79,999	680 19.3%	6,356 16.8%	19,623 17.3%
HH Income \$80,000 to \$94,999	300 8.5%	3,340 8.8%	10,418 9.2%
HH Income \$100,000 to \$149,999	300 8.5%	3,340 8.8%	10,418 9.2%
HH Income \$150,000 or More	70 2.0%	2,407 6.3%	6,281 5.5%



This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.