

AVAILABLE

TURN-KEY RESTAURANT FOR LEASE

LEASE, GROUND LEASE OR BUILD-TO-SUIT

5500 ACADEMY RD NE, ALBUQUERQUE, NM 87109

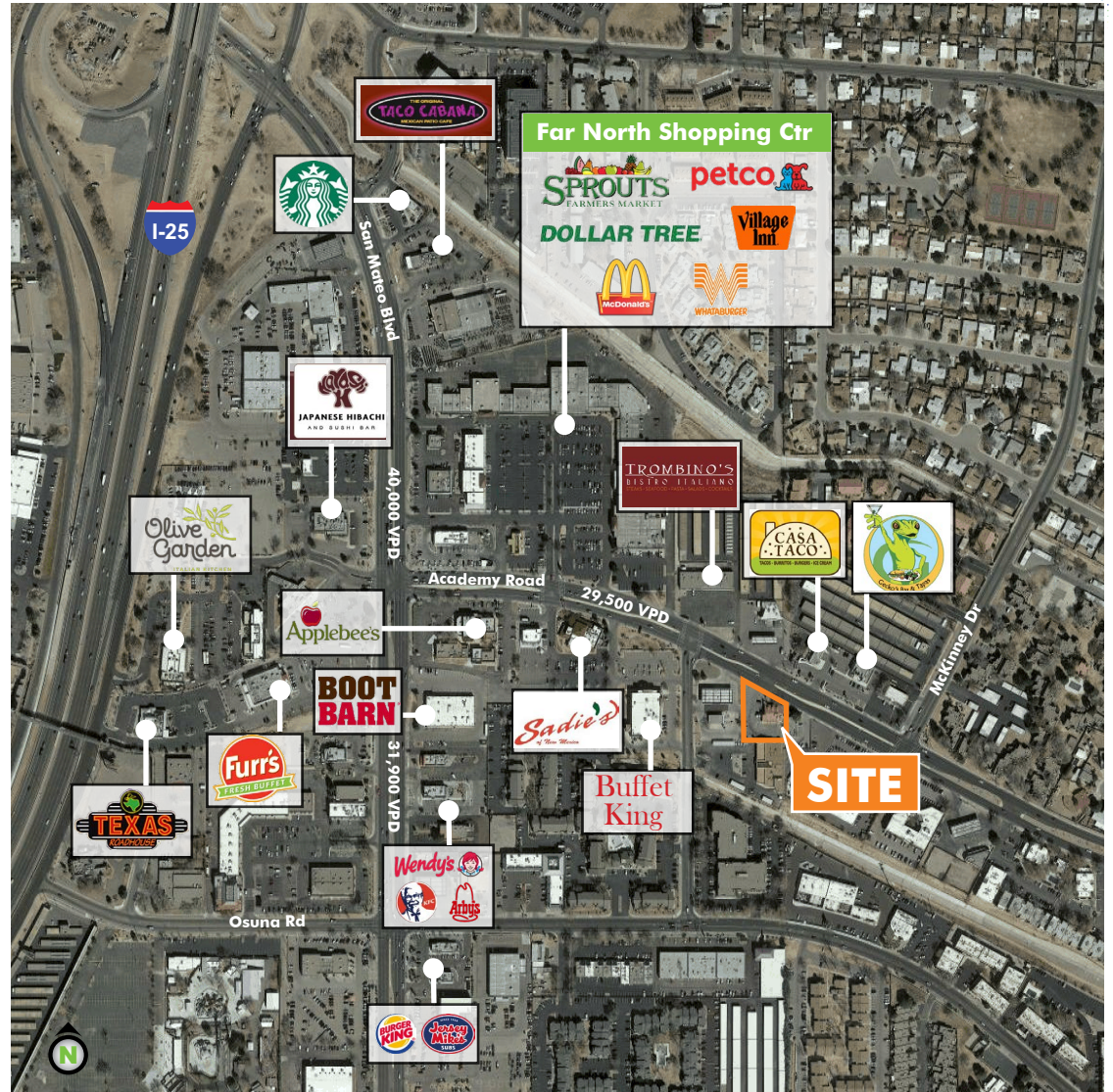
RETAIL

AVAILABLE

- + 0.4046± AC
- + 3,350± SF Freestanding Restaurant Building
- + Lease, Ground Lease or Build-to-Suit Available
- + Restaurant is currently fully equipped

PROPERTY BENEFITS

- + Zoned: MX-H (Mixed-Use/High Intensity)
- + Located along major arterial at a signalized intersection
- + 29,500 VPD (2017) on Academy Rd.
- + Located ± 0.2 Miles East of major intersection: San Mateo Blvd (40,000 VPD - 2017) and Academy Rd.



CONTACT US

KYLA STOKER

Associate
+1 505 837 4927
kyla.stoker@cbre.com

www.cbre.com/abq

CBRE

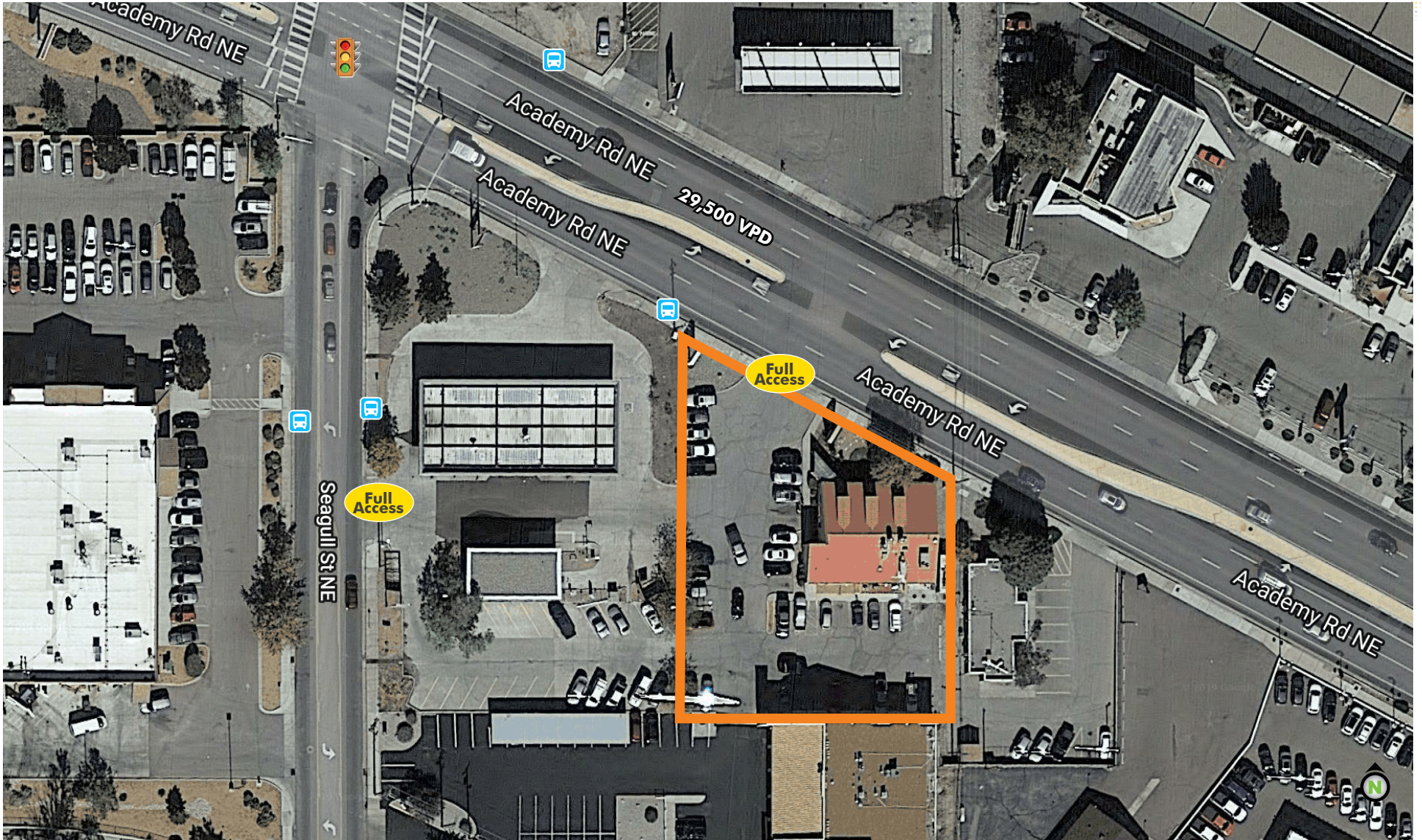
AVAILABLE

TURN-KEY RESTAURANT FOR LEASE

LEASE, GROUND LEASE OR BUILD-TO-SUIT

5500 ACADEMY RD NE, ALBUQUERQUE, NM 87109

RETAIL



AVAILABLE

TURN-KEY RESTAURANT FOR LEASE

LEASE, GROUND LEASE OR BUILD-TO-SUIT

5500 ACADEMY RD NE, ALBUQUERQUE, NM 87109

RETAIL



www.cbre.com/abq

CBRE

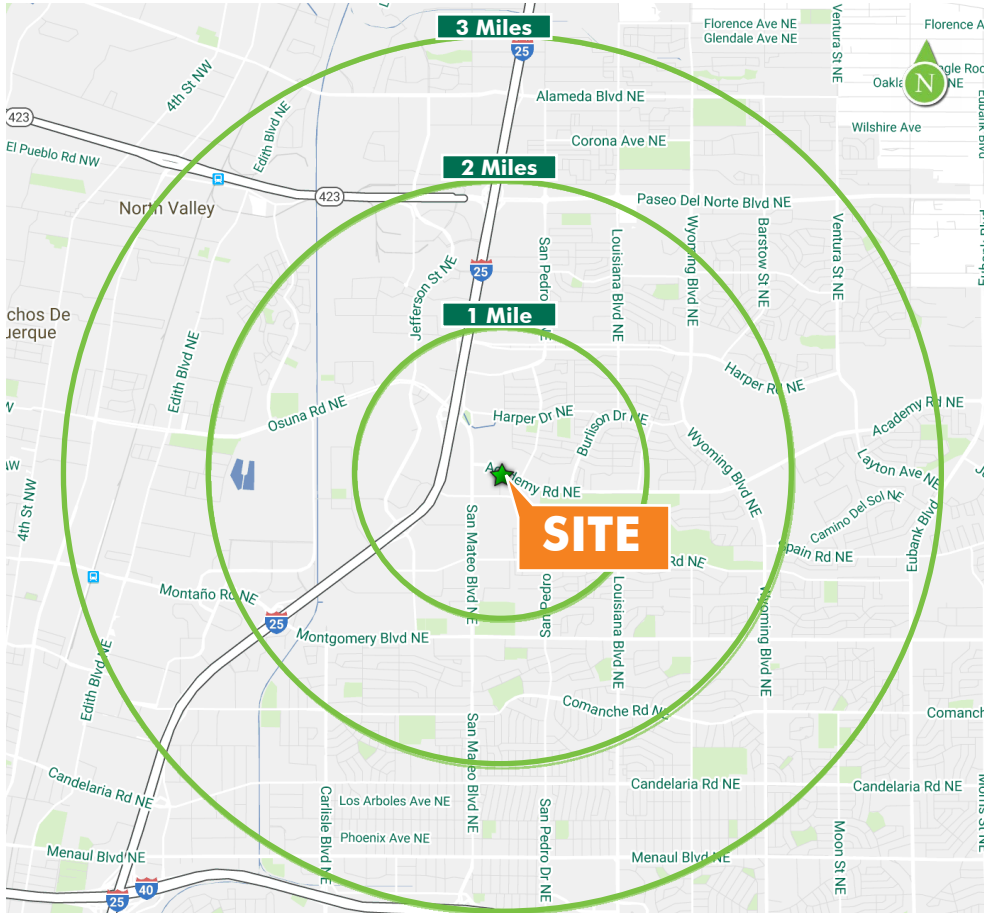
AVAILABLE

TURN-KEY RESTAURANT FOR LEASE

LEASE, GROUND LEASE OR BUILD-TO-SUIT

5500 ACADEMY RD NE, ALBUQUERQUE, NM 87109

RETAIL



	1 MILE	2 MILES	3 MILES
POPULATION			
2019 Population - Current Year Estimate	13,070	47,876	101,765
2024 Population - Five Year Projection	13,240	48,760	103,575
2010 Population - Census	12,988	46,760	99,696
2000 Population - Census	12,555	44,146	93,027
2010-2019 Annual Population Growth Rate	0.07%	0.26%	0.22%
2019-2024 Annual Population Growth Rate	0.26%	0.37%	0.35%
HOUSEHOLDS			
2019 Households - Current Year Estimate	6,363	22,085	44,783
2024 Households - Five Year Projection	6,439	22,468	45,482
2010 Households - Census	6,351	21,641	44,105
2000 Households - Census	6,029	19,981	39,843
2010-2019 Annual Household Growth Rate	0.02%	0.22%	0.17%
2019-2024 Annual Household Growth Rate	0.24%	0.34%	0.31%
2019 Average Household Size	2.04	2.15	2.26
HOUSEHOLD INCOME			
2019 Average Household Income	\$58,254	\$64,430	\$73,808
2024 Average Household Income	\$64,976	\$71,609	\$81,418
2019 Median Household Income	\$42,398	\$46,564	\$53,379
2024 Median Household Income	\$47,346	\$51,286	\$57,335
2019 Per Capita Income	\$28,354	\$29,598	\$32,442
2024 Per Capita Income	\$31,597	\$32,866	\$35,726
HOUSING UNITS			
2019 Housing Units	6,786	23,598	47,760
2019 Vacant Housing Units	423 6.2%	1,513 6.4%	2,977 6.2%
2019 Occupied Housing Units	6,363 93.8%	22,085 93.6%	44,783 93.8%
2019 Owner Occupied Housing Units	2,673 39.4%	11,379 48.2%	26,595 55.7%
2019 Renter Occupied Housing Units	3,690 54.4%	10,706 45.4%	18,188 38.1%
EDUCATION			
2019 Population 25 and Over	9,469	34,533	73,520
HS and Associates Degrees	5,489 58.0%	20,367 59.0%	40,529 55.1%
Bachelor's Degree or Higher	3,374 35.6%	12,179 35.3%	28,183 38.3%
PLACE OF WORK			
2019 Businesses	1,032	3,536	7,619
2019 Employees	15,934	51,399	99,014

Source: Esri

Not to scale

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Updated 07/2019