



DRIVE THRU RESTAURANT

TURN KEY DRIVE THRU RESTAURANT
| OWNER USER OPPORTUNITY |
RESTAURANT FF&E INCLUDED

4300 COORS BLVD SW, ALBUQUERQUE, NM 87105

*DO NOT DISTURB TENANT

CHRIS ANDERSON

Senior Associate
(970) 310-7024
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51932, NM

JERAMY PRICE (OWNER BROKER)

Volk Company
520-441-4771
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COORS BLVD 20,013 CARS PER DAY



SECTION I PROPERTY OVERVIEW

PROPERTY SUMMARY

Turn Key Restaurant with Drive Thru South Valley ABQ
4300 Coors Blvd SW | Albuquerque, NM 87105



Property Summary

Price:	\$600,000
Building SF:	1,910
Lease Rate:	\$4,500/Month + NNN's
Lot Size:	20,626 SF (.47 AC)
Frontage:	Coors Blvd (20,013 VPD)
Signage:	Monument
Renovated:	2023
Year Built:	1979
Zoning:	C-1, Neighborhood Commercial (Bernalillo County)

Property Overview

DO NOT DISTURB TENANT.

A fully operational drive-thru restaurant in a prime Albuquerque location is now available. Recently renovated in 2023, the property includes all restaurant equipment, offering a turnkey solution for an owner-operator.

Strategically located just a mile south of the bustling Las Estancias retail center, the property benefits from high visibility on Coors Blvd, with 20,000 vehicles passing daily. The surrounding area is under-served yet features a dense residential population, making it ideal for capturing a loyal customer base.

Restaurant is move-in ready and can be delivered vacant.

Location Overview

The South Valley sub market of Albuquerque is a rapidly growing area with a rich cultural heritage and strong community ties. This area is predominantly Hispanic, with a younger median age of 31 years and a high home ownership rate of 72% within a 3-mile radius, significantly above the city average. The South Valley also presents a significant retail supply-demand gap, estimated at \$300 million, indicating strong potential for future economic growth and development.

PROPERTY PHOTOS

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PROPERTY PHOTOS

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VOLK
COMPANY
COMMERCIAL REAL ESTATE

REA REAL ESTATE
ADVISORS



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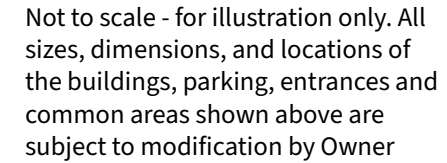
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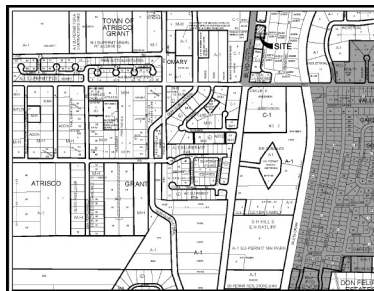


SURVEY

Turn Key Restaurant with Drive Thru South Valley ABQ
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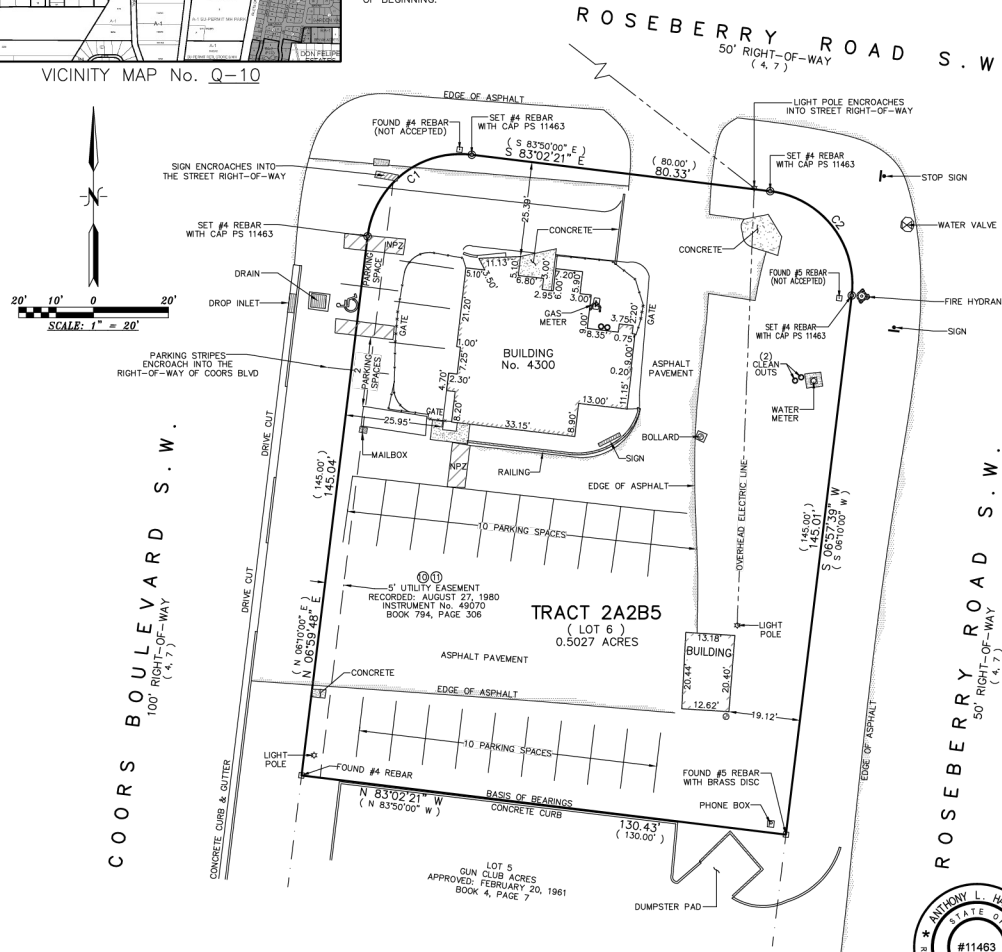
REA REAL ESTATE
ADVISORS



VICINITY MAP No. Q-10

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATE IN BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING LOT NUMBERED SIX (6) OF GUN CLUB ACRES, A SUBDIVISION IN BERNALILLO COUNTY, NEW MEXICO, AN UNRECORDED PLAT PREPARED BY PETE SANDOVAL N.M.L.S. NO. 240, AND BEARING THE DATE OF JANUARY 23, 1961, BEING FURTHER DESCRIBED AS TRACT NO. 2A2B5 OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 52, SAID TRACT OF LAND BEING HEREIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER NO. 1 OF THE TRACT HEREIN SET FORTH, SAID CORNER NO. 1 BEING THE IDENTICAL SW CORNER OF THE SAID TRACT 2A2B5 FROM WHICH THE SW CORNER OF LOT NUMBERED NINETY-ONE (91), SOUTHSIDE FARMS ADDITION, BEARS S. 79°37'01"E, 3382.35 FEET AND RUNNING THENCE N. 61°0' E., 145.08 FEET TO A POINT OF CURVATURE AND CORNER NO. 2 OF THE TRACT HEREIN SET FORTH, THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET THROUGH A CENTRAL ANGLE OF 90°59'00" AN ARC DISTANCE OF 39.27 FEET WHOSE CHORD BEARS N. 51°10' E., 35.36 FEET TO A POINT OF TANGENCY AND CORNER NO. 3 OF THE TRACT HEREIN SET FORTH; THENCE S. 83°50' E., 80.00 FEET TO A POINT OF CURVATURE AND CORNER NO. 4 OF THE TRACT HEREIN SET FORTH; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 90.27 FEET WHOSE CHORD BEARS S. 38°02'21" E., 35.36 FEET TO A POINT OF TANGENCY AND CORNER NO. 5 OF THE TRACT HEREIN SET FORTH; THENCE S. 61°0' W., 145.00 FEET TO THE SE CORNER NO. 6 OF THE TRACT HEREIN SET FORTH; THENCE N. 83°50' W., 130.00 FEET TO THE SW AND BEGINNING CORNER NO. 1 OF THE TRACT HEREIN SET FORTH AND THE POINT OF BEGINNING.



A.L.T.A. / N.S.P.S. LAND TITLE SURVEY OF TRACT 2A2B5, M.R.G.C.D. MAP No. 52 (LOT 6, GUN CLUB ACRES) WITHIN TOWN OF ATRISCO GRANT PROJECTED SECTION 15, T. 9 N., R. 2 E., N.M.P.M. BERNALILLO COUNTY, NEW MEXICO OCTOBER 2022

GENERAL NOTES:

- OWNER OF RECORD PER FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE BINDER DATED: JULY 01, 2022 IS 2130 N. KOLB LLC
- LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. SP000138007
- PLATS USED TO ESTABLISH BOUNDARY.
A: DESCRIPTION BY WARRANTY DEED
COMMITMENT DATE: JULY 1, 2022
- FIELD WORK PERFORMED ON: OCTOBER 2022
- PARKING
HANDICAP: 1
REGULAR: 23
TOTAL: 24
- CURRENT ZONING: C-1
- NPZ = NO PARKING ZONE

SCHEDULE B II NOTES

- ITEM #9. ARE THE RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF, RECORDED: BOOK 35, PAGE 91, OF OFFICIAL RECORDS. NO EASEMENTS ARE NOTED.
- ITEM #10. EASEMENTS, COVENANTS AND OTHER MATTERS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION. REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS, WHICH AFFECTS THE PROPERTY AND IS SHOWN HEREON.
- ITEM #11. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 21, 1962, RECORDED: DECEMBER 21, 1962, INSTRUMENT NO. 62-15411, BOOK D673, PAGE 187, OF OFFICIAL RECORDS, WHICH AFFECT THE PROPERTY AND IS SHOWN HEREON.
- ITEM #12. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED: AUGUST 27, 1980, INSTRUMENT NO. 48070, BOOK 794, PAGE 306 IN THE OFFICIAL RECORDS OF BERNALILLO, NEW MEXICO, WHICH AFFECT THE PROPERTY AND IS SHOWN HEREON.
- ITEM #13. RIGHT-OF-WAY EASEMENT GRANTED TO THE COUNTY OF BERNALILLO, STATE OF NEW MEXICO, AS SET FORTH IN DOCUMENT RECORDED IN BOOK R/W 142, PAGE 129, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS NO LONGER AFFECTS THE PROPERTY.
- ITEM #14. ENCROACHMENT AGREEMENT FILED JUNE 29, 1995, AS DOCUMENT NO. 95064153, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS AGREEMENT DOES NOT AFFECT THE PROPERTY.

STATE OF NEW MEXICO } S.S.
COUNTY OF BERNALILLO }
CERTIFY TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY & JO FAMILY TRUST

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE: (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS LAND IN 2021, AND INCLUDES ITEMS: 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, 11(A), 13, 14, AND 18 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN "URBAN" SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
THIS 6TH DAY OF OCTOBER, 2022

Anthony L. Harris
ANTHONY L. HARRIS, N.M.P.S. #11463



H.E.E. HARRIS SURVEYING, INC.
1308 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048

PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com

22-0745.DWG

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN
FEMA ZONE X FIRM PANEL No. 35001C0339H
DATED 8-16-2012 WHICH IS NOT CONSIDERED TO BE
WITHIN THE 100 YEAR FLOOD PLAIN

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.28'	35.36'	N. 51°57'39" E.	90°00'54"
	(25.00')	(39.28')	(35.36')	(N. 51°10'00" E.)	(90°00'54")
C2	25.00'	39.28'	35.36'	S. 38°02'21" E.	90°00'54"
	(25.00')	(39.28')	(35.36')	(S. 38°50'00" E.)	(90°00'54")

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SECTION II
LOCATION OVERVIEW

ALBUQUERQUE

Market Area Assessment

THE LARGEST CITY IN THE LAND OF ENCHANTMENT

Located at the heart of New Mexico where Interstate-25 intersects with Interstate-40, Albuquerque is the state's most populous city and a critical transportation hub in the Southwest, thanks to the ABQ International Sunport and BNSF railway. The city hosts the University of New Mexico, its flagship institution, along with Central New Mexico Community College (CNM), both contributing to a highly educated workforce. Renowned for its cultural diversity and rich history, Albuquerque also hosts the internationally famous International Balloon Fiesta. Key institutions like Sandia National Laboratories and Kirtland Air Force Base—the 6th largest in the U.S.—are situated in the Southeast Heights, providing stable employment opportunities. Boasting over 300 days of sunshine annually and an affordable cost of living, Albuquerque offers a vibrant quality of life at the heart of the Southwest.

#5 most cost-friendly city for business in the US by KPMG

#2 Best Large City for Film in 2024 by Movie Maker Magazine.

Home to the world's largest ballooning event, recognized as the most photographed event globally

DEMOGRAPHICS OF THE ALBUQUERQUE METRO AREA

923,925

Estimated Population



\$66,392

Median Household Income



1.26%

Population Growth/Year



39.7

Median Age



455,647

Employees



44,164

Businesses in Albuquerque





TOP 10 EMPLOYERS

1. Albuquerque Public Schools
2. Kirtland Air Force Base
3. Sandia National Labs
4. Presbyterian Health Care
5. City of Albuquerque
6. UNM Hospital
7. State of New Mexico
8. University of New Mexico
9. Lovelace Hospitals
10. Bernalillo County

STABLE ECONOMY:

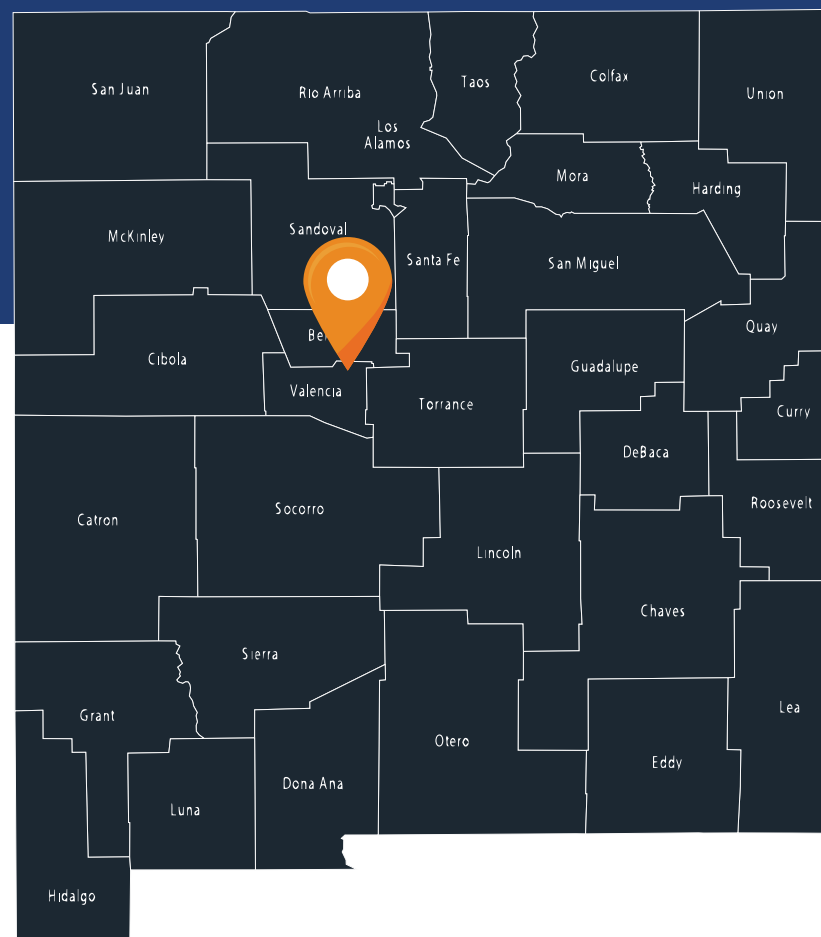
Albuquerque boasts a stable economy, with over 30% of employment in the public sector, supplemented by significant healthcare and education sectors, offering stability unmatched by many other U.S. cities.

EDUCATION AND SKILLED WORKFORCE

The metro area is home to more than 70,000 college students and boasts one of the highest numbers of PhD holders per capita in the nation, fostering a highly educated and skilled workforce.

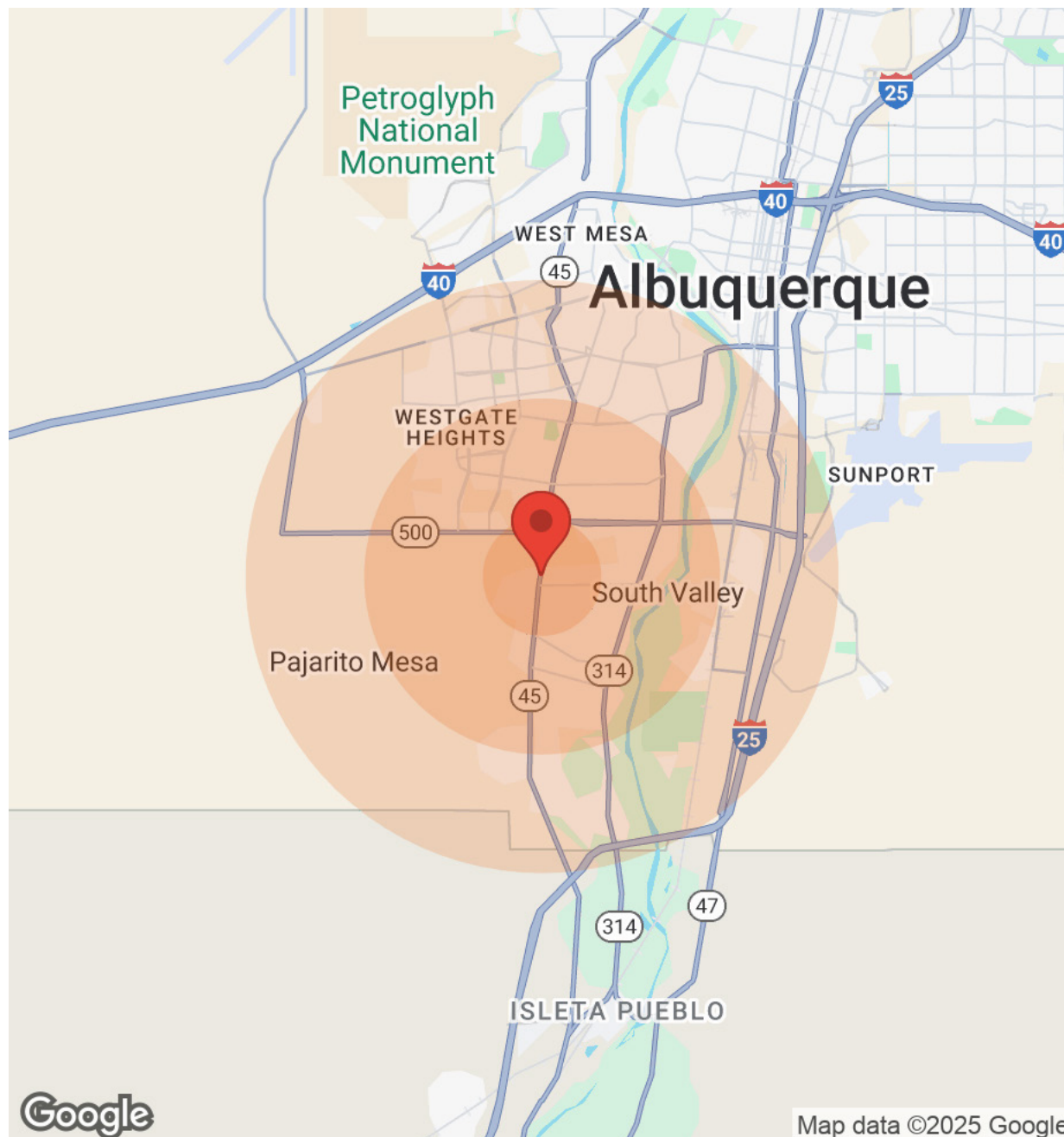
COMPETITIVE BUSINESS CLIMATE

Albuquerque offers a favorable business environment with low energy costs, modest property taxes, affordable real estate, and a cost of living that is below the national average, alongside a qualified and productive workforce.



DEMOGRAPHICS

Turn Key Restaurant with Drive Thru South Valley ABQ
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Population	1 Mile	3 Miles	5 Miles
Male	1,968	30,973	65,714
Female	2,120	31,351	66,002
Total Population	4,088	62,324	131,716

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	899	16,157	33,642
Ages 15-24	595	10,240	21,179
Ages 25-54	1,613	24,197	50,408
Ages 55-64	495	6,213	12,630
Ages 65+	486	5,517	13,857

Race	1 Mile	3 Miles	5 Miles
White	2,498	36,110	75,874
Black	N/A	723	1,473
Am In/AK Nat	10	676	1,898
Hawaiian	N/A	5	5
Hispanic	3,466	51,227	109,802
Multi-Racial	3,160	49,386	104,592

Income	1 Mile	3 Miles	5 Miles
Median	\$50,336	\$42,518	\$40,382
< \$15,000	79	2,303	6,252
\$15,000-\$24,999	256	2,702	5,182
\$25,000-\$34,999	94	2,448	5,948
\$35,000-\$49,999	182	3,466	8,126
\$50,000-\$74,999	272	4,236	8,768
\$75,000-\$99,999	216	1,876	3,680
\$100,000-\$149,999	67	1,534	2,722
\$150,000-\$199,999	85	350	533
> \$200,000	9	57	134

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,208	19,610	41,781
Occupied	1,158	18,419	39,158
Owner Occupied	1,006	14,777	29,586
Renter Occupied	152	3,642	9,572
Vacant	50	1,191	2,623

REGIONAL MAP

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BUSINESS MAP

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SECTION III
LISTING AGENT



CHRIS ANDERSON

Senior Associate

chris@reanm.com

Direct: (970) 310-7024

51932, NM

Chris Anderson is an accomplished real estate professional specializing in Net Leased Investments and serving 1031 Exchange Clients. With over five years of experience as a full-service retail broker, Chris consistently excels in delivering leasing and sales solutions while collaborating seamlessly with local and national tenants.

His expertise spans various aspects of commercial properties, including single and multi-tenant investments, land and development ventures, tenant site selection, and optimizing shopping centers and multi-tenanted buildings for landlords.

At the heart of Chris's professional approach lies the cultivation of long-term client relationships. He prioritizes offering unparalleled client service, going beyond mere transactions to ensure optimal outcomes. Chris's extensive knowledge of Commercial Real Estate enables him to navigate diverse property categories adeptly, ensuring clients receive maximum value for their properties.

With a client-centric focus and an unwavering commitment to excellence, Chris emerges as a valuable asset for anyone navigating retail property transactions. His expertise, professionalism, and dedication make him the ideal partner to guide clients through the dynamic landscape of commercial real estate.

JERAMY PRICE (OWNER BROKER)

Volk Company

jprice@volkco.com
Direct: 520-441-4771



Jeramy Price brings a unique perspective to his client representation, having owned and operated several businesses as well as acquiring, developing and re-developing retail property. His expertise includes all phases of retail real estate work. He has leased, sold, developed and redeveloped many shopping centers, strip centers, restaurants (drive thru and sitdown), freestanding buildings and retail land throughout Arizona/New Mexico and is responsible for several ground up developments. His specialties include sourcing on and off market deals, analyzing deals, investment sales, site selection, expansion strategy, restaurant sales and leasing, tenant, and landlord representation, as well as buyer and seller representation.

Professional Highlights/Affiliations

Volk Company Top Producer 2019, 2020, 2021, 2022, 2023, 2024

Consistently a top producer at Volk Company in terms of dollar volume and transactions completed

Member International Council of Shopping Centers

Commercial Land Best-in-Class Broker 2022 (source: TREND report January 2023)

Retail Best-in-Class Broker 2024 (source: TREND report January 2025)

DISCLOSURE

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Real Estate Advisors, LLC (REA), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or REA. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to REA.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward looking assumptions relating to the

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ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. REA | Real Estate Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. REA | Real Estate Advisors does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by REA | Real Estate Advisors in compliance with all applicable fair housing and equal opportunity laws.