



LOS RANCHOS RESTAURANT RETAIL

LOS RANCHOS DE ALBUQUERQUE
6839 4th st, Los Ranchos, NM 87107



FOR LEASE

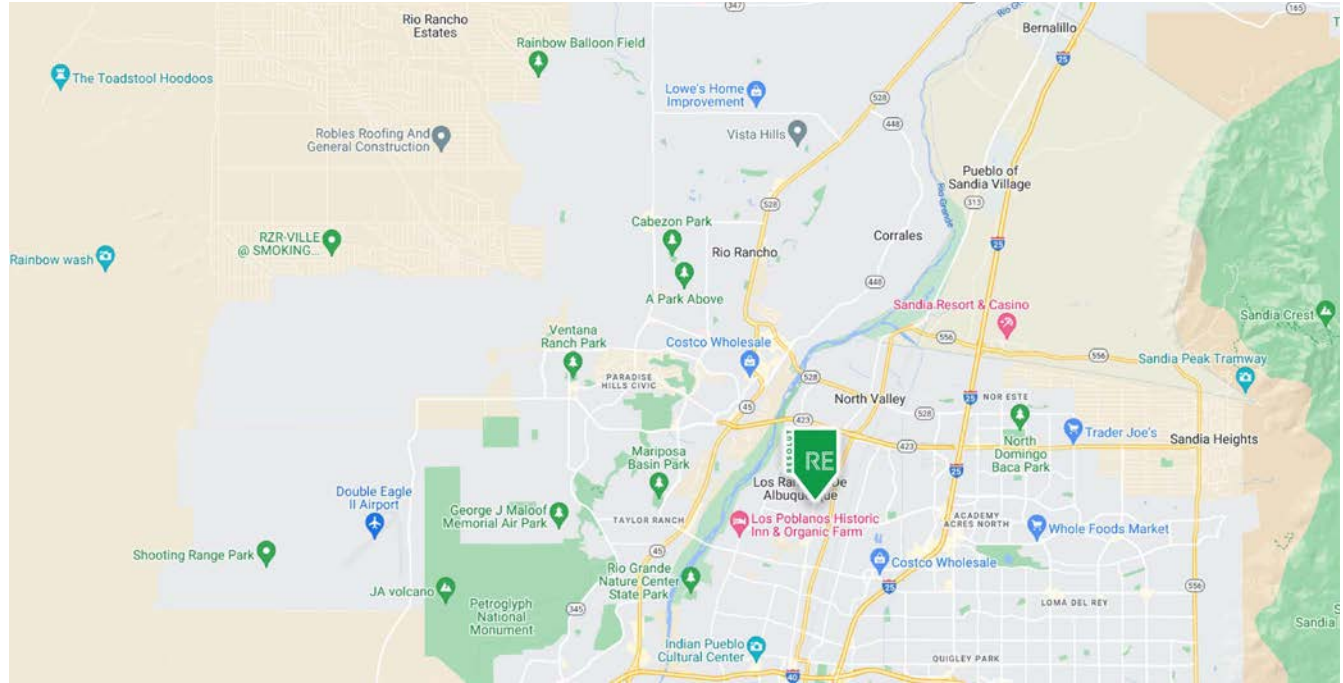
AVAILABLE SPACE
4,000 SF

RATE
\$18.00 PSF NNN
NNNs* \$1.20
* Estimate provided by Landlord
and subject to change

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PROPERTY HIGHLIGHTS

- Property in downtown Los Ranchos
- Private off street parking, and large parking lot maintained by the village
- 7 Large walk in freezers and coolers
- Full kitchen
- Separate prep rooms with dish station
- Rear / alley access
- Patio Possible
- Commercial rotisserie smoker
- Stainless steel benches / work areas
- Purchase of existing butcher business available




AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2023

 **52,808**
POPULATION
3-MILE RADIUS

 **\$107,251.00**
AVG HH INCOME
3-MILE RADIUS

 **83,453**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
4th St: 11,407 VPD
(Costar 2021)

PROPERTY OVERVIEW

6839 4th st has a well maintained exterior with ample parking including private parking lot, on street parking, and large parking lot maintained by the village. The interior design of the kitchen / entrance / seating and dining areas make for comfortable and efficient arrangement. The area around 6839 4th is surrounded by local cuisine and thriving restaurants, retailers, and industrial. This property has a full kitchen, 2 bathrooms, and 7 walkins. It has 3 separate entrances, and another on the back with access and gate from alley. This property is located directly in the center of Village of Los Ranchos, this area is an attraction for anyone visiting Albuquerque. This is a very rare opportunity to place your business in this thriving district, and this is the first time this building is available.

LOCATION OVERVIEW

Village of Los Ranchos de Albuquerque is a tourist attraction. Located in the very desirable North Valley of Albuquerque. The Village has completely re-designed this area including brick roads, off street parking, ample vegetation, and lighting. All creating an old town, lamp post district feel. This area is full of thriving long time business and foot traffic that would support any business located here. With easy access to Paseo Del Norte it creates access from anywhere in town. With the lower speed limits through this area your business couldn't be missed.

PROPERTY OVERVIEW

Lease Rate:	\$18.00 PSF
Available SF:	4,000 SF
NNN:	\$1.20 PSF
Lot Size:	.19 AC
Zoning:	C1







