



NORTH I-25 TURNKEY RESTAURANT

SWQ OF PAN AMERICAN FWY NE AND OFFICE BLVD NE
4959 Pan American Freeway Northeast Albuquerque, NM 87109



100% LEASED

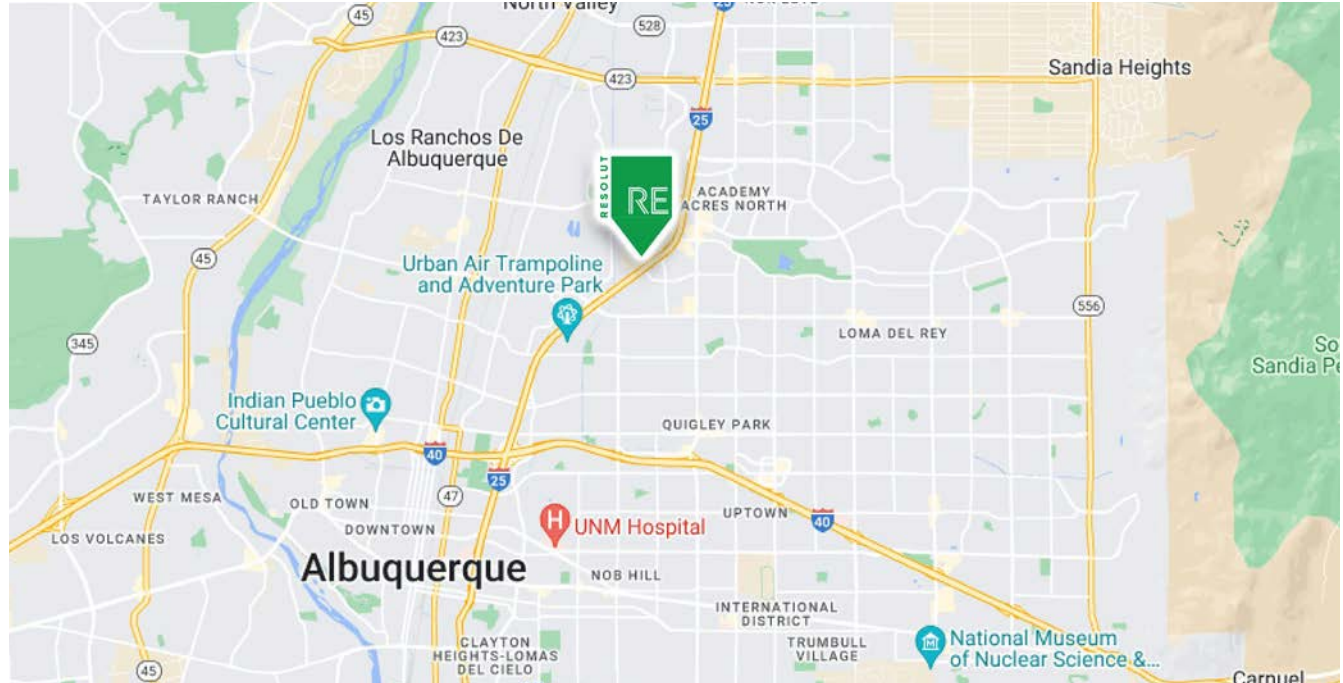
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PROPERTY HIGHLIGHTS

- Turnkey restaurant space with existing kitchen infrastructure and equipment
- Includes a covered outdoor patio, ideal for additional dining capacity 400 SF patio
- Prominent visibility with both monument and building signage opportunities
- Strategically positioned along the I-25 Corridor, a high-traffic area locally known as “restaurant row”
- Benefits from strong foot traffic as a shadow-anchor to Cinemark Century Rio Plex 24 and XD, one of the top-performing Century Theatre locations nationwide (ranked #2 out of 53)
- Unique branding opportunity with a coffee cup roof sign for enhanced identity
- Surrounded by complementary food and beverage operators, creating strong co-tenancy synergy



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



86,465
POPULATION
3-MILE RADIUS



\$85,707.00
AVG HH INCOME
3-MILE RADIUS



133,710
DAYTIME POPULATION
3-MILE RADIUS



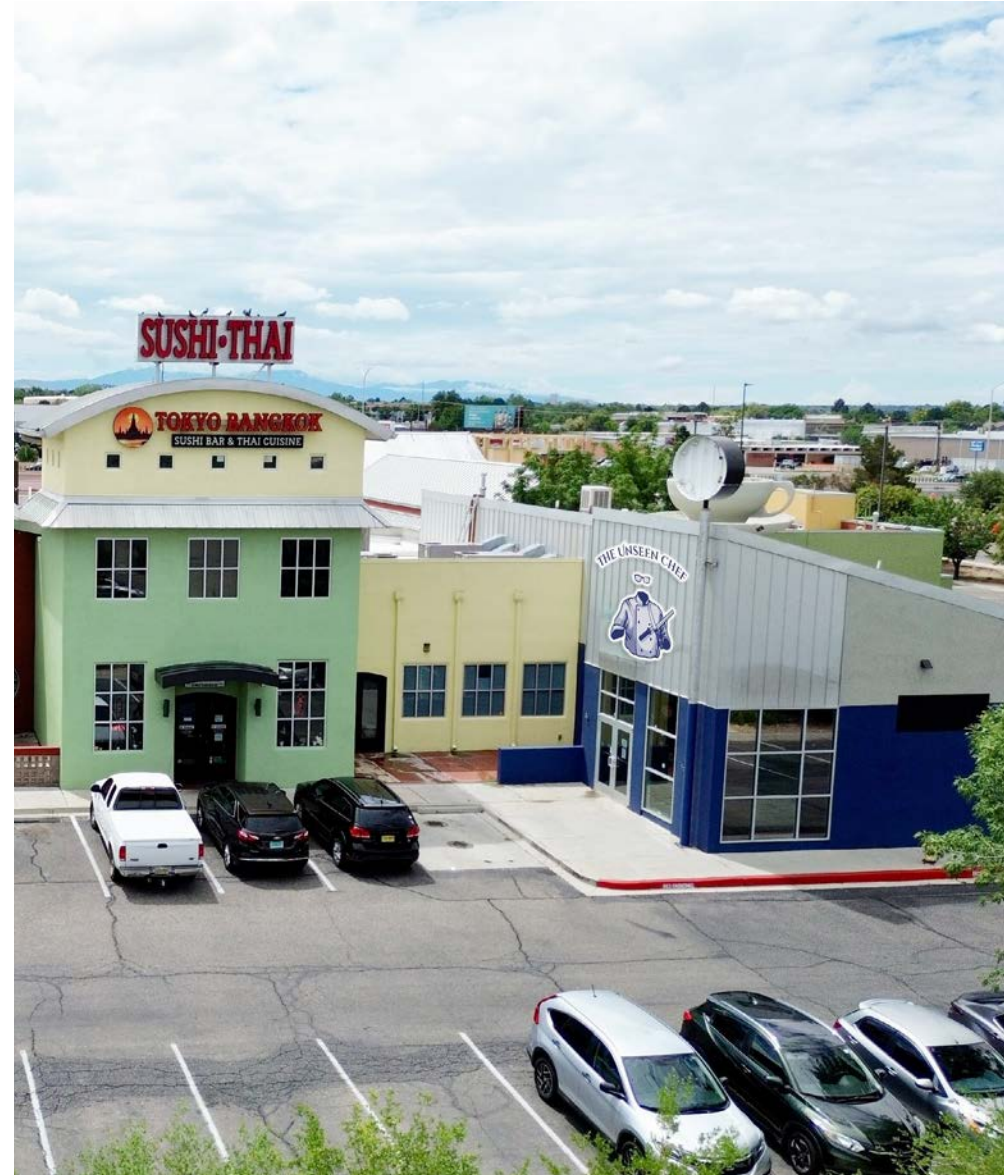
TRAFFIC COUNTS
Pan American Fwy NE: 94,441
VPD
(Sites USA 2025)

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Cinema Center is a well-located retail destination just off the I-25 corridor, offering strong visibility, convenient access, and a complementary mix of food and beverage co-tenants that help drive consistent foot traffic. Suite A is a turnkey restaurant space featuring a spacious dining area, a bar counter, and a covered patio on the south end of the center—ideal for outdoor seating and additional guest capacity. The kitchen is outfitted with a Type I hood and a walk-in cooler, making it well-suited for a variety of restaurant concepts. The suite also includes two ADA-compliant restrooms and offers opportunities for building and pylon signage to maximize brand exposure to passing traffic. With existing infrastructure in place, Suite A presents a cost-effective and efficient path to opening in a high-visibility location within an established retail center.

PROPERTY HIGHLIGHTS

Available SF:	100% Leased
Submarket:	Northeast Heights



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