

NORTH I-25 TURNKEY RESTAURANT

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



**FOR
LEASE**

AVAILABLE
2,410 SF

RATE
\$26.00 PSF NNN
NNNs* \$4.00
* Estimate provided by Landlord and
subject to change

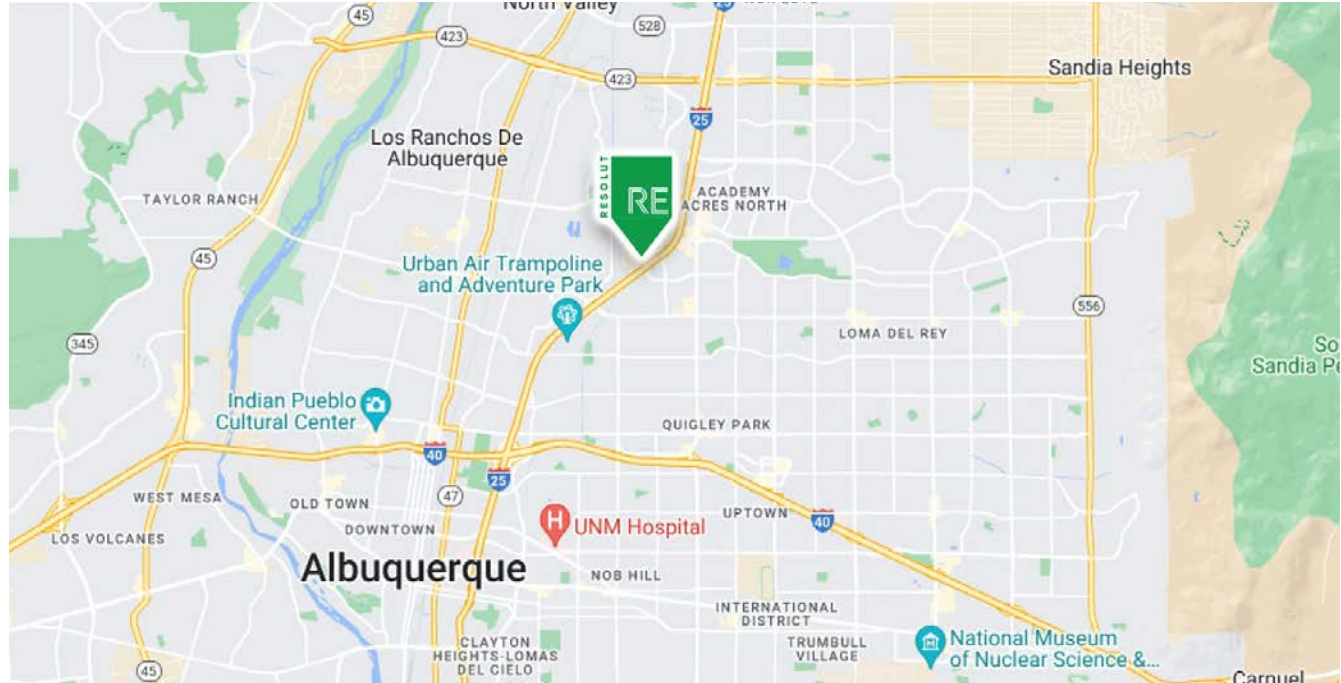
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PROPERTY HIGHLIGHTS

- 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



Remsa Troy

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Daniel Kearney

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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

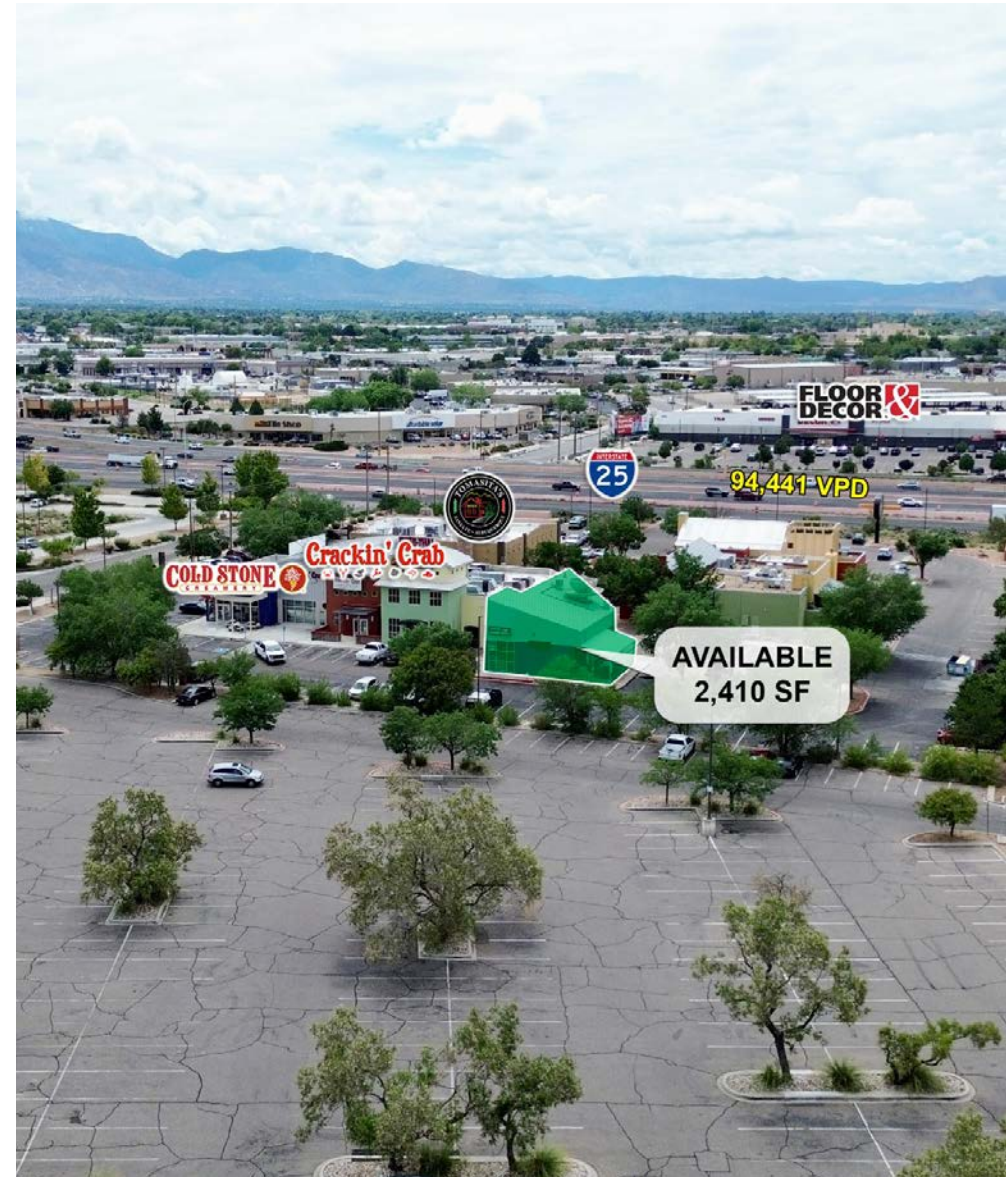
Lease Rate:	\$26.00 PSF
NNN:	\$4.00
Available SF:	2,410 SF
Submarket:	Northeast Heights



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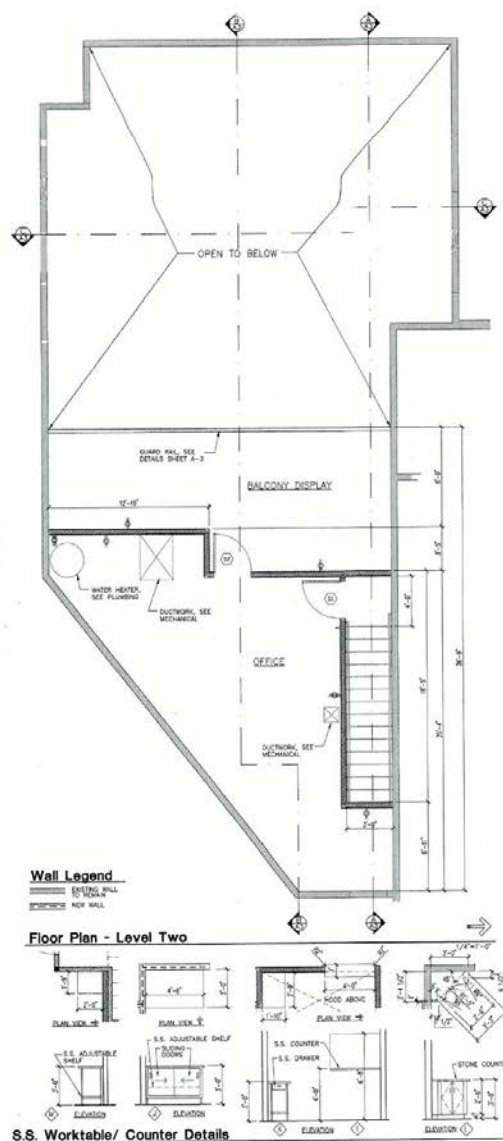
LOCATION OVERVIEW

4959 Pan American Fwy NE, Suite A, is strategically located along Albuquerque's highly visible I-25 corridor, offering exceptional access and exposure to over 136,000 vehicles per day. Situated just north of Jefferson St NE, the property benefits from proximity to one of the city's major business hubs, with numerous office parks, dealerships, and national retailers nearby. Tenants enjoy seamless connectivity to I-25 and Paseo del Norte, providing efficient access to the greater Albuquerque metro area. The site is minutes from Journal Center, one of Albuquerque's largest employment districts, and is surrounded by a strong daytime population. With ample parking and flexible commercial zoning, this location is well-suited for a wide range of retail, service, and professional uses. The visibility from the freeway and the convenience of being centrally located make this an ideal opportunity for businesses looking to capitalize on high traffic, strong demographics, and regional accessibility.

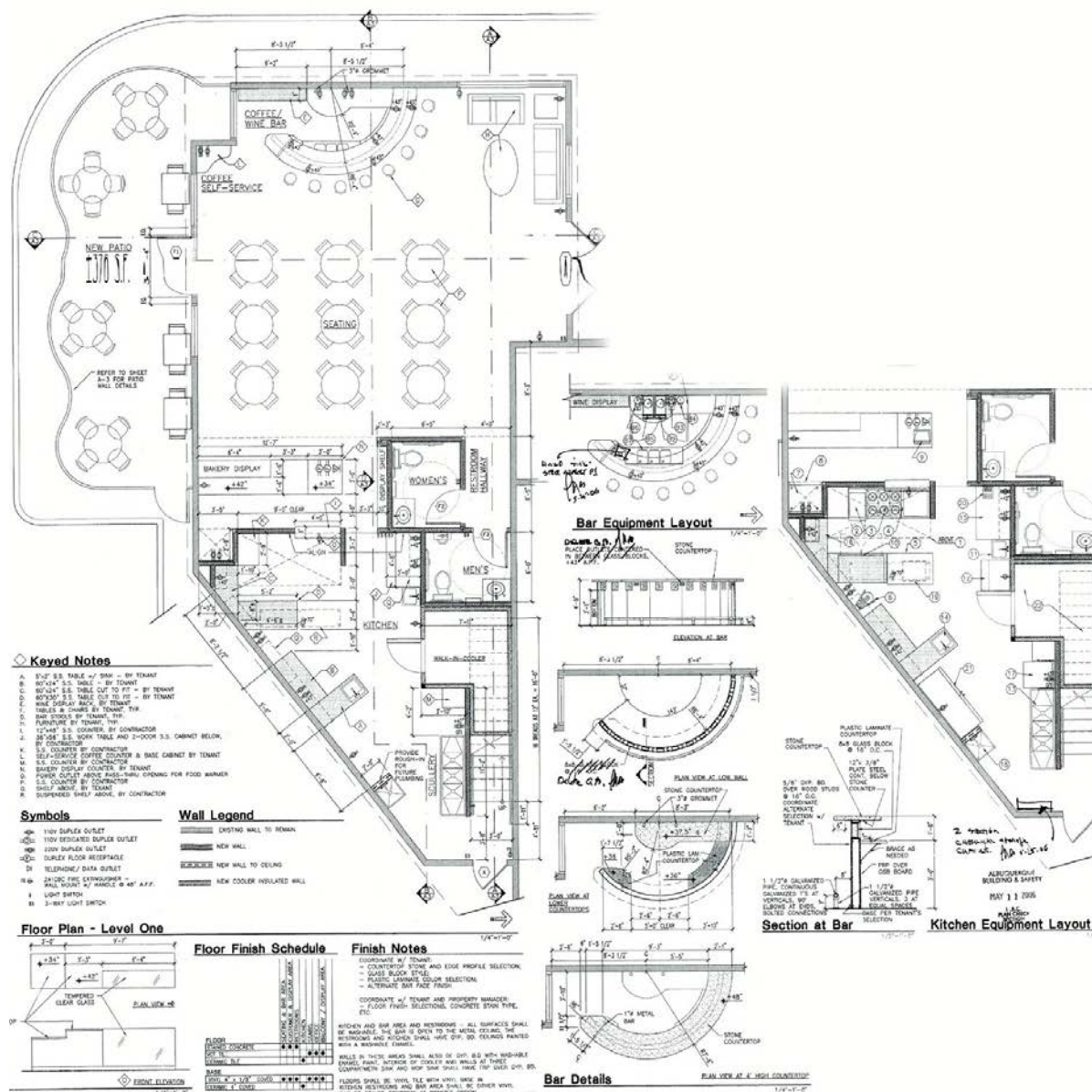


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667 SF 2nd Floor Office



1,652 SF Ground Floor



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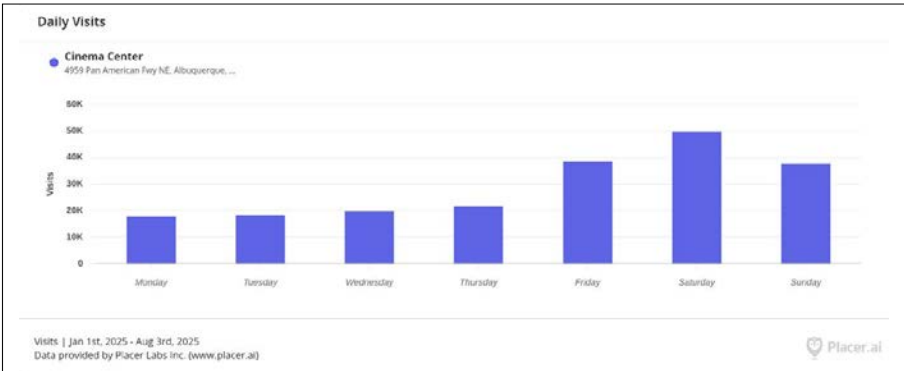


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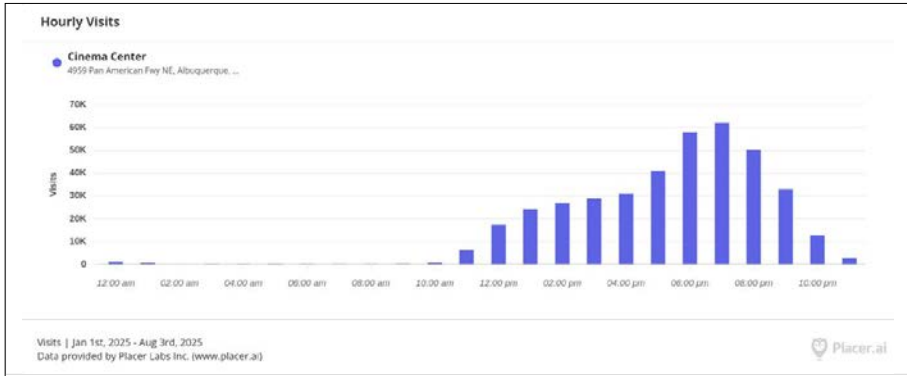


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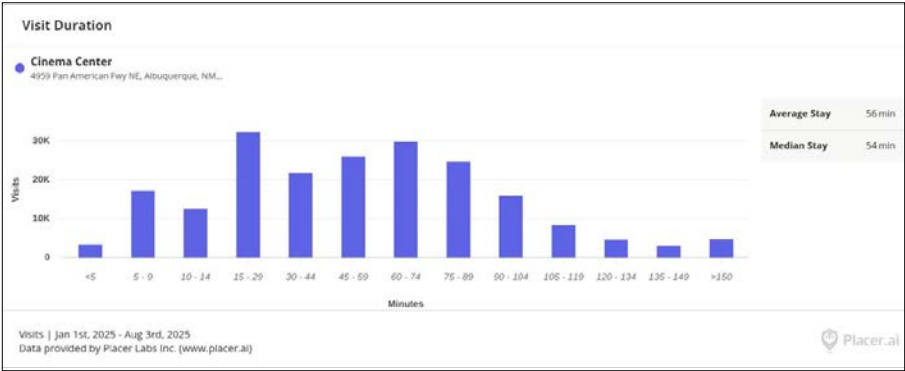
DAILY VISITS



HOURLY VISITS



VISIT DURATION



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