

For Sale



Drive-In/Drive-Thru Restaurant

LOCATED ON A HIGH-TRAFFIC CORRIDOR



SOUTHEAST HEIGHTS LOCATION

11715 Central Ave. NE | Albuquerque, NM 87123

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±1,372 SF on ±0.69 Ac.
Available**

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PROPERTY

AVAILABLE

Building: $\pm 1,372$ SF
Land: ± 0.69 Acres

SALE PRICE

\$375,000

HIGHLIGHTS

- Just minutes away from I-40
- 51,800 cars per day at the intersection of Central Ave. & Juan Tabo Blvd.
- Drive-in and drive-thru infrastructure ready for occupancy
- Large pylon signage
- 24 drive-in stalls, 9 parking spaces and outdoor dining
- Ideal for local operators or national quick-serve brands
- Property is part of a larger portfolio, see Advisors for details

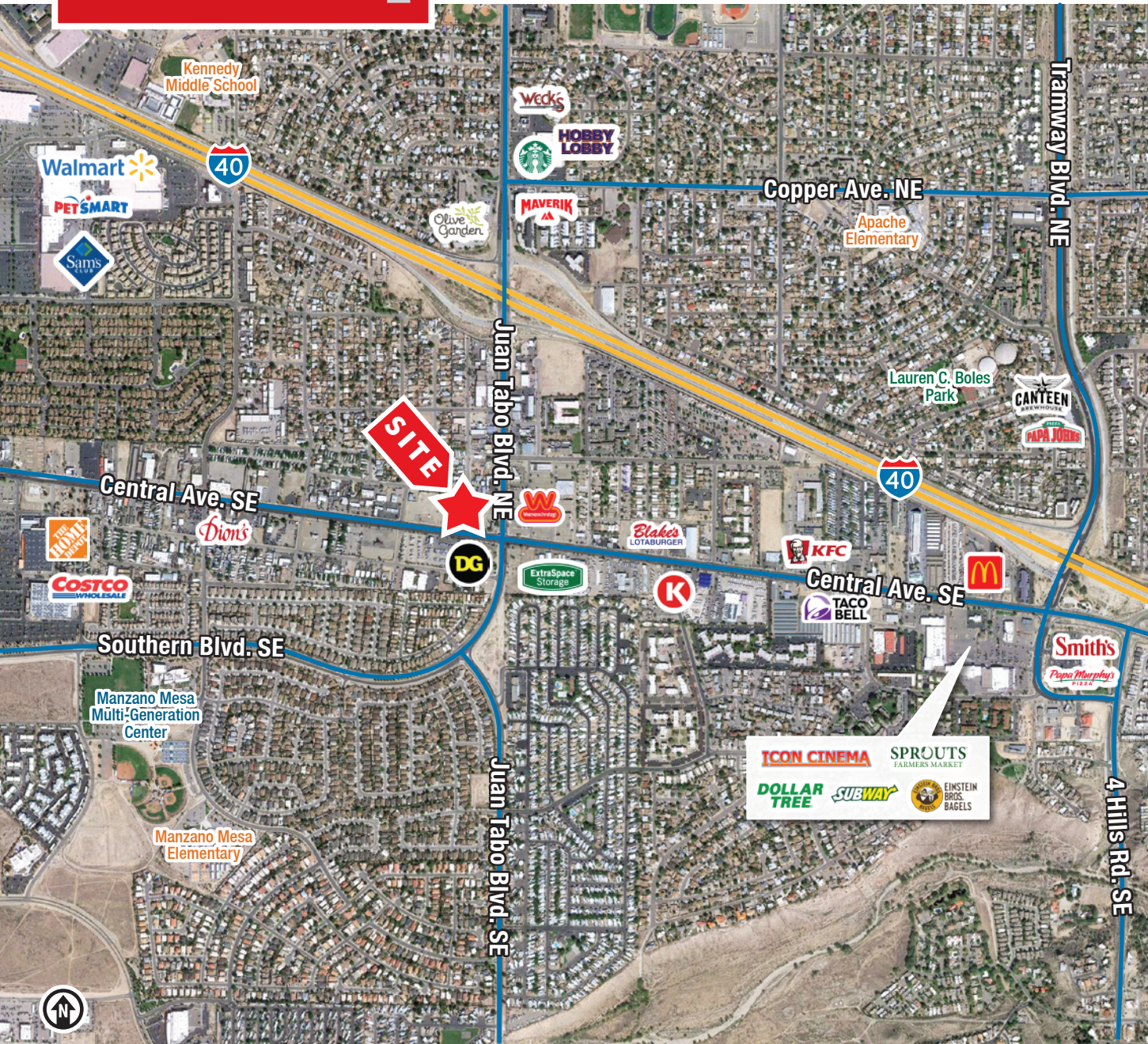
ZONING [MX-H](#)

LOCATION

NWQ Central Ave. &
Juan Tabo Blvd. NE

For Sale

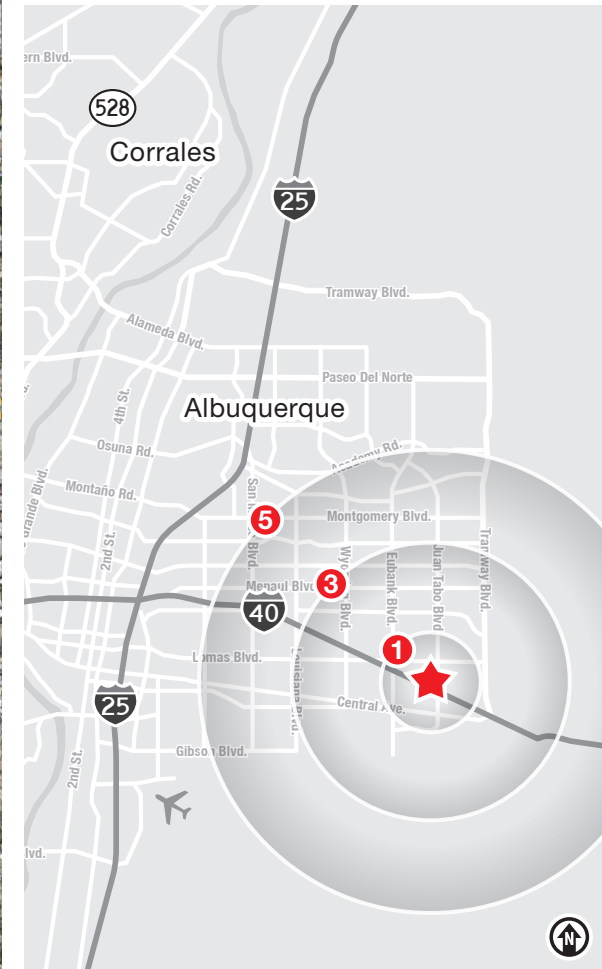
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	21,313	98,384	188,841
Average HH Income	\$79,763	\$88,539	\$92,586
Daytime Employment	5,293	38,790	82,377

2026 Forecasted by Esri



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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2026 Demographics)


568,556
City Population


242,757
Households


\$101,287
Avg. Household Income


\$59,375
Md. Disposable Income


21,689
Total Businesses


277,623
Total Employees


939,327
Albuquerque Metro Population


The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.