



Sadie's
of New Mexico



**SADIE'S
FOR SALE**



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**700 Eubank Blvd. NE
Albuquerque, NM 87123**

50 years ago, Sadie Koury opened her first restaurant on the corner of Osuna and Second Street in Albuquerque, New Mexico. Sadie's is now one of largest restaurants in Albuquerque's North Valley, located on 4th Street NW. The branch located at 700 Eubank Blvd. NE in the old Hotel Circle opened its doors in 2009 by a franchisee who has operated in the location for more than 6 years, and still remains busy and in high demand with an abundance of parking available and great income.

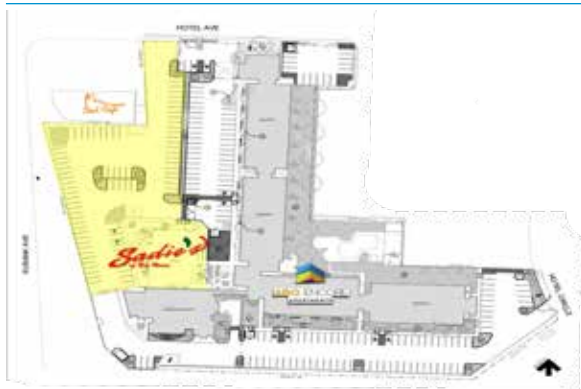
700 Eubank Blvd. NE Albuquerque, NM 87123

LEASE DETAILS

- › Sale Price \$825,000
- › Building Size: 6,226 SF
- › Price Per SF: \$132.50
- › Total Land Size: 1.24 Acres
- › Zoning: SU-1
- › Cap Rate: 9.5%

BUILDING AMENITIES

- › True NNN Lease. 100% pass through tenant
- › Located in the old Hotel Circle development
- › Located directly in front of the new ABQ Encore Apartment complex (60 units, plus 70 corporate units)- now 90 percent occupied
- › I-40 frontage with large monument sign
- › NOI \$78,453.19 (plus percentage rent)
- › Eubank- 35,720 VPD
- › I-40 - 101,100 VPD
- › Approximately 3 years remaining on lease - tenant has two options of 5 years.



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ABQ ENCORE APARTMENTS

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**DO NOT DISTURB TENANT
PLEASE CALL BROKER**

Upon completion of a
Confidentiality Agreement,
landlord will provide
lease details.

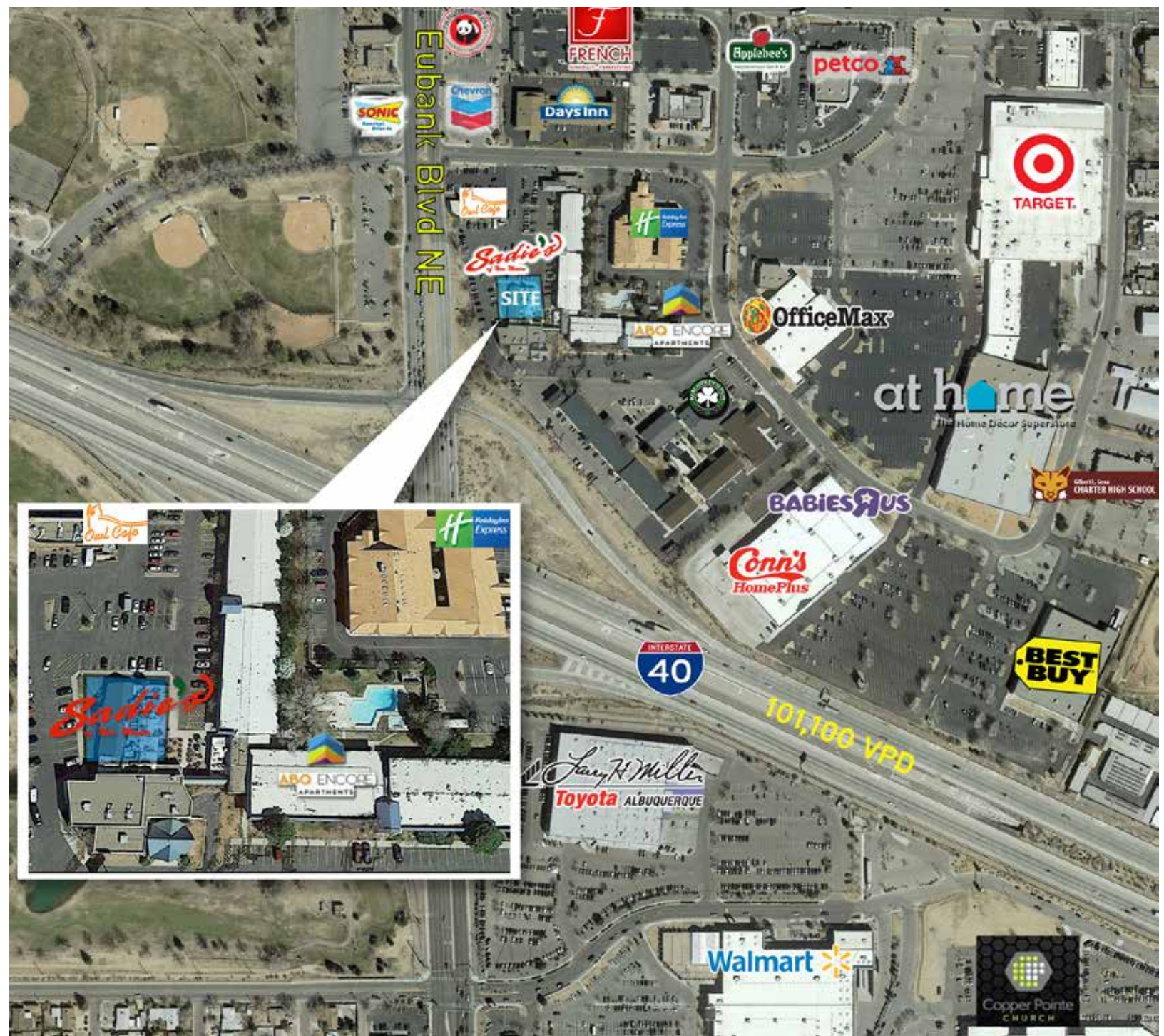


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Sadie's
of New Mexico



Eubank Blvd NE



OfficeMax

at home
The Home Décor Superstore

BABIES R US

Conn's
HomePlus

BEST BUY

INTERSTATE
40

101,100 VPD

Larry H. Miller
Toyota ALBUQUERQUE

Walmart

Copper Pointe
CHURCH

Sadie's

SITE

ABO ENCORE
APARTMENTS

Sonic

Days Inn

FRENCH

Applebee's

petco

Outback

Holiday Inn Express

Glenn's Charter High School

Outback

Sadie's

Holiday Inn Express

Toyota ALBUQUERQUE