

TURNKEY OPERATING RESTAURANT ON BELEN'S PRIME MAIN STREET



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE



**724 N MAIN STREET
BELEN, NM 87002**



**2,787 SF
0.84 ACRES**



ZONED C-1



**SALE PRICE:
\$350,000**

Jacob Lopez

JLopez@CREBerkshire.com | 505.328.5156

Juan Caraveo

Caraveoju@gmail.com | 505.620.7742

OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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PROPERTY OVERVIEW:

- » **Great Central Location within Heart of the City of Belen**
- » **Within 1.9 Miles from i25 & Camino De Llano Interstate Entrance**
- » **Near Main St & Aragon that has 17,239 VPD**
- » **181' Frontage on Main St.**
- » **2 Monument Signs on Main St & On-Building Signage**
- » **3 Restrooms**
- » **1 Office**
- » **1 Storage Room**
- » **All FF&E Included in the Sale (Tables, Chairs, Hood, 3 Compartment Sink, Prep Tables, etc)**
- » **Container Connected to building for Extra Storage**
- » **Currently Operating Business**

PROPERTY DESCRIPTION:

This **2,797 SF turnkey commercial restaurant building on .84 acres** sits in the heart of Belen — New Mexico's fast-growing "Hub City" — with **181' of Main St Frontage** on a corridor carrying **17,239 VPD**. The building is immediately operational, featuring a **commercial kitchen exceeding 1,000 SF**, dedicated reception and dining areas, **3 restrooms**, an office, interior storage, and an **exterior storage container connected to the building** — all FF&E included (hood, 3-compartment sink, prep tables, tables, chairs, and more). **34 parking spaces at an 12:1,000 SF ratio**, tri-directional ingress/egress, dual monument signage, on-building signage, and all utilities on-site round out the physical asset. The trade area supports a **5-mile population of 22,455, avg. household income of \$65,476**, and **4,762 daytime employees**, while I-25 access sits just **1.9 miles away**. Belen's growth trajectory is real — population is projected to reach 9,500 within five years, new employers including a 250-job manufacturing facility have recently arrived, and BNSF just completed a major capacity expansion at its Belen facility, the largest rail fueling operation in North America. **C-1 zoning** offers flexibility well beyond food service. A currently operating business, priced to move.

EXECUTIVE SUMMARY

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OFFERING DETAILS:

ADDRESS:	724 N Main St. Belen, NM 87002
LOT SIZE:	0.84 acres
BUILDING SF:	Total in Building - 2,797 SF
ZONED:	C-1 (Commercial - broad use flexibility)
PURCHASE PRICE:	\$350,000
POPULATION:	22,455 (5 Mile Radius)
AVG. HH INCOME:	\$65,476 (5 Mile Radius)
DAYTIME EMPLOYEES:	4,762 (5 Mile Radius)
WATER, SEWER & ELECTRICITY:	Piped In
INGRESS/EGRESS:	West, East, & South Property Line
PARKING SPOTS:	12:1,000 SF Parking Ratio



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BUILDING & SPACE BREAKDOWN

- » **Commercial Kitchen:** ~1,060 SF (37'10" X 28') — oversized, fully equipped
- » **Dining/Sitting Area:** ~783 SF (27'10" X 28'1")
- » **Reception Area:** ~372 SF (21'3" X 17'6")
- » **Private Office:** on-site
- » **Restrooms:** 3 total (Men's, Women's, Additional)
- » **Interior Storage:** 2 dedicated storage rooms
- » **Exterior Storage:** Container connected directly to building

EQUIPMENT & INFRASTRUCTURE (FF&E INCLUDED)

- » Commercial Hood System
- » 3-Compartment Sink
- » Prep Tables
- » Tables & Chairs
- » All existing kitchen and dining equipment transfers with sale
- » **Water, Sewer & Electricity:** All on-site and operational

SITE & ACCESS

- » **Lot:** .84 Acres
- » **Ingress/Egress:** Three access points — West, East & South property lines
- » **Parking:** 34 spaces at an 12:1,000 SF ratio — well above standard
- » **Interstate Access:** 1.9 miles to I-25 via Camino del Llano
- » **Rail Runner Express:** Belen commuter rail stop nearby

VISIBILITY & SIGNAGE

- » **Main Street Frontage:** 181' linear feet
- » **Traffic Count:** 17,239 VPD at Main St & Aragon
- » **Monument Signage:** 2 monuments on Main St
- » **On-Building Signage:** Included
- » **Location:** Heart of Belen's primary commercial corridor

DEMOGRAPHICS – 5-MILE RADIUS

- » **Population:** 22,455
- » **Avg. Household Income:** \$65,476
- » **Daytime Employees:** 4,762

BELEN MARKET SNAPSHOT

- » Population projected to grow from **~7,500 to 9,500+ within five years**
- » **165+ new homes built** and sold quickly; dozens more underway
- » **Arcosa Inc.** wind-tower manufacturing facility opened — 250+ new jobs
- » **Starbucks** and other national brands recently entered the market
- » **BNSF Railway** — largest rail fueling facility in North America, located in Belen — just completed a major capacity expansion increasing Southern Transcon throughput by ~30%
- » Belen is known as **“The Hub City”** — served by 3 I-25 exits, two state highways, and the BNSF mainline

AERIAL PHOTOS

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AERIAL PHOTOS

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EXTERIOR PHOTOS

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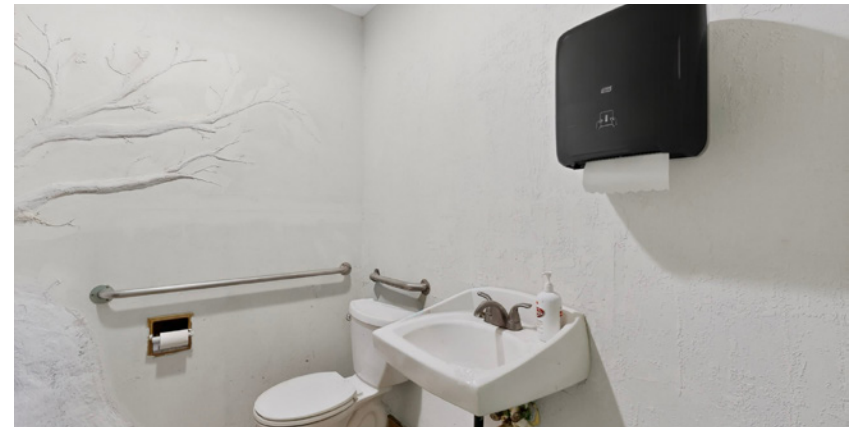


ENTRANCE/DINING/ MENS & WOMANS' RR

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KITCHEN & BACK RR

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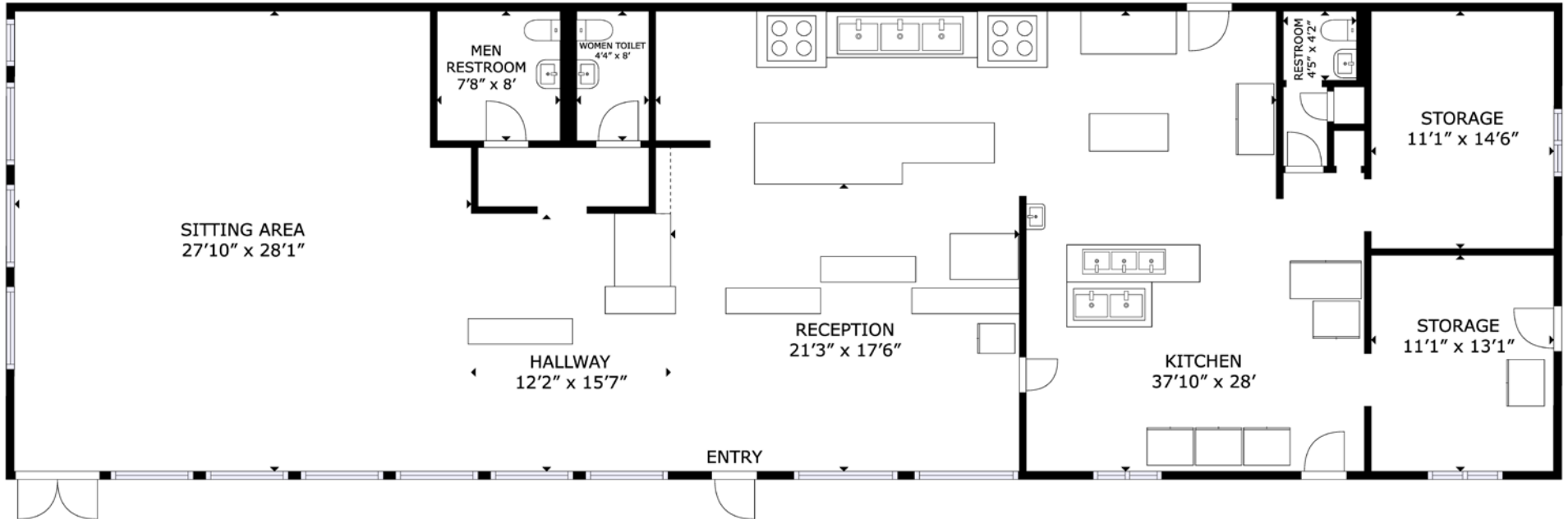


FLOOR PLAN

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FLOOR 1: 2797 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 2797 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.

ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

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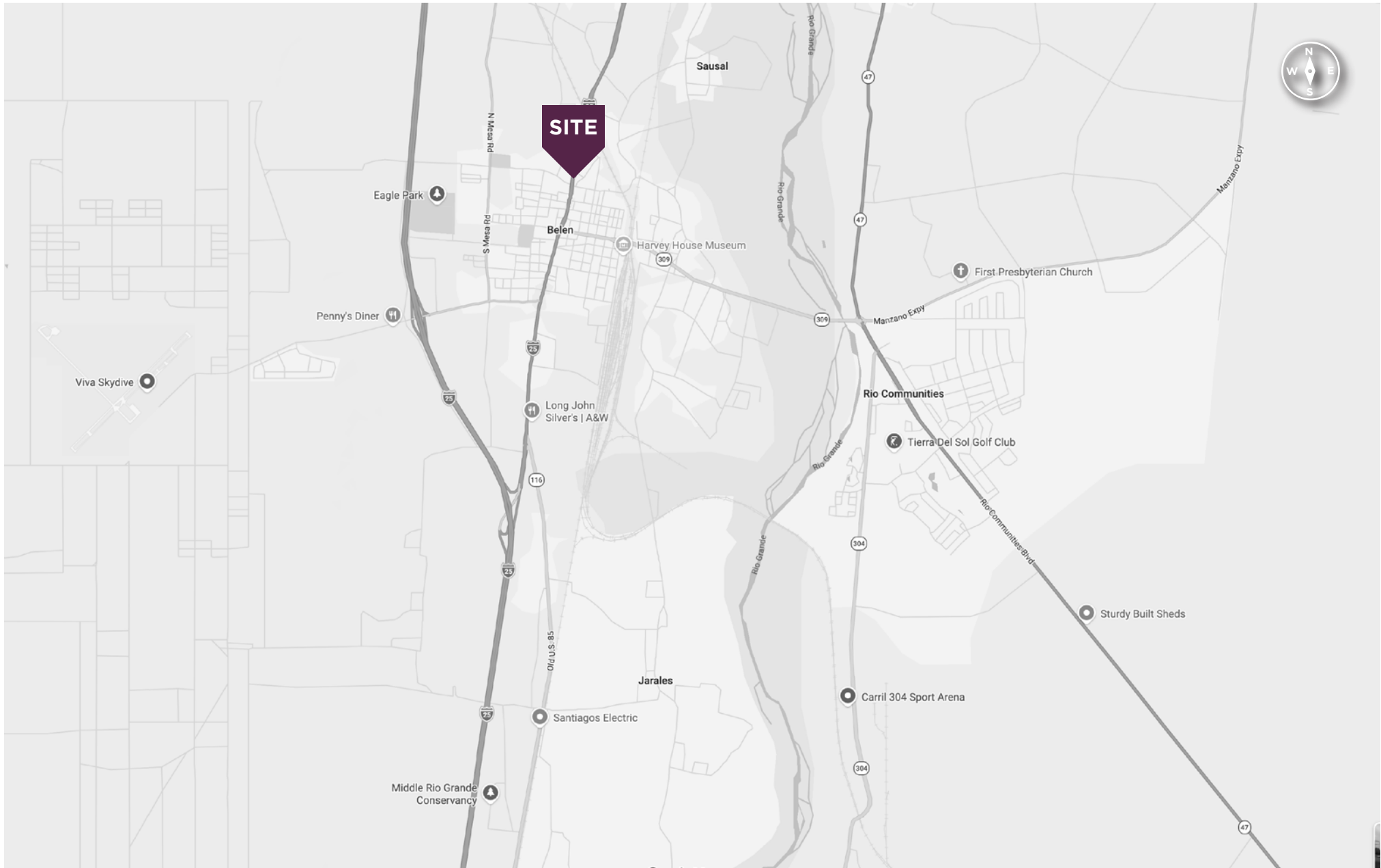
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REGIONAL MAP

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