

JEFFERSON GROUND LEASE

4949 Jefferson St NE & Restaurant Ln. | Albuquerque, NM

OFFERING MEMORANDUM



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Jefferson Ground Lease

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Exclusively Marketed By



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Brokerage License No.: 9158

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01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	4949 Jefferson St NE & Restaurant Ln. Albuquerque NM 87109
COUNTY	Bernalillo
PRICE	\$2,200 per month
LAND ACRES	.37
OWNERSHIP TYPE	Ground Lease
ZONING TYPE	NR-C

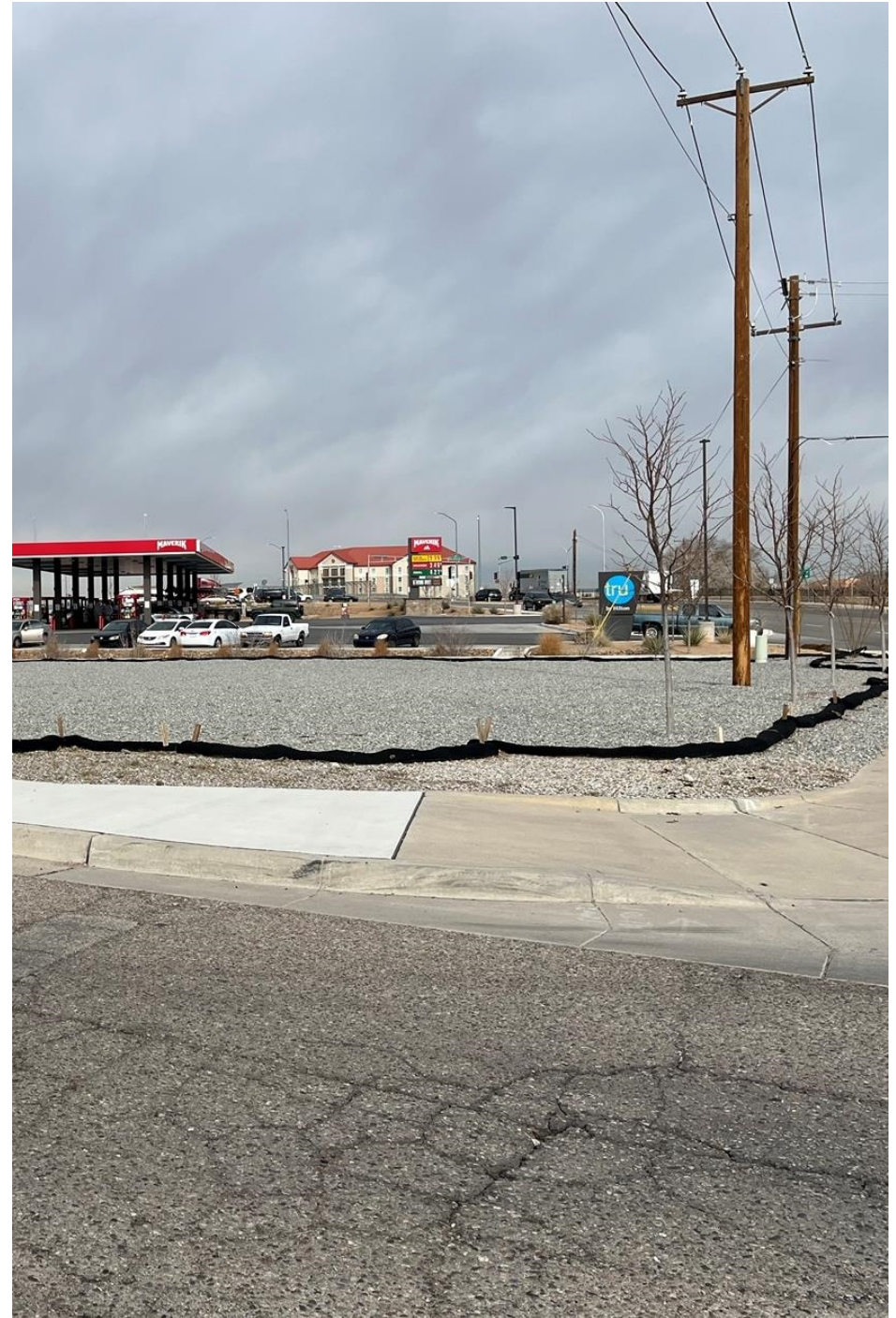
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	11,537	91,924	255,737
2026 Median HH Income	\$49,445	\$62,815	\$67,161
2026 Average HH Income	\$62,224	\$86,554	\$98,111

Prime Ground Lease Space

- Positioned next to the high-traffic Maverik gas station and in front of the Hilton Tru at the prominent corner of Jefferson and Restaurant Rd, this site offers outstanding visibility and steady traffic. Ideal for a walk-up coffee or quick-service food concept, the space could also accommodate multiple food trucks, creating a dynamic destination.

Great Zoning

- Zoned NR-C- non-residential commercial. This zoning has a variety of uses, such as a restaurant, bakery, small or medium retail, check out <https://documents.cabq.gov/planning/agis/IDO/UseTables/AllowableUses-NR-C.pdf> for all the uses available.



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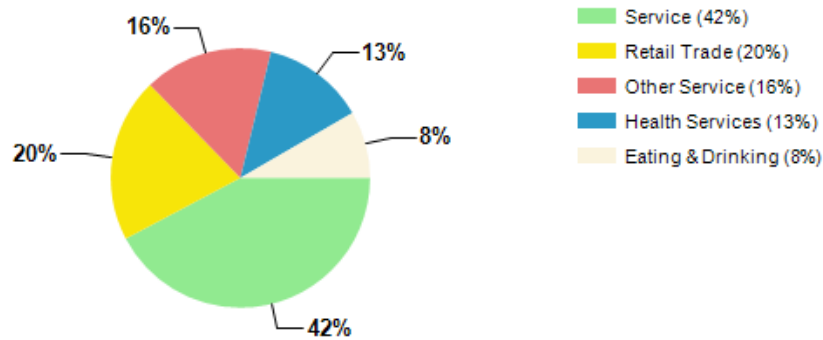
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02 Location

- Location Summary
- Local Business Map

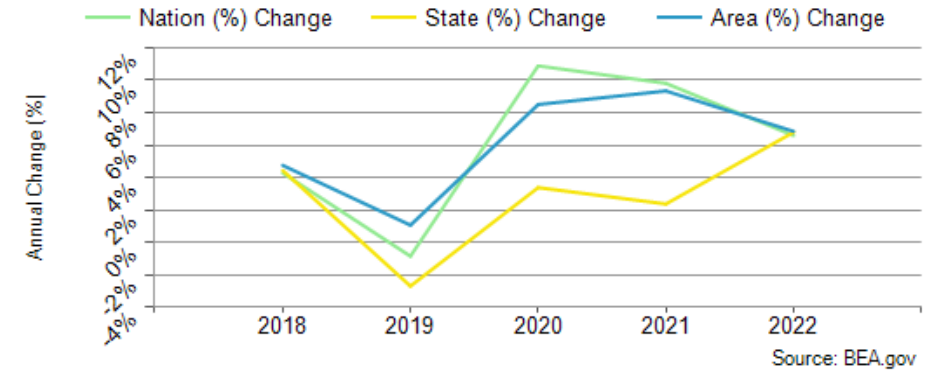
Major Industries by Employee Count

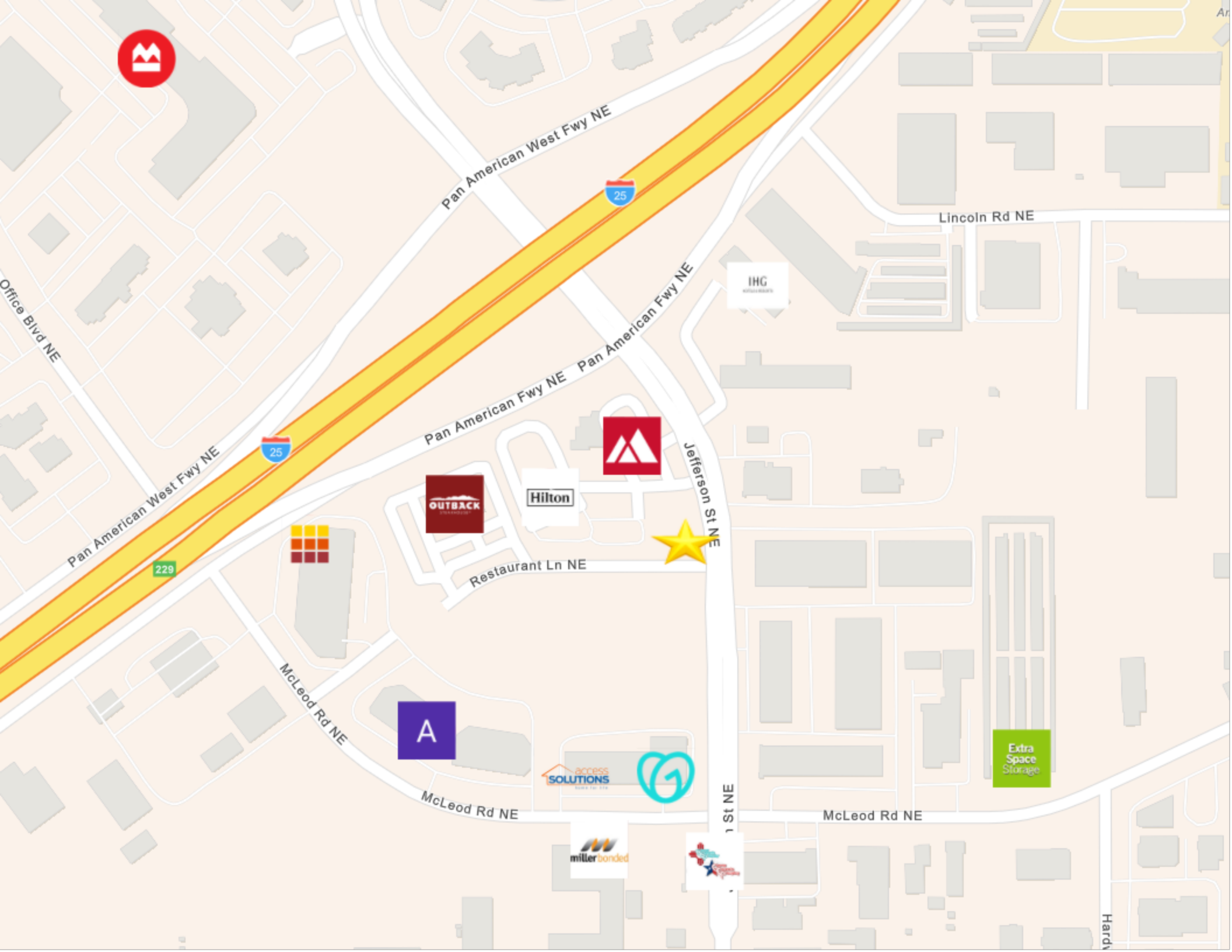


Largest Employers

Sandia National Laboratories	12,206
Albuquerque Public Schools	10,297
University of New Mexico Hospital	6,772
City of Albuquerque	5,800
Lovelace Health Systems	3,589
Bernalillo County	2,494
Central New Mexico Community College	2,111
Smith's Food & Drug Stores	2,088

Bernalillo County GDP Trend





Pan American West Fwy NE



Lincoln Rd NE



Pan American Fwy NE



Hilton



Jefferson St NE

Restaurant Ln NE



Pan American West Fwy NE



229

McLeod Rd NE



access SOLUTIONS



McLeod Rd NE

1 St NE

McLeod Rd NE

Extra Space Storage



Hardy

JEFFERSON GROUND LEASE

03 Property Description

Property Features

Parcel Map

Property Images

PROPERTY FEATURES

LAND ACRES	.37
ZONING TYPE	NR-C
TOPOGRAPHY	Flat
LOCATION CLASS	A
LOT DIMENSION	127 X 145
CORNER LOCATION	Yes

NEIGHBORING PROPERTIES

NORTH	Jefferson
SOUTH	Hilton Tru
EAST	Maverik
WEST	McLeod Business Park





Jefferson Ground Lease

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Hanna Commercial, LLC and it should not be made available to any other person or entity without the written consent of Hanna Commercial, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Hanna Commercial, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Hanna Commercial, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Hanna Commercial, LLC has not verified, and will not verify, any of the information contained herein, nor has Hanna Commercial, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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