

**HIGH PROFILE FORMER QSR
FOR SALE OR LEASE**

**2203 WYOMING BLVD NE
ALBUQUERQUE, NM 87112**



ANTHONY JOHNSON
505.456.6371
AJ@PEGASUSGROUPNM.COM

AJ JOHNSON
505.456.6372
AJJOHNSON@PEGASUSGROUPNM.COM

100 SUN AVE NE, SUITE 100
ALBUQUERQUE, NM 87109
505.346.0022
WWW.PEGASUSRETAIL.COM

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PROPERTY DETAILS

OVERVIEW

- **Location:** 2203 Wyoming Blvd NE, Albuquerque, NM 87112
- **Property Type:** A freestanding, high-profile former quick-service restaurant (QSR)
- **Availability:** The site is available for both lease and sale
- **Building/Site Size:** Features a $\pm 2,146$ SF building situated on approximately ± 0.72 AC

PROPERTY HIGHLIGHTS:

- **Visibility & Access:** The site offers excellent visibility from Wyoming Blvd, multiple ingress/egress point and a protected "left-in" access point.
- **Infrastructure:** The location includes existing drive-thru infrastructure, making it suitable for QSR, fast-casual, coffee, or service-oriented retail concepts.
- **Strategic Location:** Situated near the intersection of Menaul and Wyoming, it is proximate to I-40 and surrounded by national retailers such as Walmart, Chick-fil-A, Raising Cane's, and Starbucks.

MARKET DEMOGRAPHICS

(2025 Estimates) - 15 minute drive

- **Population:** $\pm 331,579$
- **Households:** $\pm 154,701$ households
- **Income:** $\pm \$93,482$

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PEGASUS
GROUP

XTEAM
RETAIL ADVISORS

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OFFER DETAILS:

2203 Wyoming Blvd NE in Albuquerque's North-east Heights, offering a rare opportunity to acquire or lease an existing drive-thru asset along one of the area's primary north-south corridors. The property features strong street presence, multiple points of ingress/egress, and existing drive-thru infrastructure, allowing for efficient repositioning or rebranding by a wide range of users.

The site is situated within a dense, established trade area with consistent vehicular traffic, strong surrounding rooftops, and proximity to major retail nodes along Menaul Blvd and I-40. Surrounded by national and regional tenants, the location benefits from long-standing consumer patterns and proven quick-service performance.

Offered for sale or lease, this property presents flexibility for owner-users, investors, or tenants seeking a well-located, high-visibility site with existing improvements. Ideal for QSR, fast-casual, coffee, or other service-oriented retail concepts requiring drive-thru capability and/or strong daily traffic exposure.

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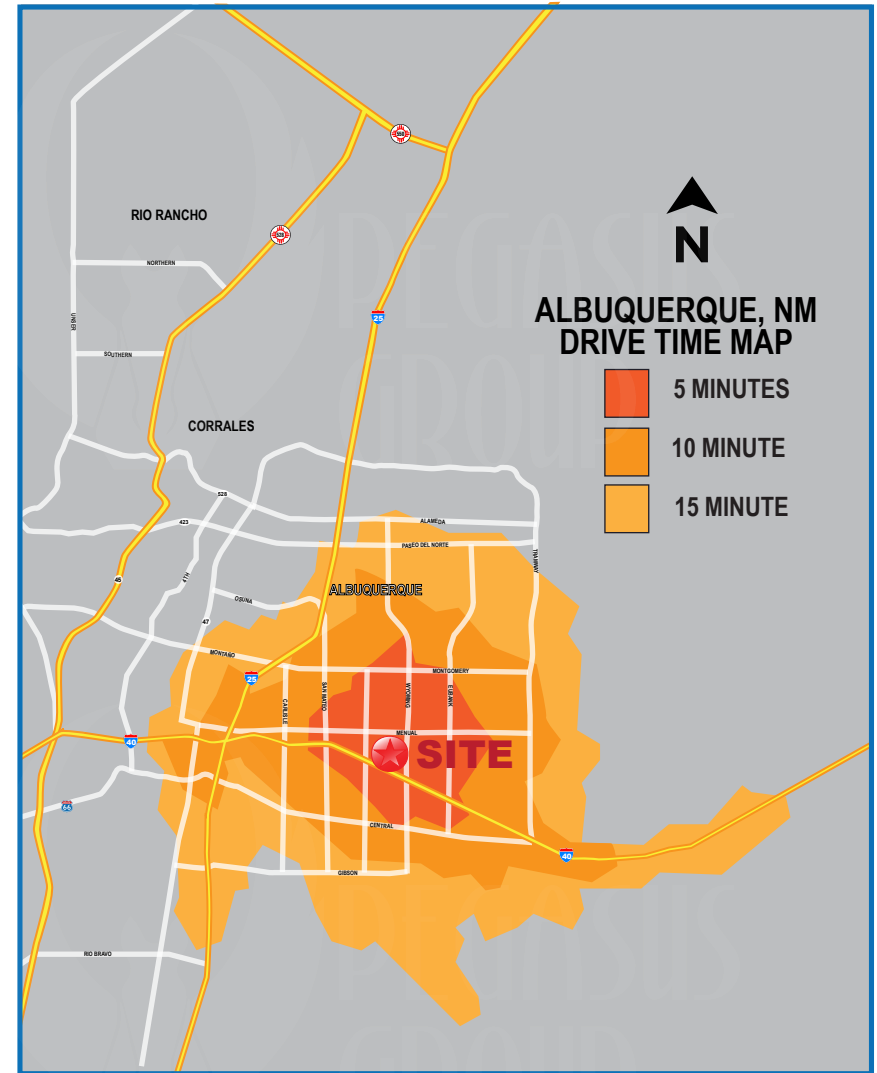
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POPULATION		5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION		58,001	204,307	331,579
2030 PROJECTED POPULATION		54,655	192,889	315,937
2020 CENSUS POPULATION		58,499	206,265	333,946
2010 CENSUS POPULATION		60,039	208,797	333,835
PROJECTED ANNUAL GROWTH 2025 TO 2030		-1.2%	-1.1%	-0.9%
HISTORICAL ANNUAL GROWTH 2010 TO 2025		-0.2%	-0.1%	-
HOUSEHOLDS				
2025 ESTIMATED HOUSEHOLDS		26,475	95,179	154,701
2030 PROJECTED HOUSEHOLDS		25,372	91,310	149,656
2020 CENSUS HOUSEHOLDS		26,167	93,780	151,421
2010 CENSUS HOUSEHOLDS		26,134	92,472	146,942
PROJECTED ANNUAL GROWTH 2025 TO 2030		-0.8%	-0.8%	-0.7%
HISTORICAL ANNUAL GROWTH 2010 TO 2025		-0.2%	0.4%	-
MEDIAN AGE		41.1	40.4	40.9
INCOME				
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME		\$85,219	\$85,431	\$93,482
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME		\$68,083	\$66,031	\$72,215
2025 ESTIMATED PER CAPITA INCOME		\$39,073	\$40,059	\$43,913
RACE & ETHNICITY				
2025 ESTIMATED WHITE		58.1%	57.3%	57.7%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN		4.3%	4.8%	4.4%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER		3.4%	3.9%	4.4%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN		4.9%	5.2%	4.8%
2025 ESTIMATED OTHER RACES		29.3%	28.8%	28.7%
2025 ESTIMATED HISPANIC		43.2%	42.6%	42.0%
EDUCATION				
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)		3.8%	3.9%	3.7%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)		4.7%	5.2%	4.9%
2025 ESTIMATED HIGH SCHOOL GRADUATE		21.5%	20.9%	19.6%
2025 ESTIMATED SOME COLLEGE		24.2%	21.9%	20.6%
2025 ESTIMATED ASSOCIATES DEGREE ONLY		10.8%	9.7%	9.0%
2025 ESTIMATED BACHELORS DEGREE ONLY		19.7%	20.5%	22.1%
2025 ESTIMATED GRADUATE DEGREE		15.3%	17.9%	20.3%
BUSINESS				
2025 ESTIMATED TOTAL BUSINESSES		4,895	14,918	25,098
2025 ESTIMATED TOTAL EMPLOYEES		38,126	111,393	211,615



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