

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:
\$345,000**

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OFFERING MEMORANDUM

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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.

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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:	\$345,000
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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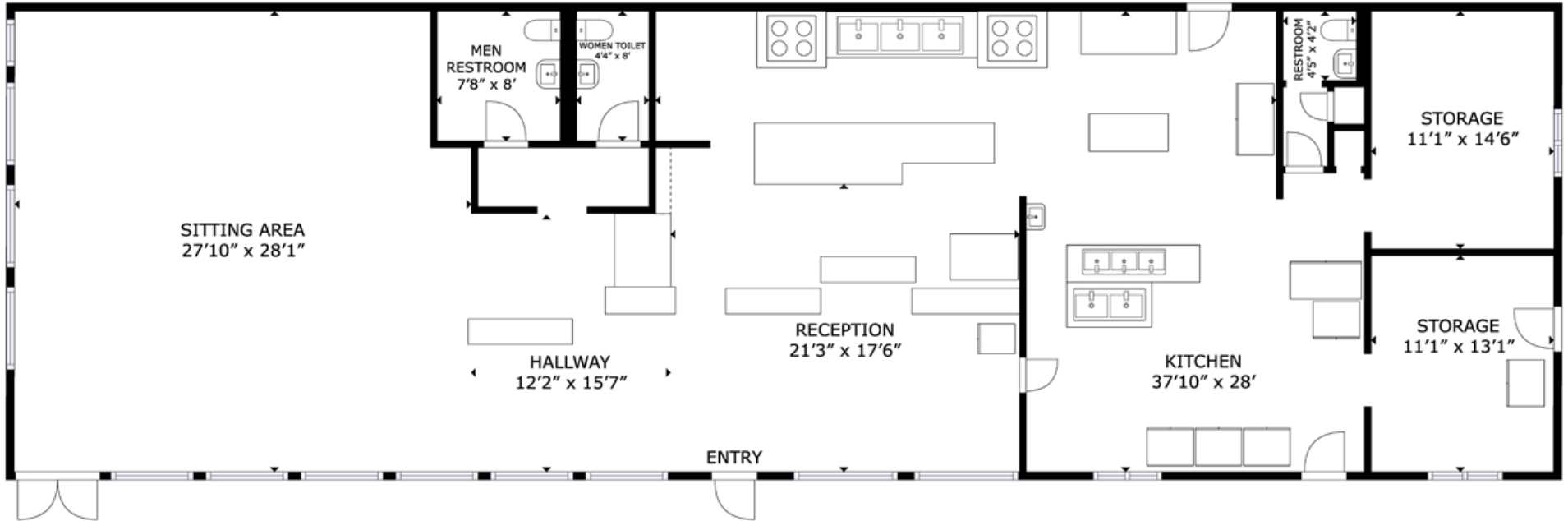


FLOOR PLAN

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FLOOR 1: 2797 sq ft

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

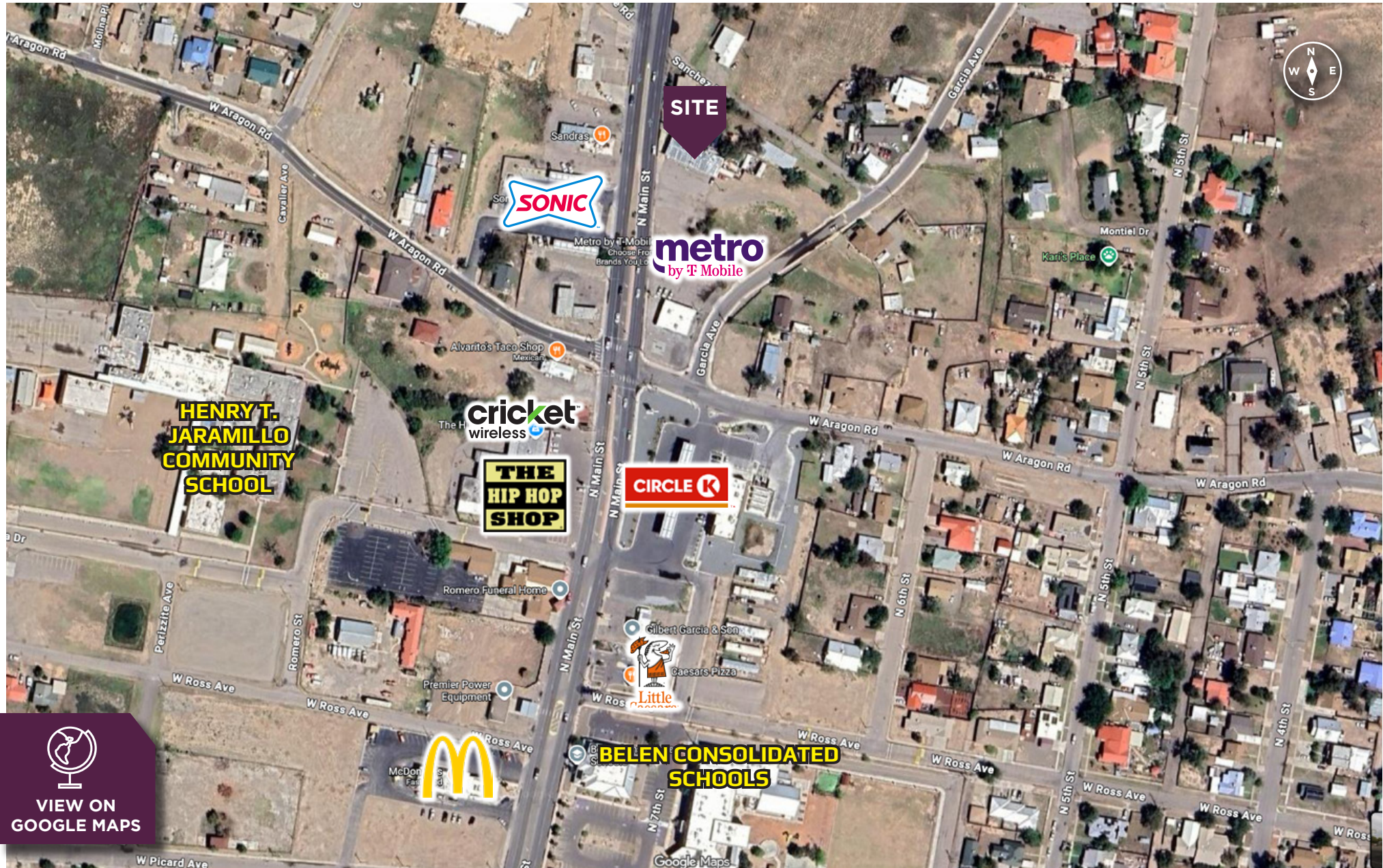
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LOCATION MAP

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VIEW ON
GOOGLE MAPS

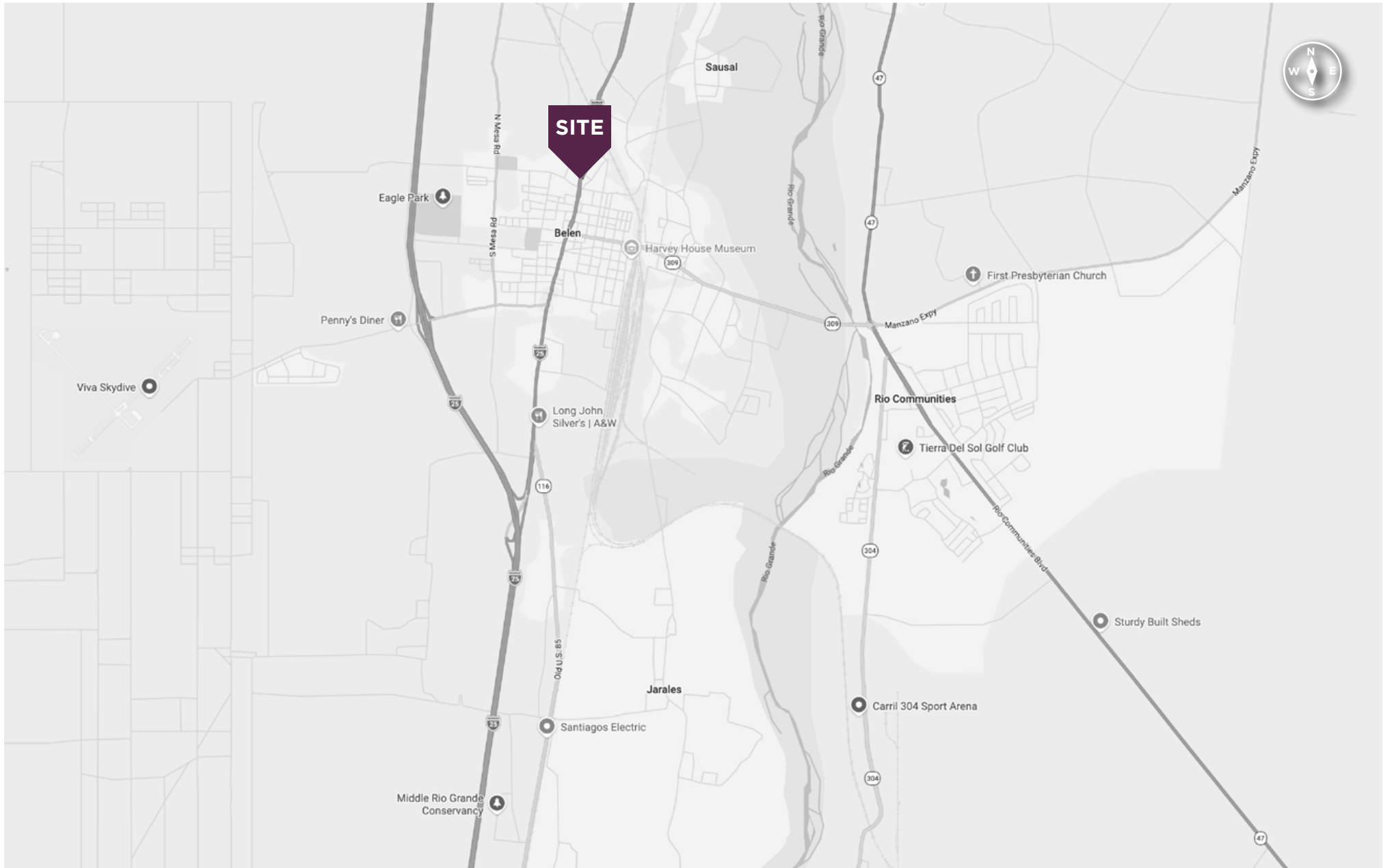
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REGIONAL MAP

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