



**Business Price:** \$130,000  
**Annual Gross Revenue:** \$300,000+  
**Cap Rate:** 38

**Features:**

- Turn-key operation
- 4.5 (of 5) rating on Google and Trip Advisor
- Equipment recently updated
- Located in trendy Albuquerque area
- Strong upward revenue potential
- Indoor + outdoor seating 90-100



**Coffee House/Restaurant**

Albuquerque, NM

Absolute Investment Realty | 131 Madison NE Albuquerque, NM 87108 | 505-346-6006 | [Info@go-absolute.net](mailto:Info@go-absolute.net)

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## Business Overview



This attractive and popular coffee house/café serves an upscale population in a trendy area of Albuquerque. Boasting a significant number of regulars, as well as attracting tourists and locals passing through the area, the owners have boosted both the revenue and the profitability since taking over the operation several years ago. Most equipment is new or revitalized, and an outdoor patio doubles seating during the 7-8 months of outdoor dining weather. Long-term well-trained staff expected to stay with the business. Take over current lease with option to renew.

Representative photos, not accurate representation of locale of listed business

## Financial Highlights\*

### 2018 Income/Profitability

Gross Revenue	\$300,000+
Gross Profit Margin (% of gross)	77%
Free Cash Flow (% of gross)	16%

### Furniture, Fixtures & Equipment

Est. Current Value	\$31,000
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*Additional business and financial information available with signed Non-Disclosure Agreement. Contact broker for more information.*

\*Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the purchase of this business and should not be distributed otherwise.



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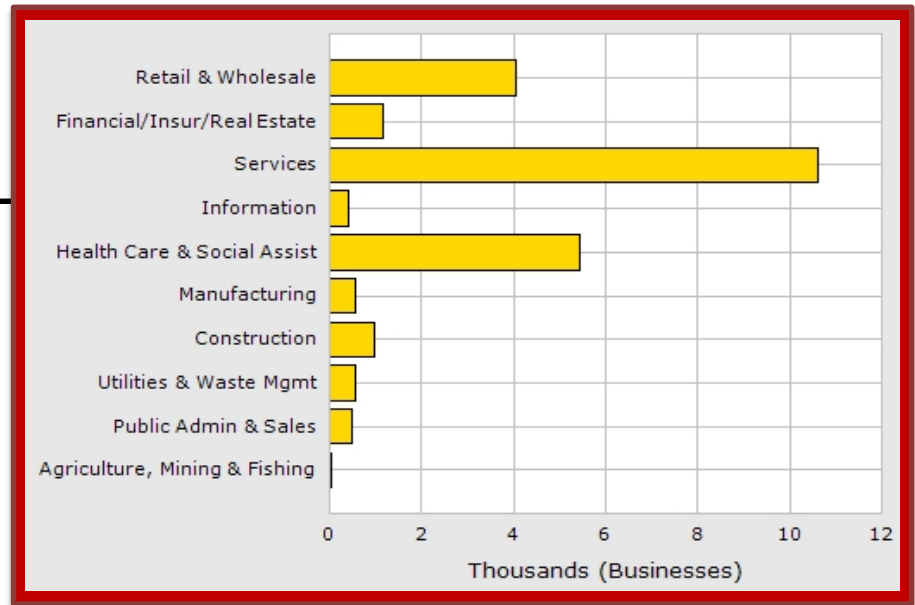
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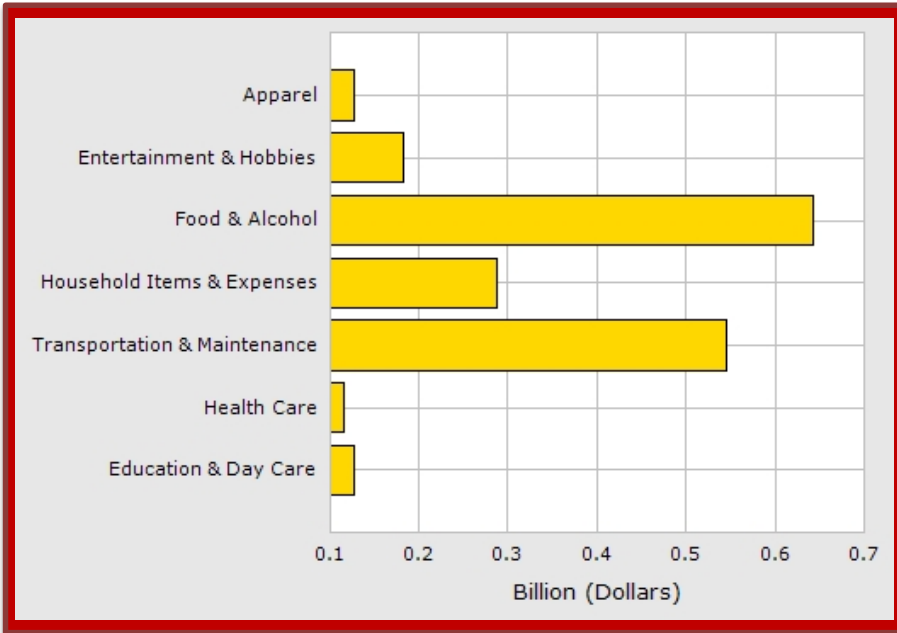
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# Demographics

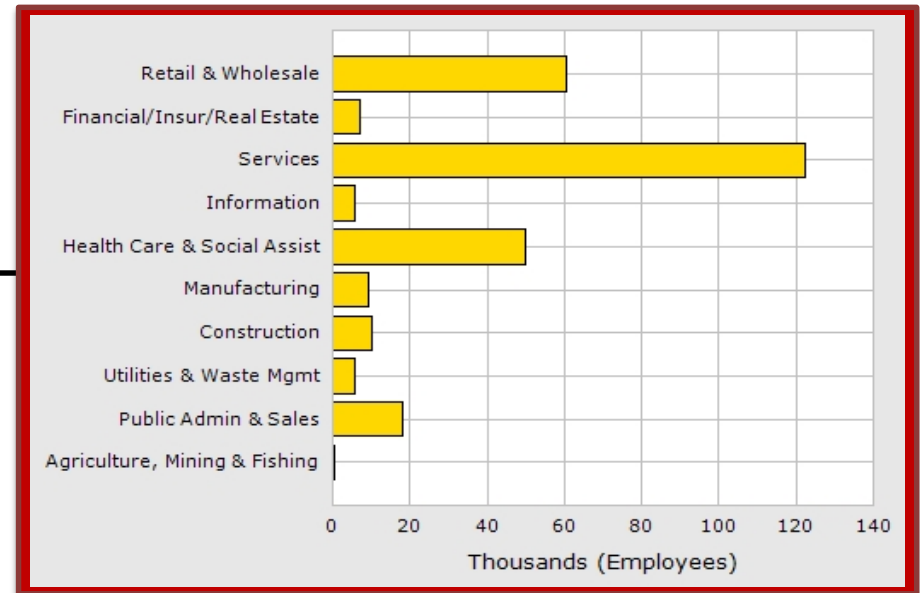
## Businesses – 5 Mile



## Consumer Spending – 5 Mile



## Daytime Employees – 5 Mile



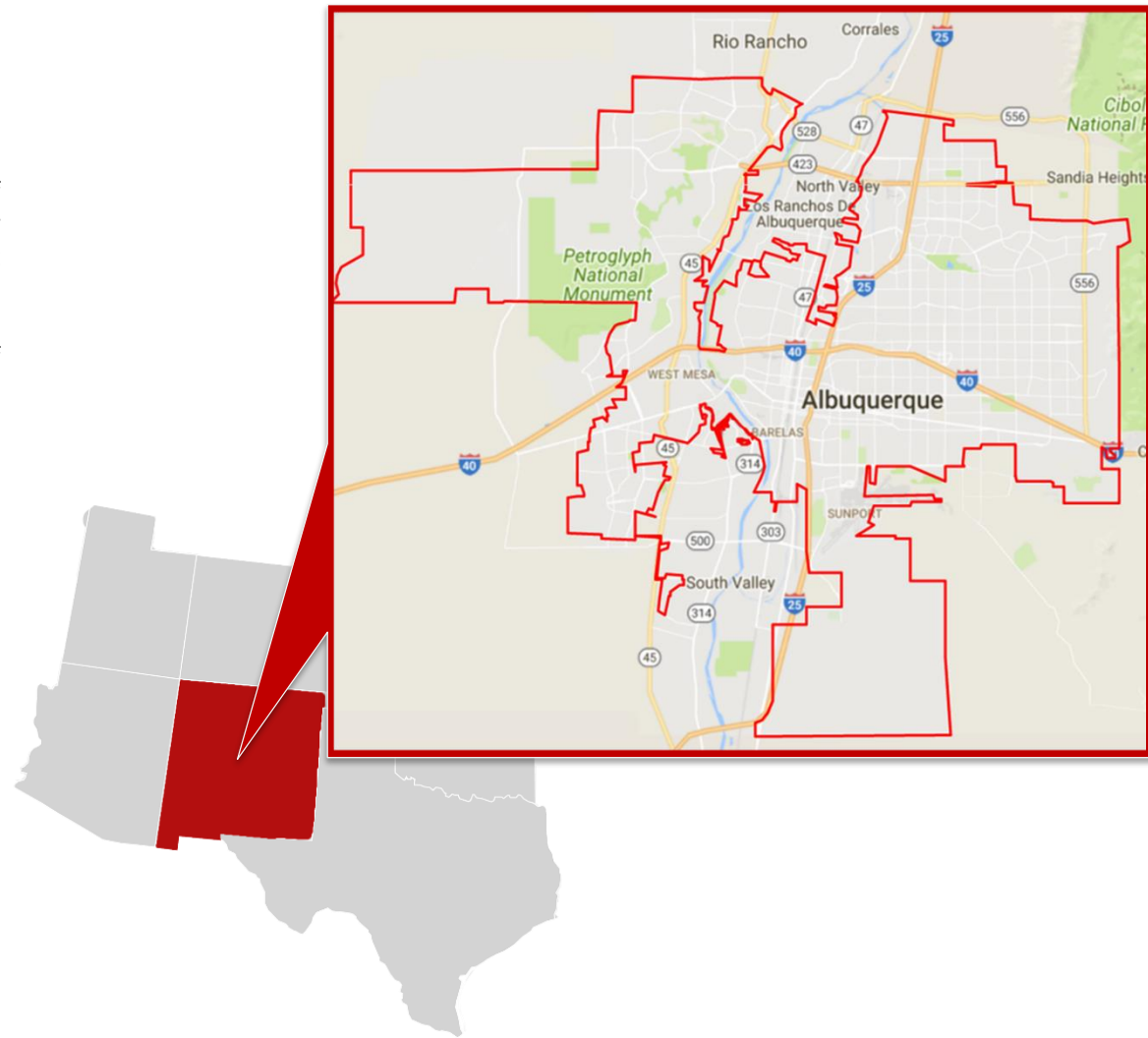


# Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities and routinely receives awards for quality of life and low cost of living.



## Albuquerque MSA Demographics (2016 Estimate)

		
Total Population	Total Households	Avg. Household Income
909,906	357,434	\$69,380



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# Absolute Investment Realty



Barbara Kline  
Associate Broker  
Business Broker

Barbara became a commercial realtor in 2016 and specializes in industrial, office and multi-family properties. She is a Certified Business Broker and, as such, provides transactional broker services to business owners and those seeking to purchase businesses. She has been a real estate investor for more than 30 years and has managed both commercial and residential properties. She has been involved in community and business development in New Mexico for more than 15 years in both Bernalillo and Sandoval Counties and is a member of CARNM, CREW and Corrales Mainstreet.

## Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate and business investment goals. Our clients range from private local investors to multi-national REITS, and business owners, owner/operators and investors for businesses with assets worth \$200,000 to \$5,000,000. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

## How We Help Our Clients Succeed

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

## Awards and Accolades

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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