

Distressed Business Sale



Asset Sale Price: \$115,000

- Features:**
- High Walkability Index/close to office buildings / retail / hospitality centers
 - Beer and wine bar
 - Private party room
 - Sushi Bar seating: 4
 - Restaurant seating: 185



Japanese Sushi Restaurant Assets—Distressed Business Sale

Albuquerque, NM

Absolute Investment Realty | 131 Madison NE Ste 200 Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Barbara Kline
505-720-6593
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Tosh Hoshino
505-803-0387
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Business Overview



This restaurant space, located in a major upscale shopping district provides a turnkey opportunity to run a sushi bar. It boasts a generous dining area with booths, tables and sushi bar, along with a light, airy beer and wine bar area. A private party area is available. The Walkability Index for the area is 82 and the restaurant draws from nearby office complexes, hotels and shopping areas.

For more information on the location of this business, please contact broker.

Representative photos, not accurate representation of locale of listed business

Operational Information

- Year Current Owner Opened: 2006
- # parking spaces access to parking on site
- Liquor License: Beer & Wine only
- Drive Thru: No

Lease Information

- Term: expires July 30, 2021. One 5-year option
- Inside sq ft: approximately 3940
- Rent: \$10,263.38 (Base Rent: \$8070.43, CAM: \$1791.37, Tax: \$401.58)
- Security Deposit: \$0

Financial Information

This is a distressed business sale, with the selling price based on the value of the assets. A P&L is not provided.

\$116,685 Value of hard assets listed on the Furniture, Fixture and Equipment list.

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Furniture, Fixtures & Equipment

Description	Quantity	Model #/ Ser. # (If found)	Estimated Value
* Booth	4		3000
* Table	7		2100
* Table Large	5		1000
* Table Small	12		1800
* Chair	78		2340
* Bar Stool	5		250
* High Chair	3		60
* Booster Chair	4		200
* Sushi Case	4		8465.92
* Sushi Under Refrigerator	2		3800
* Under Cooler	3		5794.89
* Walkin Refrigerator	1		7500
* Walkin Freezer	1		6200
* Stainless Steel Counter	4		800
* Gas Burner	1		2265.38
* Gas Grill	1		1370.63
* Small Gas Grill	1		300
* Gas Fryer	1		1200
* Ice Machine	1		1700
* Stainless Steel Sink	3		1500
* Dishwasher Stainless Steel	1		700
* Bar	1		3000
* Sake Machine	1		1000
* Air Conditioner	1		13000
* Beer Dispenser	1		3214.01
* Shoji Screen	24		24000
* Picture	1		2000
* Host Station	1		300
* Waitress Station Cabinet	1		500
* Stainless Kitchen Table	1		200
* Stainless Sink Dishwasher	1		2000
* Neon Open Sign	1		100
* Glass Dividers	1		200
* Various Dishes	Various		14823.72
			\$ 116,684.55

All estimated values are estimated at 30% of the average of new sales prices from various restaurant equipment providers unless otherwise indicated.

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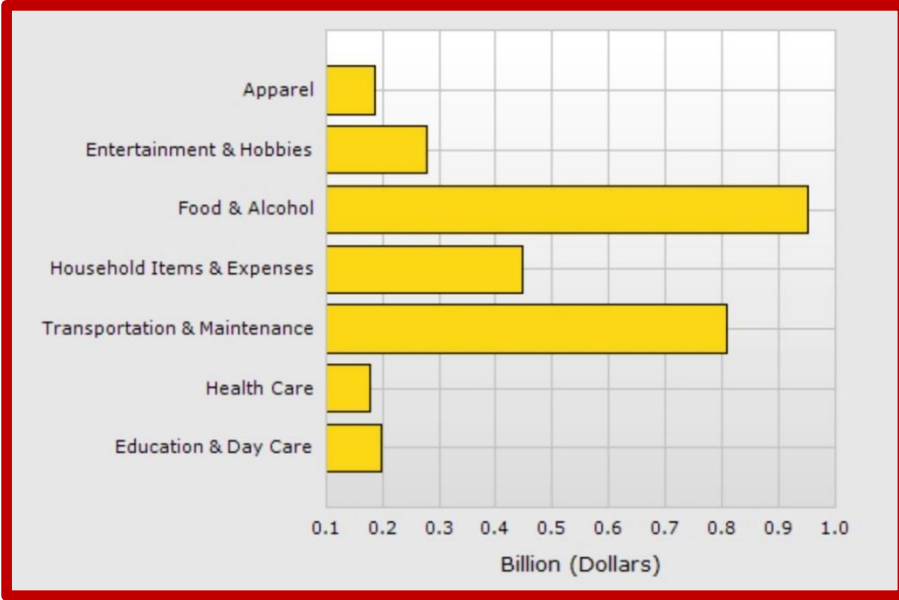
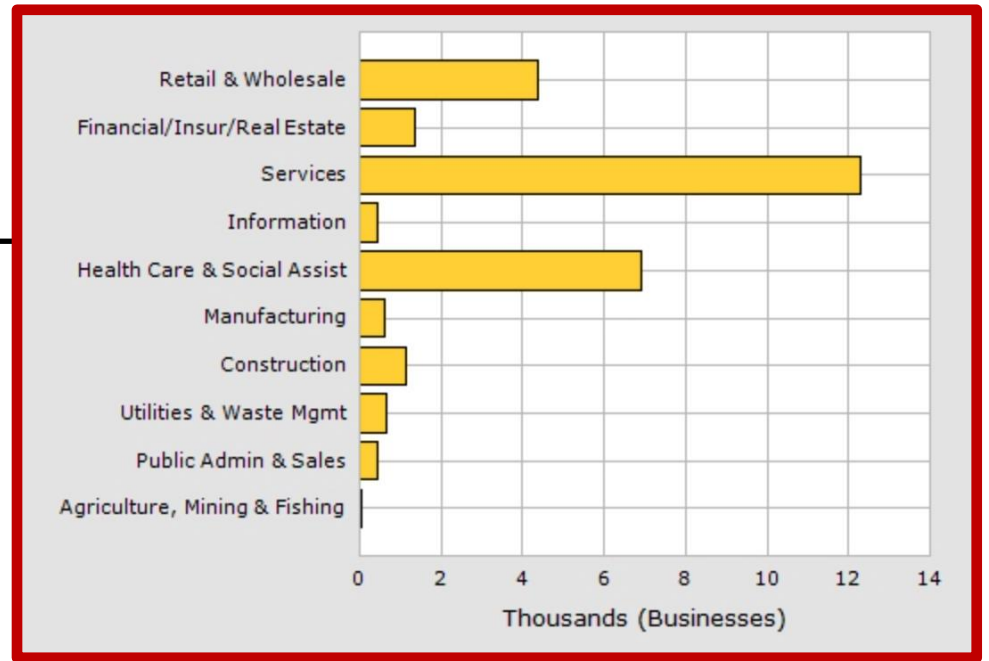
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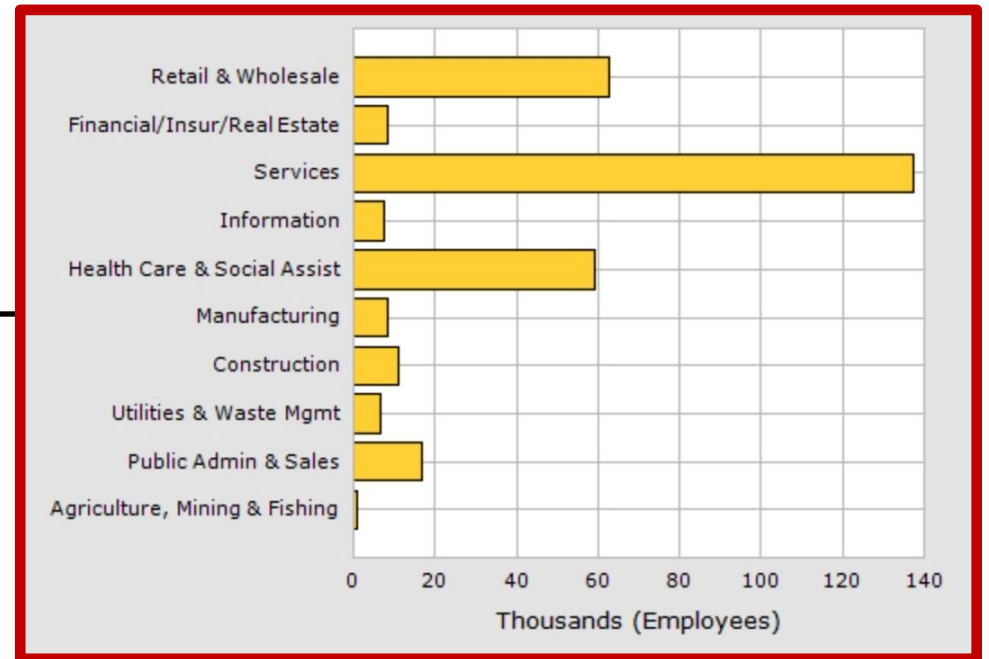
Demographics

Businesses – 5 Mile



Consumer Spending – 5 Mile

Daytime Employees – 5 Mile



Japanese Restaurant—Sushi/Teppan
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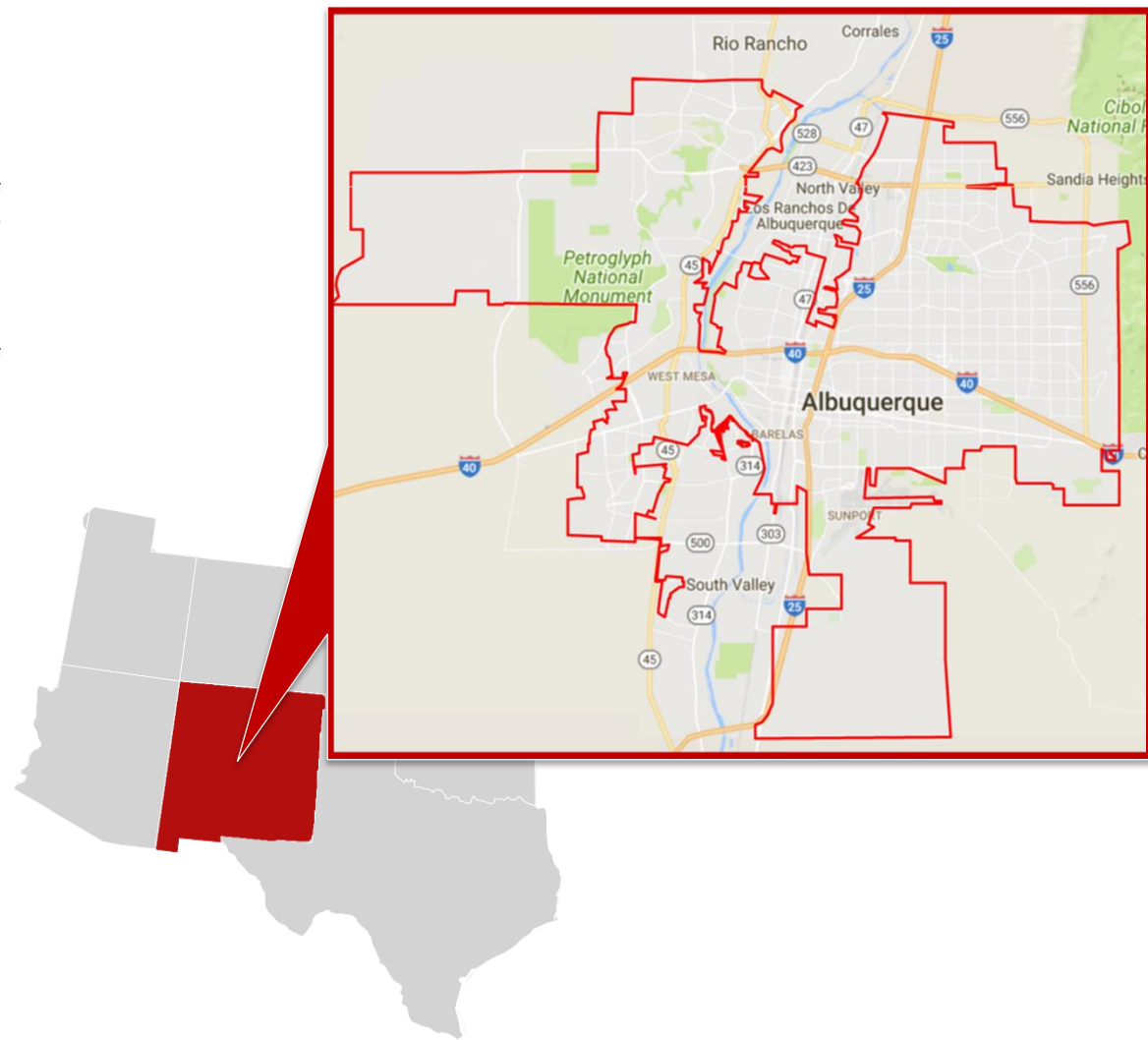
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Albuquerque, NM MSA

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 is a Certified Business Broker and commercial Realtor. Barbara has been founder or co-founder of seven businesses as well as business and marketing consultant to several hundred businesses on three continents ranging from startups to multi-million-dollar corporations. Barbara's experience allows her to provide business acquisition and disposition services second-to-none in the New Mexico market. Barbara has over 30 years of experience as a real estate investor and specializes in industrial and office real estate. Barbara has been involved in community and business development in New Mexico for more than 15 years in both Bernalillo and Sandoval Counties and is affiliated with CREW and Corrales Mainstreet and sits on the boards of two local non-profits.



Some of Barbara's Recent Transactions



Tosh Hoshino
Associate Broker

Tosh Hoshino is a commercial real estate expert specializing in retail and multi-family, who has extensive knowledge of the local market. He has been in the customer service industry for 19 years, with over 10 years of experience in the high-end automotive industry. Tosh prides himself on the relationships he's built over the years, and is always ready to use his outstanding customer service skills to fulfill the needs of his clients.



Some of Tosh's Recent Transactions

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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