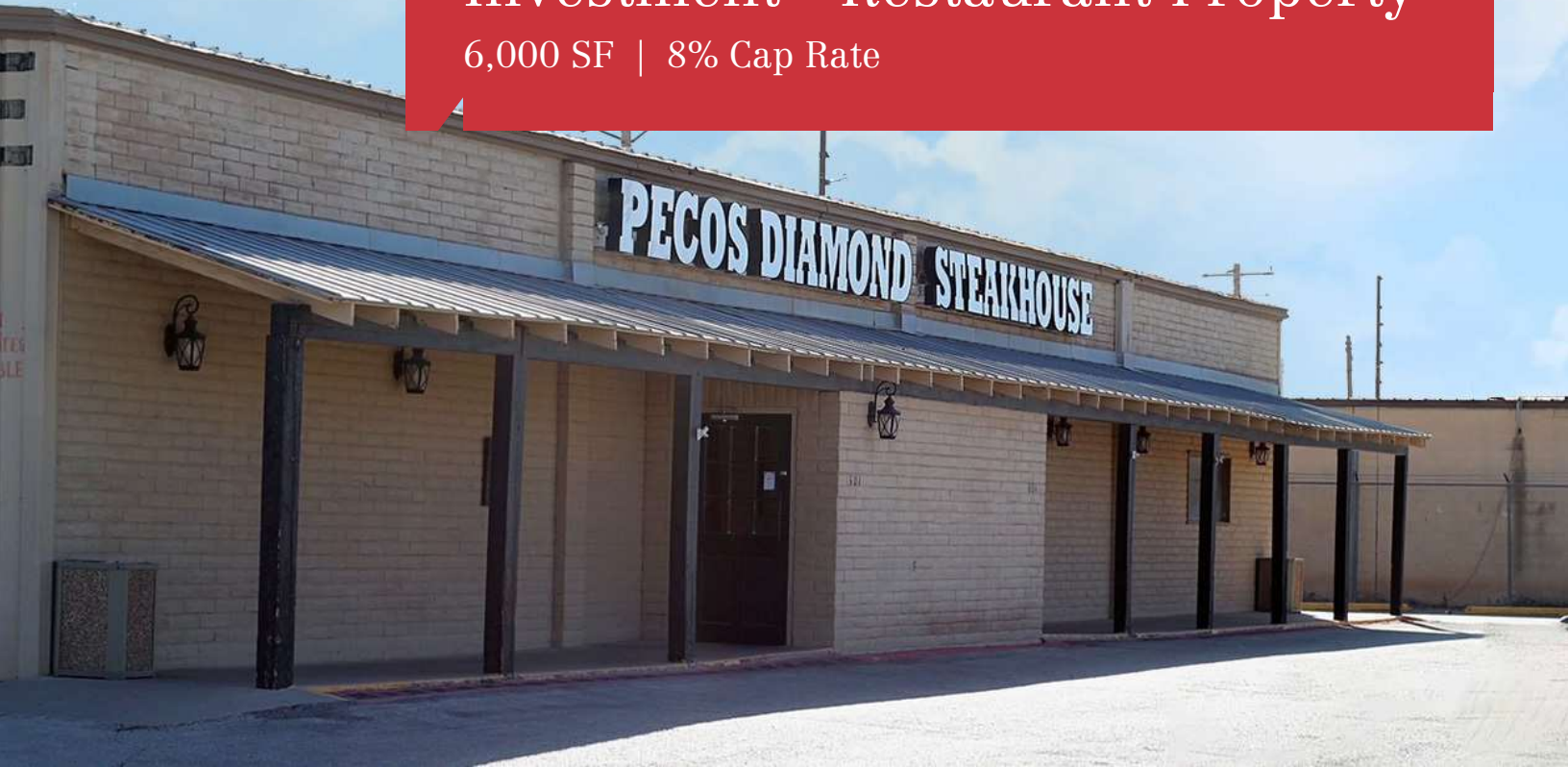


For Sale

Investment - Restaurant Property

6,000 SF | 8% Cap Rate

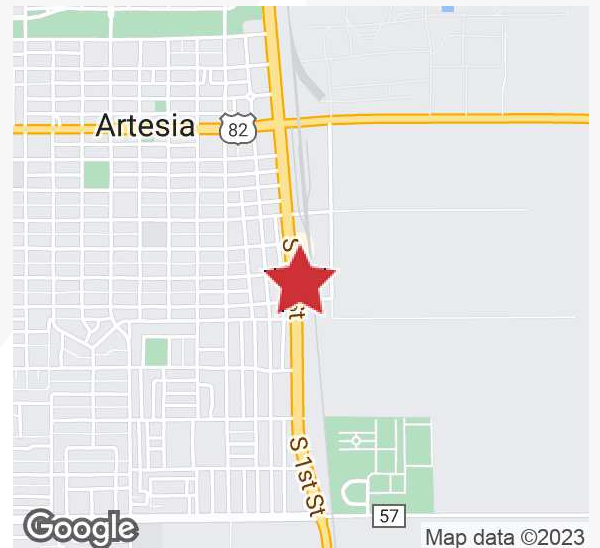


601 South 1st Street

Artesia, New Mexico 88210

Property Highlights

- 6,000± SF Pecos Diamond Steakhouse building on 1.15± acre site
- Well-known and successful restaurant
- New 10-year lease at closing
- First year lease rate: \$22.67/SF
- Ample parking



Sale Price: \$1,700,000 - 8% Cap Rate

For more information

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ppartyka@realvest.com

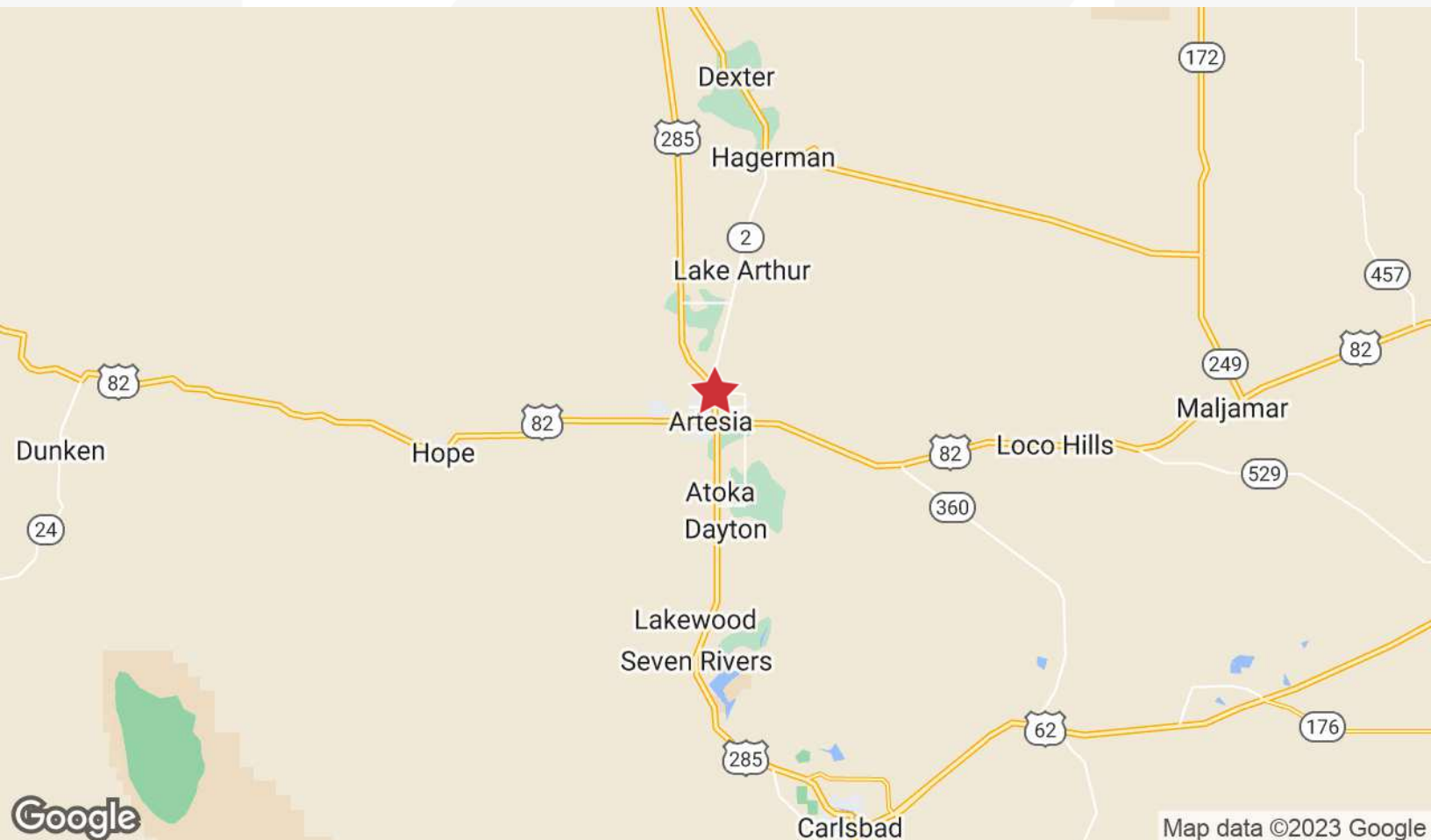
Property Photos



Location Maps

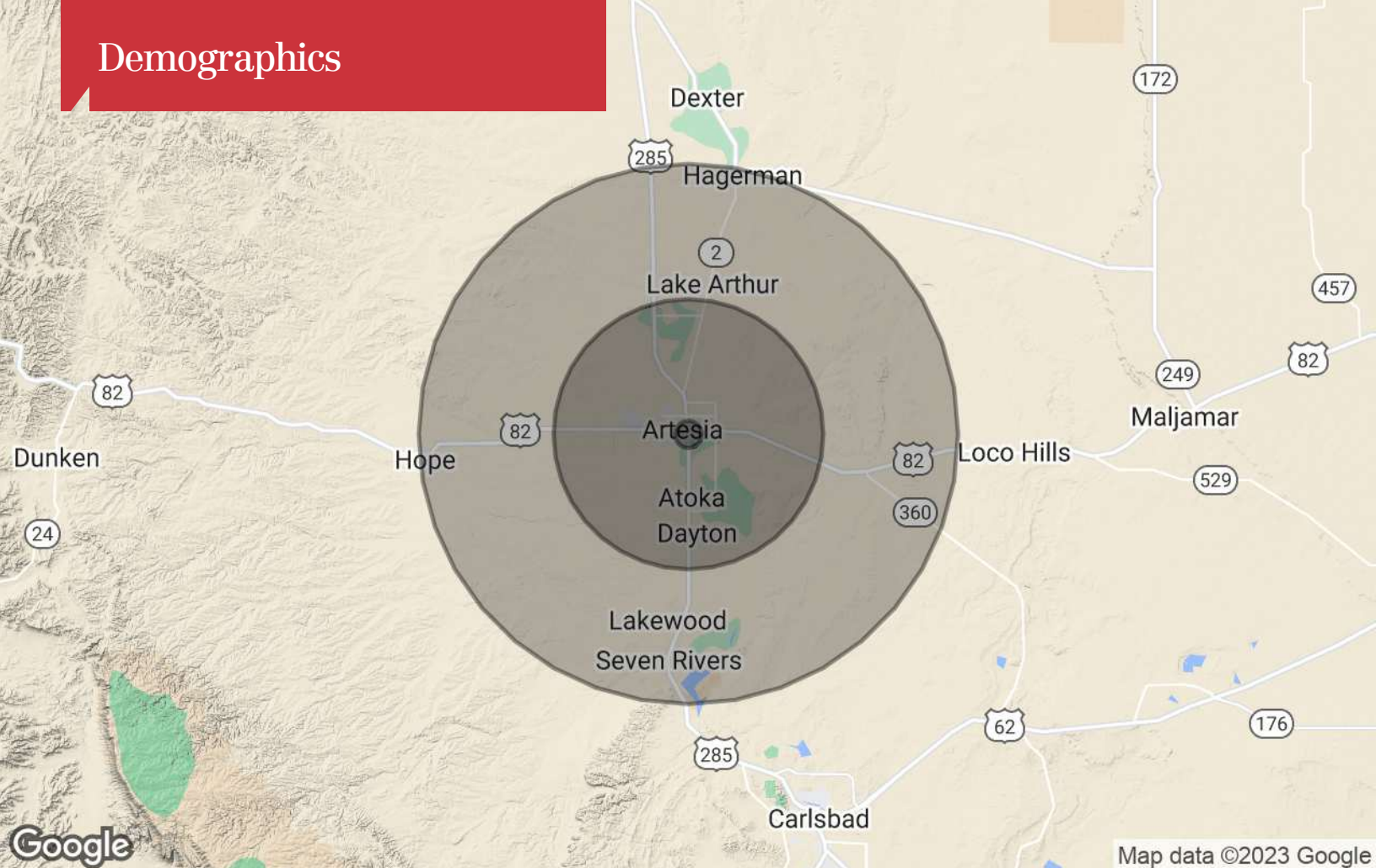


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Map data ©2023 Google

Demographics



Population

	1 Mile	10 Miles	20 Miles
TOTAL POPULATION	2,879	15,952	18,758
MEDIAN AGE	30.2	30.9	31.7
MEDIAN AGE (MALE)	31.4	33.0	33.8
MEDIAN AGE (FEMALE)	35.6	33.6	33.7

Households & Income

	1 Mile	10 Miles	20 Miles
TOTAL HOUSEHOLDS	1,386	6,827	7,936
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$46,139	\$69,891	\$69,765
AVERAGE HOUSE VALUE	\$125,154	\$172,875	\$169,670

* Demographic data derived from 2020 ACS - US Census