



Business Price: **\$485,000**
Dispenser License: **\$350,000**
Gross Receipts FY 2020: **\$1,294,000**
Free Cash Flow: **10% of gross pre-Covid**

Features:

- City fixture—in operation more than 30 years
- 4.4 (of 5) rating on Google; 4.5 rating on Facebook
- Multiple rooms for private parties
- Seating: 215
- Located in upscale Uptown area
- Strong upward revenue potential
- Strong management team and trained waitstaff in place!



Iconic Japanese Kitchen Steakhouse –Turnkey Teppanyaki

6521 Americas Pkwy NE, Albuquerque, NM 87110

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

Barbara Kline
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Tosh Hoshino
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Business Overview



This is your opportunity to own and operate an iconic Japanese restaurant. The Japanese Kitchen has been an Albuquerque landmark for 30 years.

The Japanese Kitchen Steakhouse, located in the upscale Uptown shopping and business district boasts multiple dining areas with teppan tables, a full bar, a large, well organized kitchen, small sushi bar, and a private party area. It consistently ranks in the top 5 Japanese restaurants in the Albuquerque Journal and other area publications. The Walkability Index for the area is 82 and the restaurant draws from nearby office complexes, hotels and shopping areas, as well as boasting a city-wide following. It is designed to provide the ultimate experience in Japanese teppan dining. The 4090 +/- s.f. area can seat up to 215 patrons. A Dispenser License, which is not included in the business list price, is available for purchase along with the business.

The restaurant has long-term trained staff, most of whom are likely to stay through a transition in ownership. This is an asset sale. Owner is retiring.

Financial Highlights*

FY 2020

Income/Profitability

Actual Gross Revenue	\$1,294,283
Gross Profit Margin (% of gross)*	74%
Free Cash Flow (% of gross)*	10%
Rent (% of gross)*	7.5%

Furniture, Fixtures & Equipment

Est. Current Value	\$232,000
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*Pre-Covid numbers—see broker for actuals. FY ending 6-2020

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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Trade Area Map



Trade Area Demographics			
Radius	2 Mile	5 Mile	10 Mile
Population (2020 Estimate)	61,898	320,689	585,484
Daytime Employees (2020)	39,909	242,923	332,476
Consumer Spending	\$600.5B	\$3.1B	\$58B

Located in the heart of Albuquerque's upscale Uptown shopping and business area and just across Louisiana Blvd. from the prestigious Winrock Town Center, The Japanese Kitchen Steakhouse is well positioned to take advantage of both a large influx of daytime employees and a residential population of more than half of million within a 10-mile radius. It is easily accessible, only two blocks from the Louisiana Exit from I-40 and within walking distance of numerous office complexes and both the Marriott Albuquerque and the Hilton Garden Inn Albuquerque Uptown and only 0.7 mile from the Sheraton Albuquerque Uptown.



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FF&E Photos

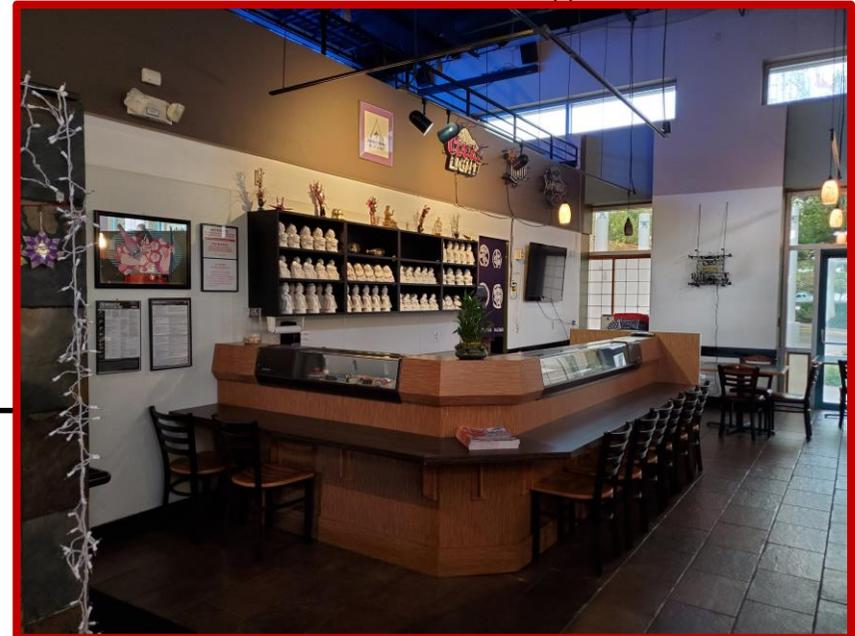
Full Bar—IDL License Available for Purchase



Multiple Teppan Tables Installed

Sushi and Teppan Choices Available

Sushi Bar Near Full Service Bar



Site Photos

Spacious Well-equipped Kitchen



Kitchen

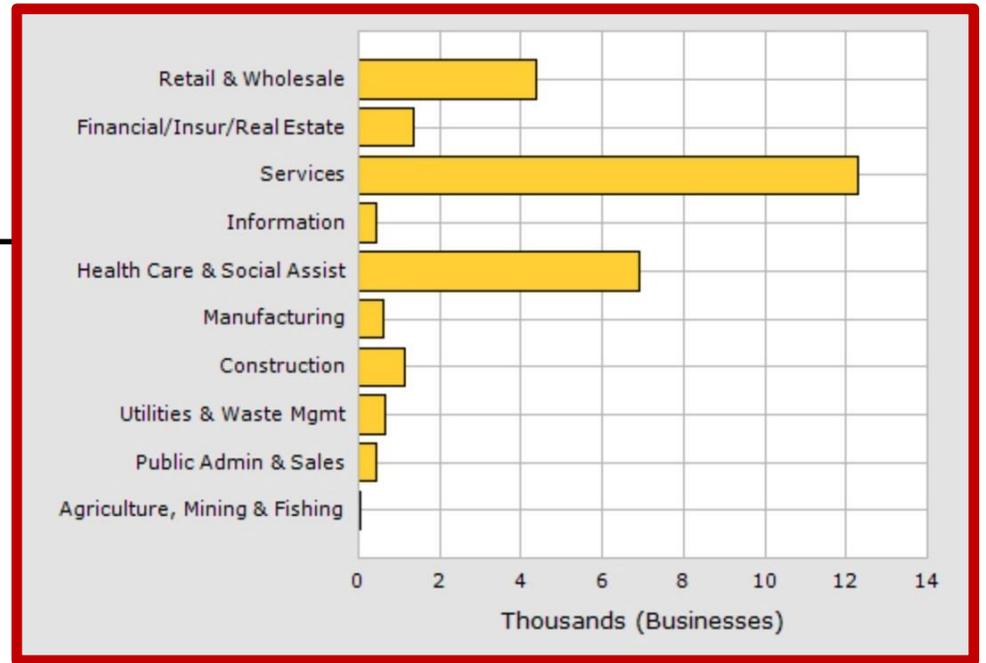


Consistent People's Choice Favorite

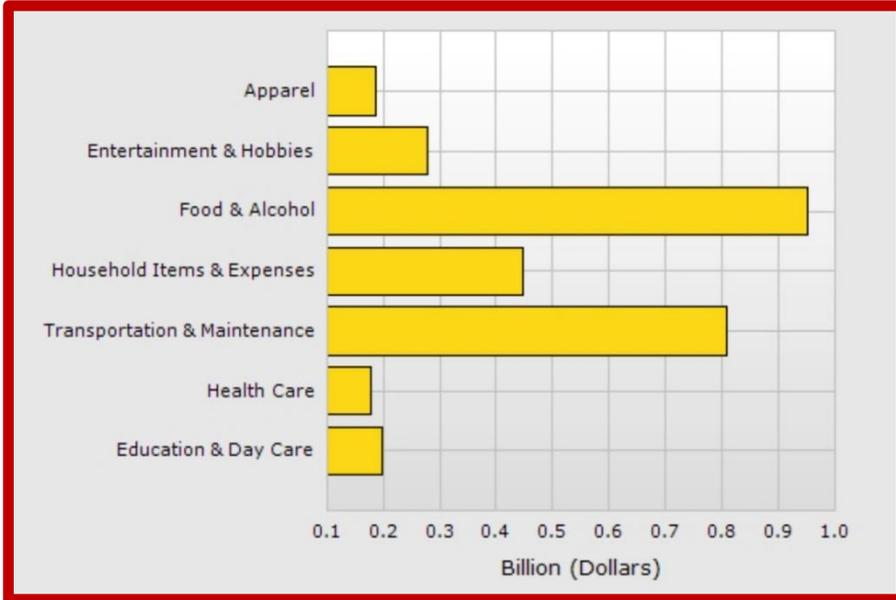


Demographics

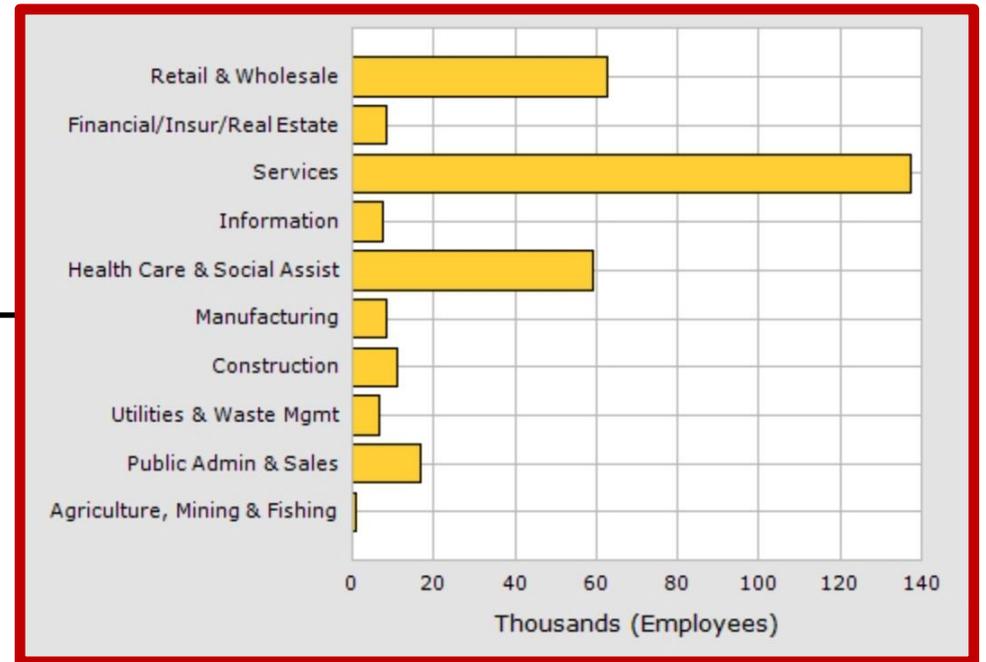
Businesses – 5 Mile



Consumer Spending – 5 Mile



Daytime Employees – 5 Mile



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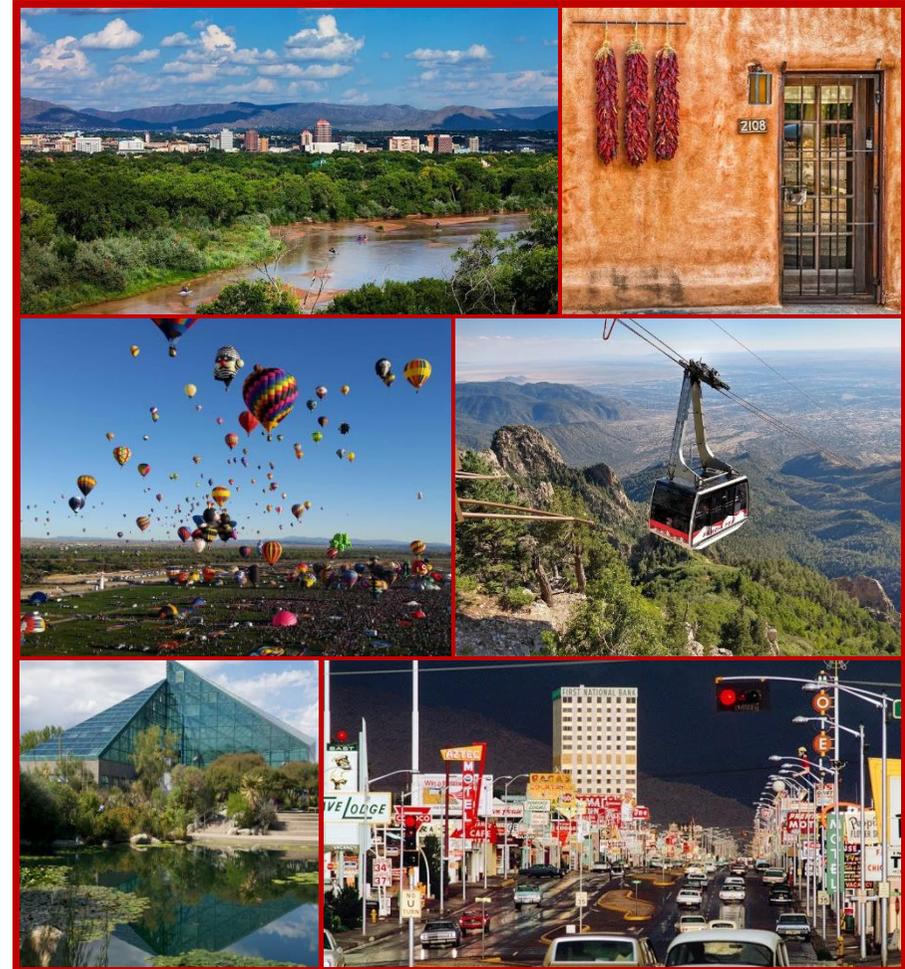
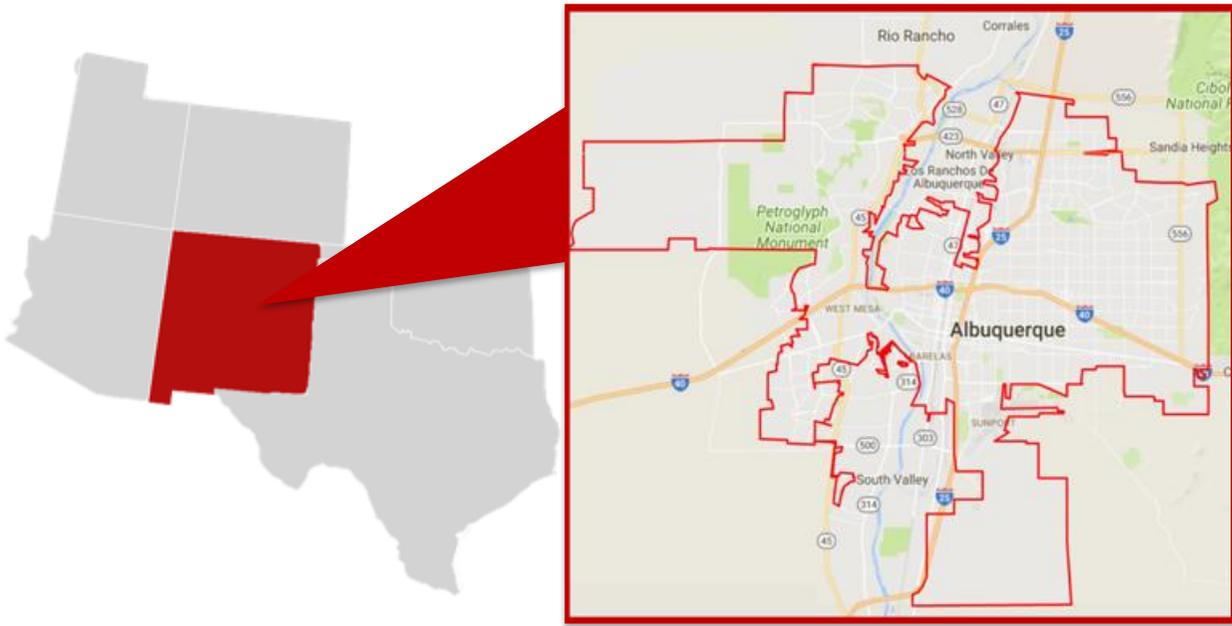
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Albuquerque, NM MSA

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 (2018 Estimate)

Total Population	Total Households	Avg. Household Income
915,927	358,000	\$51,128



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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.



Some of Barbara's Recent Transactions



Tosh Hoshino
Senior Advisor

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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