



NEWLY RENOVATED NE HEIGHTS OFFICE

NWC EUBANK BLVD & SAN GABRIEL RD
3801 Eubank Boulevard Northeast Albuquerque, NM 87111



**FOR SALE
OR LEASE**

AVAILABLE SPACE
7,376± SF

SALE PRICE
\$1,844,000
LEASE RATE
Call Broker for Pricing

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

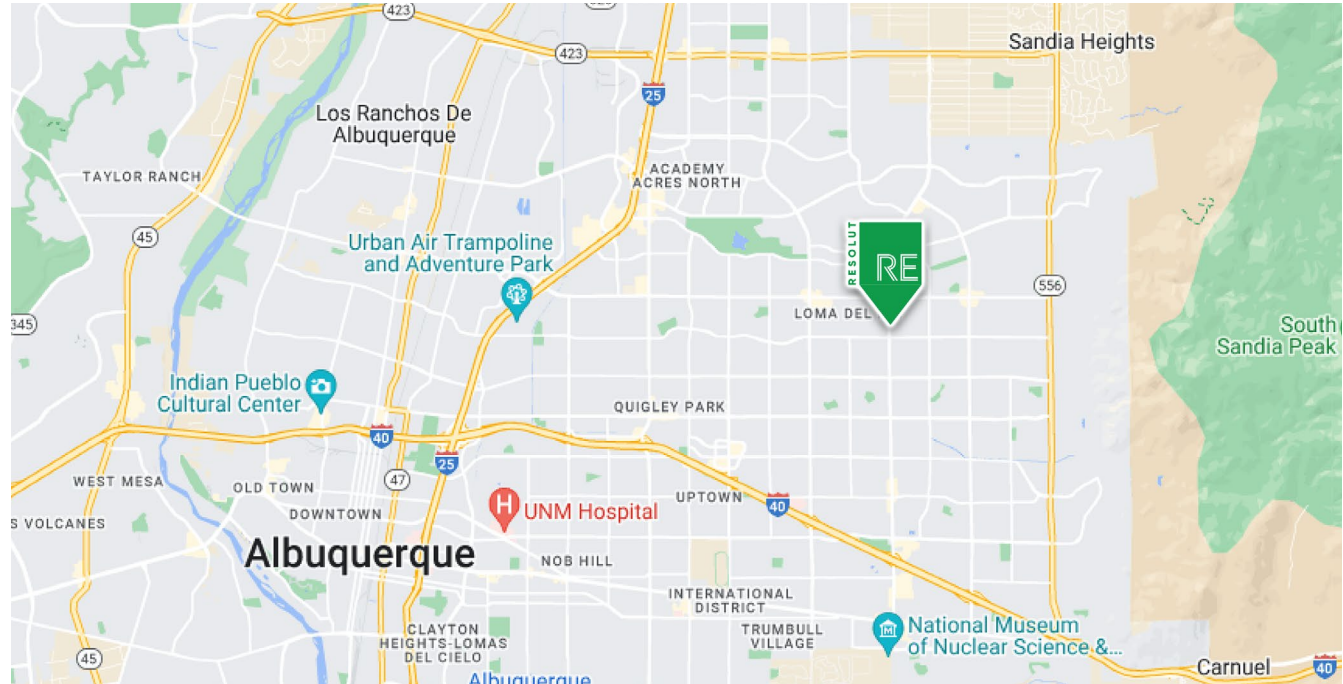
Jeremy Salazar, CCIM
jsalazar@resolutre.com
505.337.0777

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

NEWLY RENOVATED NE HEIGHTS OFFICE | 3801 Eubank Boulevard Northeast Albuquerque, NM 87111

PROPERTY HIGHLIGHTS

- Fully renovated, two-story freestanding office
- Perfect owner/user opportunity with flexibility to break up building for multiple tenants
- Building improvements include new TPO roof, installed elevator and new staircase, new electrical service, new stucco and windows, new parking lot, and bathroom remodel
- Excellent Eubank Blvd visibility with full access and large pylon sign
- Seller Financing Available - See Broker for Terms!**



AREA TRAFFIC GENERATORS



Austin Tidwell, CCIM

atidwell@resolutre.com | 505.337.0777

Jeremy Salazar, CCIM

jsalazar@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2025



131,527
POPULATION
3-MILE RADIUS



\$115,626.00
AVG HH INCOME
3-MILE RADIUS



103,358
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Eubank Blvd: 26,101 VPD
(Kalibrate 2025)

**AVAILABLE
7,376± SF**

**SOUTHERLY 115.0' OF LOT A-1
0.3151 Ac.**

**2-STORY
COMMERCIAL BUILDING
No. 3801**

**10' ANCHOR EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

TRANSFORMER

COVERED ENTRANCE

4 PARKING SPACES

6 PARKING SPACES

13 PARKING SPACES

1 PARKING SPACE

CONCRETE WALK

ASPHALT PAVEMENT

OVERHEAD UTILITY LINE

STREET LIGHT

FIRE HYDRANT

WATER METER

**SAN GABRIEL ROAD N.E.
60' R/W**

**EUBANK BOULEVARD N.E.
106' R/W**

PHONE MANHOLE

PHONE BOX

ELECTRIC METERS

PHONE MANHOLE

CONCRETE WALK

PLANTER

PLANTER

CONCRETE WALK

ASPHALT

CONC.

TRANSFORMER

**10' ANCHOR EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**2-STORY
COMMERCIAL BUILDING
No. 3801**

COVERED ENTRANCE

4 PARKING SPACES

6 PARKING SPACES

13 PARKING SPACES

1 PARKING SPACE

CONCRETE WALK

ASPHALT PAVEMENT

OVERHEAD UTILITY LINE

STREET LIGHT

FIRE HYDRANT

WATER METER

**SAN GABRIEL ROAD N.E.
60' R/W**

**EUBANK BOULEVARD N.E.
106' R/W**

PHONE MANHOLE

PHONE BOX

ELECTRIC METERS

PHONE MANHOLE

CONCRETE WALK

PLANTER

PLANTER

CONCRETE WALK

ASPHALT

CONC.

TRANSFORMER

**10' ANCHOR EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**2-STORY
COMMERCIAL BUILDING
No. 3801**

COVERED ENTRANCE

4 PARKING SPACES

6 PARKING SPACES

13 PARKING SPACES

1 PARKING SPACE

CONCRETE WALK

ASPHALT PAVEMENT

OVERHEAD UTILITY LINE

STREET LIGHT

FIRE HYDRANT

WATER METER

**SAN GABRIEL ROAD N.E.
60' R/W**

**EUBANK BOULEVARD N.E.
106' R/W**

PHONE MANHOLE

PHONE BOX

ELECTRIC METERS

PHONE MANHOLE

CONCRETE WALK

PLANTER

PLANTER

CONCRETE WALK

ASPHALT

CONC.

TRANSFORMER

**10' ANCHOR EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**2-STORY
COMMERCIAL BUILDING
No. 3801**

COVERED ENTRANCE

4 PARKING SPACES

6 PARKING SPACES

13 PARKING SPACES

1 PARKING SPACE

CONCRETE WALK

ASPHALT PAVEMENT

OVERHEAD UTILITY LINE

STREET LIGHT

FIRE HYDRANT

WATER METER

**SAN GABRIEL ROAD N.E.
60' R/W**

**EUBANK BOULEVARD N.E.
106' R/W**

PHONE MANHOLE

PHONE BOX

ELECTRIC METERS

PHONE MANHOLE

CONCRETE WALK

PLANTER

PLANTER

CONCRETE WALK

ASPHALT

CONC.

TRANSFORMER

**10' ANCHOR EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**2-STORY
COMMERCIAL BUILDING
No. 3801**

COVERED ENTRANCE

4 PARKING SPACES

6 PARKING SPACES

13 PARKING SPACES

1 PARKING SPACE

CONCRETE WALK

ASPHALT PAVEMENT

OVERHEAD UTILITY LINE

STREET LIGHT

FIRE HYDRANT

WATER METER

**SAN GABRIEL ROAD N.E.
60' R/W**

**EUBANK BOULEVARD N.E.
106' R/W**

PHONE MANHOLE

PHONE BOX

ELECTRIC METERS

PHONE MANHOLE

CONCRETE WALK

PLANTER

PLANTER

CONCRETE WALK

ASPHALT

CONC.

TRANSFORMER

**10' ANCHOR EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**2-STORY
COMMERCIAL BUILDING
No. 3801**

COVERED ENTRANCE

4 PARKING SPACES

6 PARKING SPACES

13 PARKING SPACES

1 PARKING SPACE

CONCRETE WALK

ASPHALT PAVEMENT

OVERHEAD UTILITY LINE

STREET LIGHT

FIRE HYDRANT

WATER METER

**SAN GABRIEL ROAD N.E.
60' R/W**

**EUBANK BOULEVARD N.E.
106' R/W**

PHONE MANHOLE

PHONE BOX

ELECTRIC METERS

PHONE MANHOLE

CONCRETE WALK

PLANTER

PLANTER

CONCRETE WALK

ASPHALT

CONC.

TRANSFORMER

**10' ANCHOR EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**2-STORY
COMMERCIAL BUILDING
No. 3801**

COVERED ENTRANCE

4 PARKING SPACES

6 PARKING SPACES

13 PARKING SPACES

1 PARKING SPACE

CONCRETE WALK

ASPHALT PAVEMENT

OVERHEAD UTILITY LINE

STREET LIGHT

FIRE HYDRANT

WATER METER

**SAN GABRIEL ROAD N.E.
60' R/W**

**EUBANK BOULEVARD N.E.
106' R/W**

PHONE MANHOLE

PHONE BOX

ELECTRIC METERS

PHONE MANHOLE

CONCRETE WALK

PLANTER

PLANTER

CONCRETE WALK

ASPHALT

CONC.

TRANSFORMER

**10' ANCHOR EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**PUBLIC UTILITY EASEMENT
FILED: APRIL 10, 1961
VOLUME CS, FOLIO 57**

**2-STORY
COMMERCIAL BUILDING
No. 3801**

COVERED ENTRANCE

4 PARKING SPACES

6 PARKING SPACES

13 PARKING SPACES

1 PARKING SPACE

CONCRETE WALK

ASPHALT PAVEMENT

OVERHEAD UTILITY LINE

STREET LIGHT

FIRE HYDRANT

WATER METER

**SAN GABRIEL ROAD N.E.
60' R/W**

**EUBANK BOULEVARD N.E.
106' R/W**

PHONE MANHOLE

PHONE BOX

ELECTRIC METERS

PHONE MANHOLE

CONCRETE WALK

PLANTER

PLANTER

CONCRETE WALK

ASPHALT

CONC.

TRANSFORMER

<

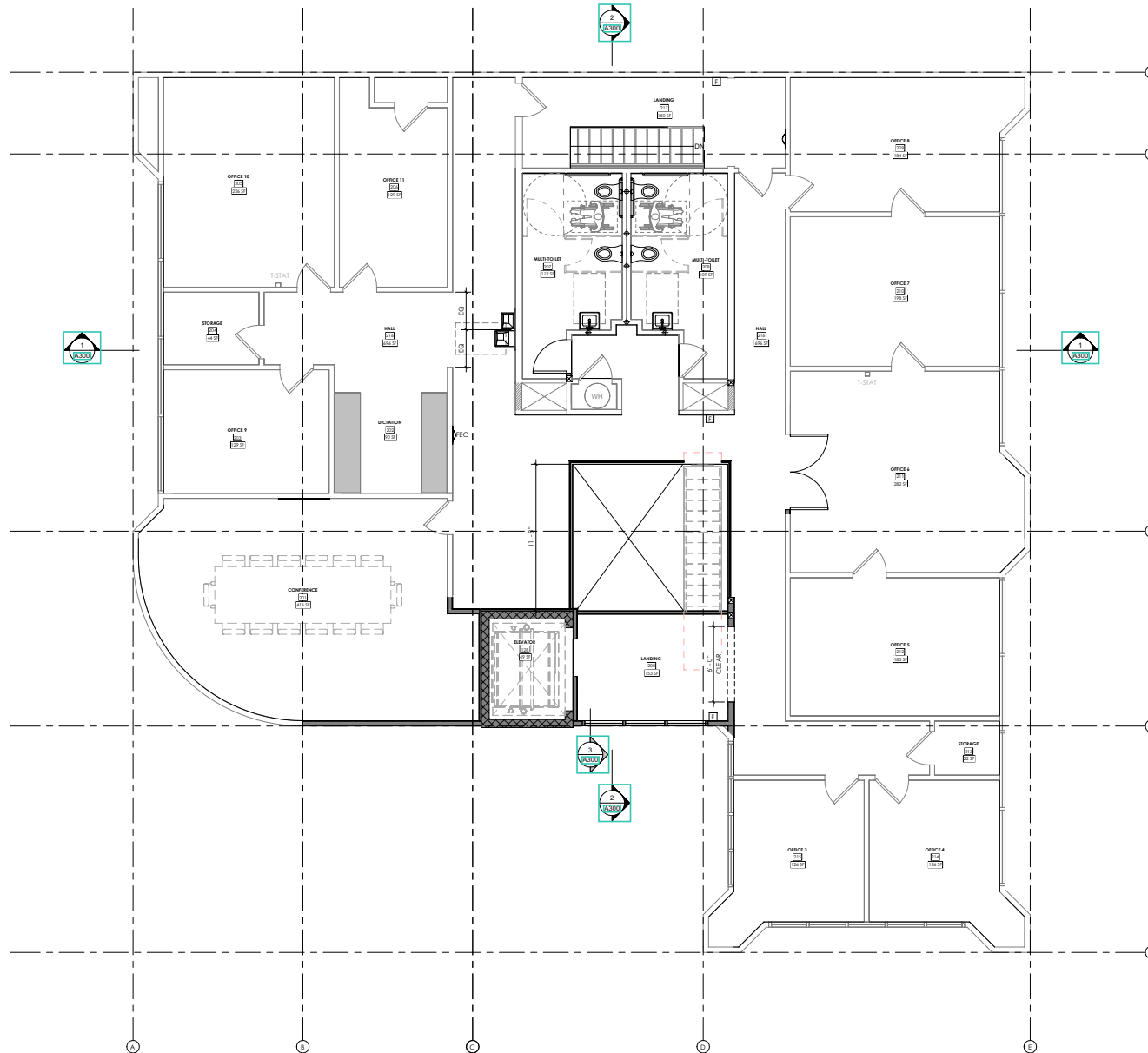
NEWLY RENOVATED NE HEIGHTS OFFICE | 3801 Eubank Boulevard Northeast Albuquerque, NM 87111

FLOOR 1



NEWLY RENOVATED NE HEIGHTS OFFICE | 3801 Eubank Boulevard Northeast Albuquerque, NM 87111

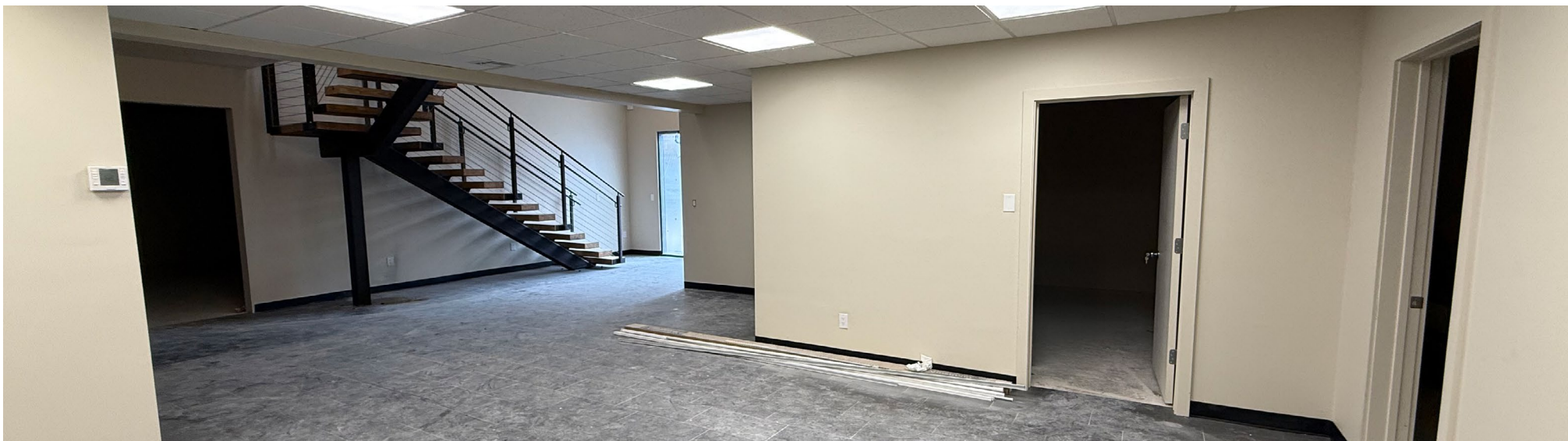
FLOOR 2



NEWLY RENOVATED NE HEIGHTS OFFICE | 3801 Eubank Boulevard Northeast Albuquerque, NM 87111



NEWLY RENOVATED NE HEIGHTS OFFICE | 3801 Eubank Boulevard Northeast Albuquerque, NM 87111



NEWLY RENOVATED NE HEIGHTS OFFICE | 3801 Eubank Boulevard Northeast Albuquerque, NM 87111



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

NEWLY RENOVATED NE HEIGHTS OFFICE | 3801 Eubank Boulevard Northeast Albuquerque, NM 87111

