



120 Eubanks SE

120 Eubank Blvd SE, Albuquerque, NM



Exclusively Offered by:

Richard Hanna, CCIM

Hanna Commercial LLC

8500 Menaul NE, Suite B-550

Albuquerque, NM 87112

(505) 332-0522

rhanna@richardhanna.com

Contents



<u>Executive Summary</u>	<u>1</u>
<u>The Area</u>	<u>2</u>
<u>Financial Analysis</u>	<u>3</u>
<u>Demographics Report</u>	<u>4</u>
<u>The Broker—Richard Hanna, CCIM</u>	<u>5</u>
<u>Disclaimer</u>	<u>6</u>

Exclusively Offered by: Richard Hanna, CCIM
Hanna Commercial LLC
8500 Menaul NE, Suite B-550
Albuquerque, NM 87112
(505) 332-0522
rhanna@richardhanna.com

Executive Summary



Property Overview:

120 Eubank SE is a 4,600 square-foot single tenant building, constructed in 1998, and is located in Albuquerque, New Mexico. The property is surrounded by rooftops and is located at the SE corner of Eubank Blvd. and Central Ave. Central Ave / Rt 66 is a major east/west thoroughfare in Albuquerque and has approximately 29,000 vehicles per day. 120 Eubank SW is located in front of a Home Depot and in close proximity to other area retailers such as Costco,, Walmart Supercenter, Starbucks, AutoZone, Chili's, Burger Chic fil a and Walgreens

Property Highlights:

- Single Tenant Building
- Approximately 29,000 Vehicles Per Day
- Major Retail Corridor
- Excellent Road Visibility
- Located in front of Home Depot

Property Summary:

Lot Size: .39 Acres

Building Size: 4,600 SF

Year Built: 1998

Market: Albuquerque MSA

Exclusively Offered by: Richard Hanna, CCIM
Hanna Commercial LLC
8500 Menaul NE, Suite B-550
Albuquerque, NM 87112

Executive Summary



Description of Property: Retail Strip Center

Comments: A well maintained building on a busy corner of Eubank and Central, Albuquerque NM

Comments: The property is vacant for the first time in 20 years.

Location of Property:

Comments: Good area with single family residences to the north and east and street retail in all four directions and on main roads. The area is more middle income. It has good demographics and excellent visibility.

Lease Rate:

Absolute NNN

Exclusively Offered by: **Richard Hanna, CCIM**
Hanna Commercial LLC
8500 Menaul NE, Suite B-550
Albuquerque, NM 87112

Section 2



THE AREA
Retail Maps
Subject Map

Exclusively Offered by: **Richard Hanna, CCIM**
Hanna Commercial LLC
8500 Menaul NE, Suite B-550
Albuquerque, NM 87112
(505) 332-0522
rhanna@richardhanna.com

Retail Area

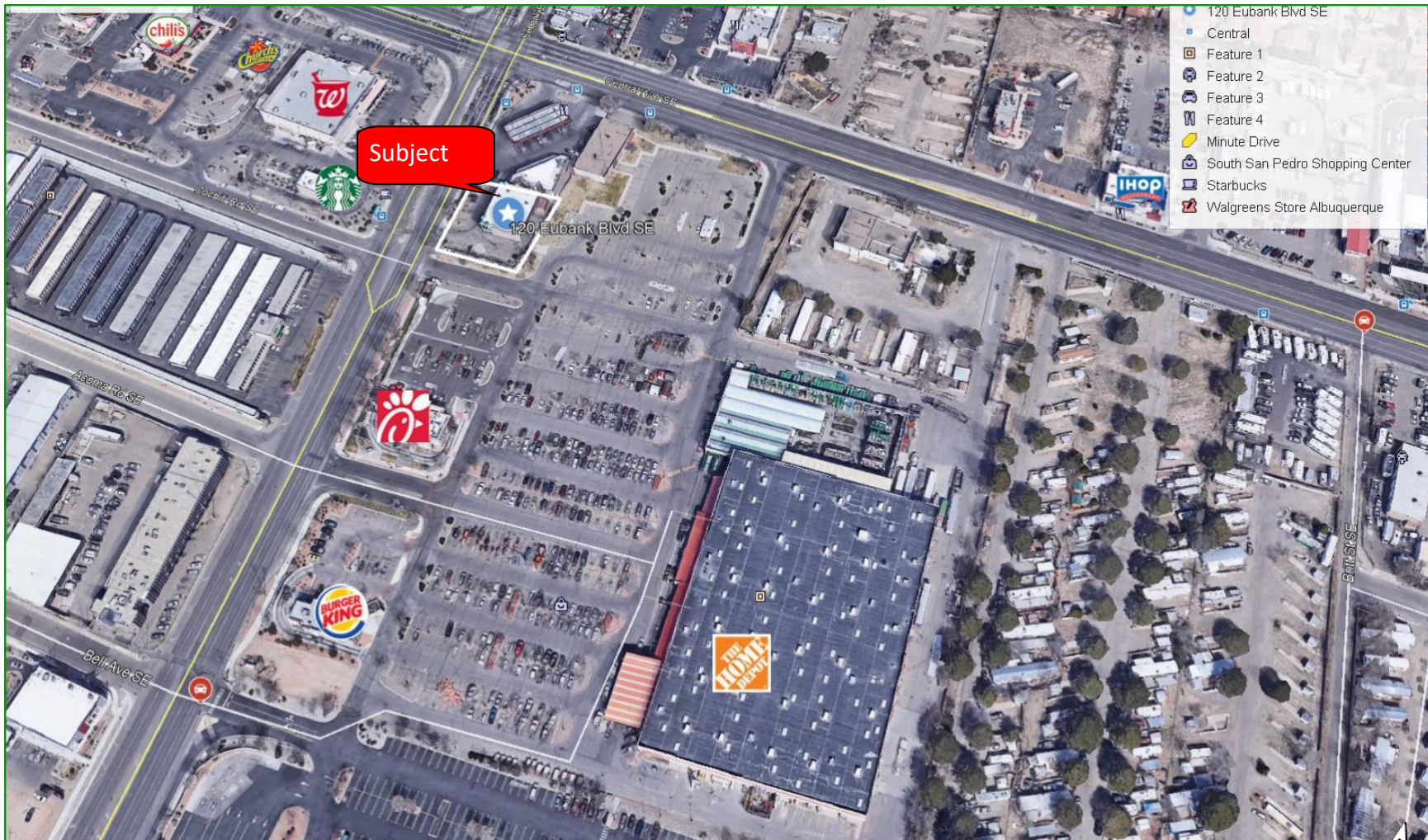


Exclusively Offered by:

Richard Hanna, CCIM

Hanna Commercial LLC
8500 Menaul NE, Suite B-550
Albuquerque, NM 87112
(505) 332-0522
rhanna@richardhanna.com

Property Area



Exclusively Offered by:

Richard Hanna, CCIM

Hanna Commercial LLC
8500 Menaul NE, Suite B-550
Albuquerque, NM 87112
(505) 332-0522
rhanna@richardhanna.com

Section 5



DEMOGRAPHICS REPORT



Exclusively Offered by:

Richard Hanna, CCIM

Hanna Commercial LLC
8500 Menaul NE, Suite B-550
Albuquerque, NM 87112
(505) 332-0522
rhanna@richardhanna.com

Demographics



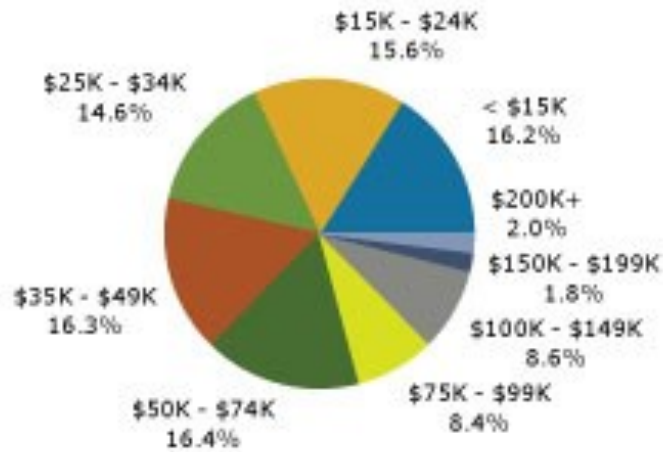
ACS Population Summary

120 Eubank Blvd SE, Albuquerque, New Mexico, 87123
 Drive Time: 5 minute radius

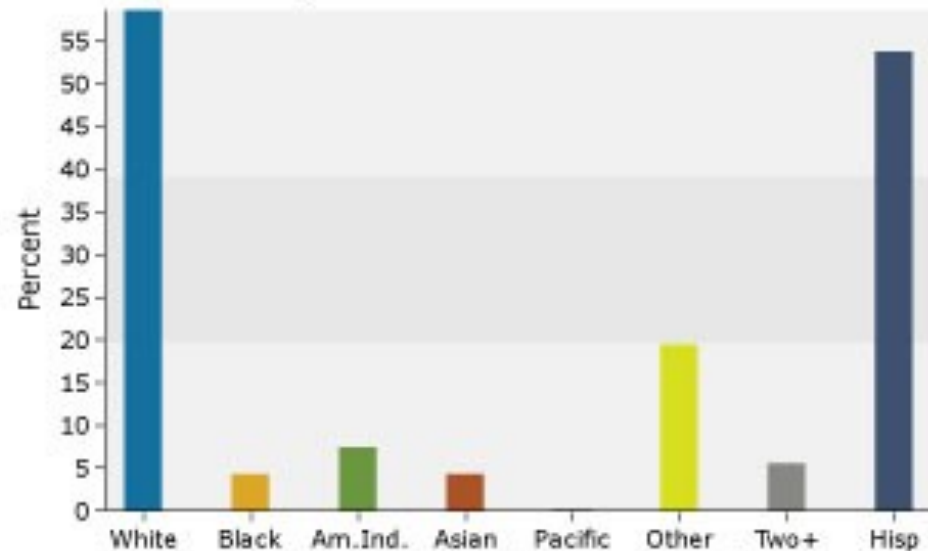
Prepared by Esri
 Latitude: 35.07108
 Longitude: -106.53238

	2013 - 2017 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	31,427		1,942	
Total Households	12,190		551	
Total Housing Units	13,962		561	

2019 Household Income



2019 Population by Race



Exclusively Offered by:

Richard Hanna, CCIM
 Hanna Commercial LLC
 8500 Menaul NE, Suite B-550
 Albuquerque, NM 87112
 (505) 332-0522
 rhanna@richardhanna.com

Demographics



	5 minutes	10 minutes	15 minutes
Census 2010 Summary			
Population	31,077	154,506	311,370
Households	12,643	67,005	138,194
Families	7,389	37,581	74,124
Average Household Size	2.45	2.28	2.20
Owner Occupied Housing Units	6,398	35,767	71,974
Renter Occupied Housing Units	6,245	31,238	66,220
Median Age	32.8	37.0	37.2
2019 Summary			
Population	32,383	157,680	316,756
Households	13,054	67,796	139,742
Families	7,282	36,454	71,554
Average Household Size	2.47	2.30	2.21
Owner Occupied Housing Units	6,606	36,042	72,212
Renter Occupied Housing Units	6,448	31,754	67,529
Median Age	34.3	38.3	38.5
Median Household Income	\$37,461	\$42,340	\$44,773
Average Household Income	\$53,628	\$60,441	\$66,261
2024 Summary			
Population	33,247	160,421	321,935
Households	13,374	68,800	141,779
Families	7,312	36,302	71,113
Average Household Size	2.48	2.30	2.22
Owner Occupied Housing Units	6,835	36,858	73,807
Renter Occupied Housing Units	6,539	31,942	67,972
Median Age	35.1	39.0	39.2
Median Household Income	\$40,639	\$46,515	\$49,398
Average Household Income	\$60,198	\$67,453	\$73,186

Exclusively Offered by:

Richard Hanna, CCIM

Hanna Commercial LLC
 8500 Menaul NE, Suite B-550
 Albuquerque, NM 87112
 (505) 332-0522
 rhanna@richardhanna.com

Section 7



BROKER PROFILE
WHAT IS A CCIM



Exclusively Offered by:

Richard Hanna, CCIM

Hanna Commercial LLC
8500 Menaul NE, Suite B-550
Albuquerque, NM 87112
(505) 332-0522
rhanna@richardhanna.com

Richard Hanna Biography



RICHARD HANNA
CCIM, GRI



Business Activities

Qualifying Broker Hanna Commercial, LLC 1999-Present
President, Commercial Association of Realtors NM, 2004
State Board of Directors, REALTORS® Association of NM (RANM) 2001-2005
Member, Albuquerque Board of Realtors
Member, CCIM, NM Chapter 10
Developer of 57 acres in Las Cruces for industrial and residential uses

Community Activities

Major Renovation, St. Andrews Presbyterian Church
Past Director, Pathways, Inc.

Education and Awards

Realtor of the Year 2005 Commercial Association of Realtors NM 2005
Certified Commercial Investment Member (CCIM, 1996)
Presidential Award, Albuquerque Board of Realtors, 1993-1996
Licensed New Mexico Real Estate Broker
New Mexico General Contractor GB-2 1985-2008
BS Cum Laude, Eastern New Mexico University, Portales, NM, 1981
President, Phi Eta Sigma Honor Society
Member, Phi Kappa Phi, Graduate Honor Society

Experience

Richard Hanna has built his career in real estate from the ground up. With solid experience as an investor, developer, contractor, and property manager, Richard brings thorough knowledge of commercial and residential real estate sales and leasing to his clients and customers.

Richard is adept at matching properties to their markets. His skill in financial analysis and talent for problem-solving establishes his position as a top producer in commercial real estate and leasing.

For more than 20 years, Richard has worked with his customers in all aspects of investment, sales, and leasing of commercial real estate, with emphasis on industrial properties.

The energy and enthusiasm Richard demonstrates in his career is evident in his recreational pursuits. His current interest is road racing with his Mazda Miata. For over 20 years he was a member of AAAA (Albuquerque's Hot Air Ballooning Club), and "TOP GUN" for 10 years.

Exclusively Offered by:

Richard Hanna, CCIM

Hanna Commercial LLC
8500 Menaul NE, Suite B-550
Albuquerque, NM 87112
(505) 332-0522

What is a CCIM?



A CCIM is a Certified Commercial Investment Member who is a recognized expert in commercial and investment real estate. A CCIM is an invaluable resource to the commercial real estate owner, investor and user, and is among an elite group of 9,000 professionals across North America who hold this distinguished designation – the “Ph.D. of commercial real estate.”

CCIM curriculum represents the core knowledge that is expected of commercial investment practitioners, no matter what their specialty. There are three (3) core courses in the CCIM curriculum that are essential skills, which include: financial analysis, market analysis, and decision analysis. Additionally, elective curriculum requirements, such as negotiation or presentation skills, are available through CCIM and can be used for transfer credit for graduate education or professional recognition, and qualifying non-CCIM education. CCIM candidates must also submit a resume of closed transactions, and/or consultations showing a depth of experience in the field. Upon completion of all requirements a comprehensive exam must be successfully completed to earn the CCIM designation.

Only four (4) percent of the estimated 125,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects the caliber of the program and why it is one of the most respected designations in the industry. There is a strong commitment within CCIM’s to continuing education and keeping up with the increasingly changing nature of the industry. CCIM encourages and has in place a strong network of business people which helps enhance quality and successful transactions.

CCIM members are in more marketplaces in North America – 12 CCIM regions representing 1,000 cities – than all major real estate companies combined. Regions and chapters provide designees and candidates the opportunities to promote business and educational goals through local and regional forums and meetings.

Conferred by the Commercial Investment Real Estate Institute, the CCIM designation was established in 1969.

Exclusively Offered by:

Richard Hanna, CCIM

Hanna Commercial LLC
8500 Menaul NE, Suite B-550
Albuquerque, NM 87112
(505) 332-0522
rhanna@richardhanna.com

Disclaimer



Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its 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. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Exclusively Offered by:

Richard Hanna, CCIM

Hanna Commercial LLC
8500 Menaul NE, Suite B-550
Albuquerque, NM 87112
(505) 332-0522
rhanna@richardhanna.com