



Site
.59 Acres
25,700 SF

SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.
19,662 VPD

20,832 VPD **Menaul Blvd NE**

Mister
CAR WASH

Site
6.71 Acres
292,287 SF

SPEEDY
GLASS
Auto, Residential & Commercial

CVS
pharmacy

KFC

Walgreens

DAVIS
KITCHENS

NM
HOSPITAL

Teriyaki
CHICKEN BOWL

Coming
Soon

Eubank Blvd. NE
32,732 vpd

LEASE

Sapir Acres

2113 EUBANK BLVD. NE

Albuquerque, NM 87112

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Broker
LOT SIZES:	± .59 to ± 1 Acre to ± 6.71 Acres Contiguous
ZONING:	MX-M
MARKET:	Albuquerque
SUBMARKET:	Northeast Heights
TRAFFIC COUNT:	54,865
VIDEO:	View Here

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PROPERTY OVERVIEW

A unique in-fill opportunity in the Northeast Heights sub-market of Albuquerque. Positioned at the southwest quadrant of Eubank Blvd and Menaul Blvd this acreage offers tremendous potential for your business. Here is why:

- Over 104,000 residents in the trade area
- Over 65,000 residents within a 2-mile radius and this is unique density for Albuquerque
- Strong traffic counts: 32,732 VPD along Eubank and 20,832 VPD along Menaul Blvd.
- Perceived "going to work" side of Eubank and "headed home" side of Menaul Blvd.
- Contiguous 6.71+- acres with over 940' of frontage along Snow Heights Circle.
- Ground lease opportunity from .59 acres to 1-acre pads to the entire property

The acreage is just south of the highest median income area in Albuquerque, just north of some of the highest paying employers in Albuquerque - Sandia Labs, Kirtland Airforce Base, Kaseman Hospital.

PROPERTY HIGHLIGHTS

- Signalized intersection
- High traffic counts-32,732 VPD along Eubank and 20,832 along Menaul Blvd NE
- Join CVS, Walgreens, KFC, UNM Health, Bank of the West, and Mister Car Wash at this intersection

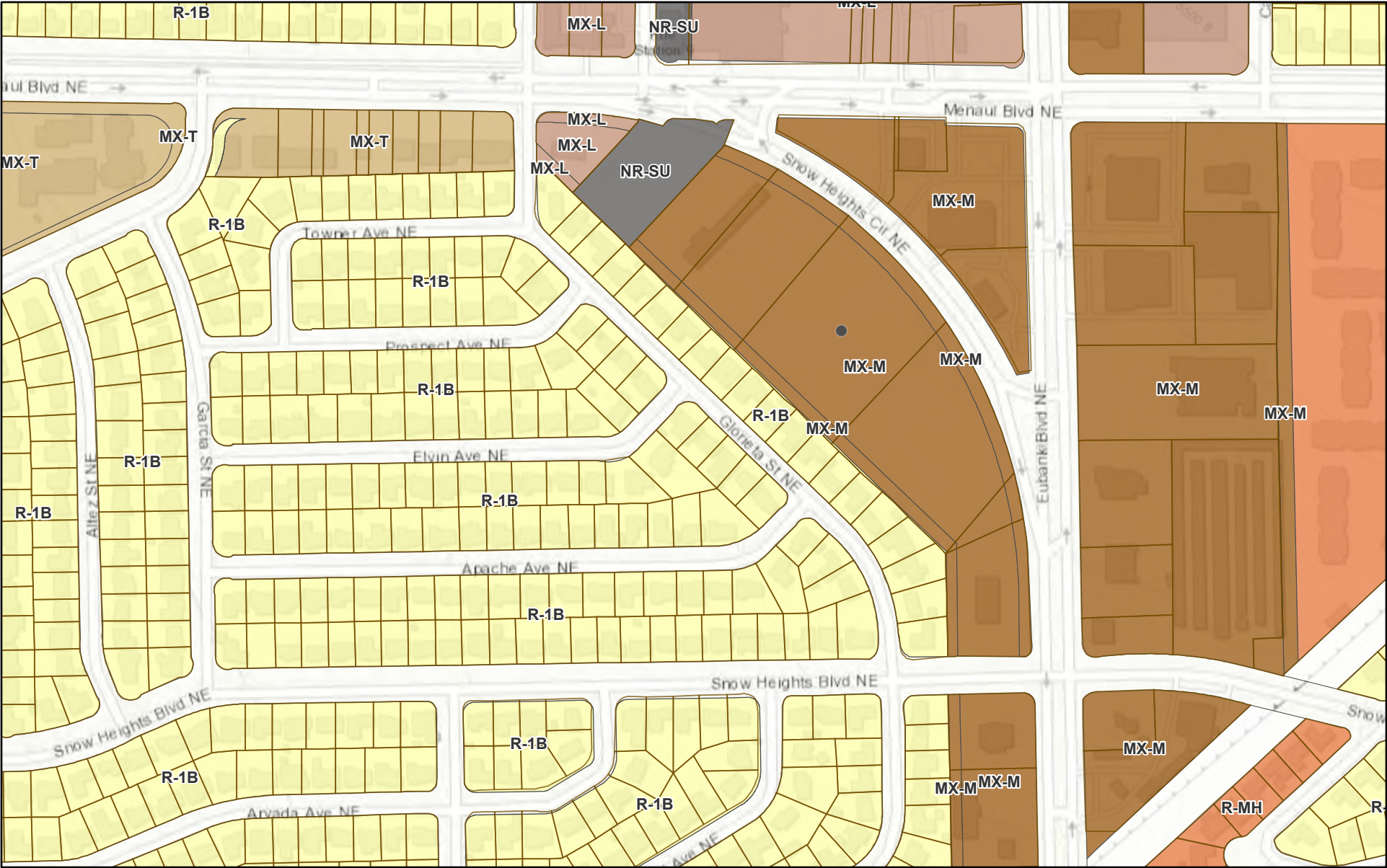
SAPIR ACRES | 2113 Eubank Blvd. NE Albuquerque, NM 87112

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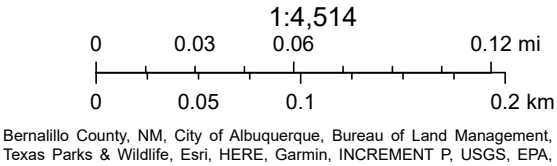
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Sapir Center Zoning Map



November 13, 2023



GET TO KNOW *Albuquerque*



Recognized as one of the one of the most culturally diverse cities in the country, Albuquerque's architecture, artwork, cultural centers, cuisine and countless customs and traditions are what makes Albuquerque the cultural capital of the Southwest!

WHY *Albuquerque*

- New Mexico's largest city, the Albuquerque Metro area has over 908,200 residents and is growing at a steady pace of 1 to 2 percent a year. The area's five-year growth rate is projected at 7.2 percent compared with the national rate of 4.0 percent.
- Albuquerque enjoys blue skies and sunshine 310 days out of the year, making the city an outdoor enthusiast's paradise and a magnificent place to enjoy outdoor sporting events, concerts, festivals and more.



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- The city spans 187 square miles at elevations ranging from 4,500 to 6,500 feet above sea level.
- The breakfast burrito is said to have originated at the Albuquerque International Balloon Fiesta® in the 1970s.
- The Sandia Mountains on the city's east side rise to more than 10,600 feet in elevation and turn a watermelon pink color at sunset.
- The official New Mexico state question is "Red or Green?" referring to red or green chile when ordering New Mexican food. For those who want both red and green chile, tell the server "Christmas."
- Albuquerque has more than a dozen museums, an Old Town area featuring more than 150 shops, restaurants and galleries.
- Albuquerque is known as the "Hot Air Ballooning Capital of the World" and hosts the Albuquerque International Balloon Fiesta® annually.
- Albuquerque is home to several wineries. New Mexico is the oldest wine-producing region in the country.
- Chile is featured in nearly every meal from breakfast through dinner in New Mexico and it is one of the top cash crops in the state with more than 66,000 tons of chile being produced annually.

CLOSE- IN AERIAL



Conceptual and Subject to Change

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HIGH UP AERIAL



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TRADE AREA MAP - EUBANK AND MENAUL BLVD. NE



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DEMOGRAPHIC AND INCOME COMPARISON PROFILE : AREA 20.87 SQUARE MILES

Census 2010 Summary	
Population	104,732
Households	46,561
Families	27,449
Average Household Size	2.23
Owner Occupied Housing Units	28,973
Renter Occupied Housing Units	17,585
Median Age	41.6
Census 2020 Summary	
Population	103,647
Households	46,700
Average Household Size	2.20
2022 Summary	
Population	103,039
Households	46,703
Families	26,130
Average Household Size	2.18
Owner Occupied Housing Units	29,456
Renter Occupied Housing Units	17,247
Median Age	43.4
Median Household Income	\$66,017
Average Household Income	\$92,135
2027 Summary	
Population	101,536
Households	46,394
Families	25,702
Average Household Size	2.16
Owner Occupied Housing Units	29,593
Renter Occupied Housing Units	16,801
Median Age	44.0
Median Household Income	\$76,654
Average Household Income	\$105,424
Trends: 2022-2027 Annual Rate	
Population	-0.29%
Households	-0.13%
Families	-0.33%
Owner Households	0.09%
Median Household Income	3.03%

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DEMOGRAPHIC AND INCOME COMPARISON PROFILE: RINGS 1 , 2, 3 MILE RADIUS

Census 2010 Summary			
Population	18,496	66,058	147,987
Households	8,124	29,437	65,554
Families	4,657	16,965	37,472
Average Household Size	2.26	2.22	2.24
Owner Occupied Housing Units	5,057	17,713	38,093
Renter Occupied Housing Units	3,067	11,724	27,461
Median Age	40.0	40.7	40.0
Census 2020 Summary			
Population	18,498	65,495	145,961
Households	8,126	29,532	65,563
Average Household Size	2.25	2.19	2.20
2022 Summary			
Population	18,299	65,151	145,557
Households	8,122	29,583	65,594
Families	4,414	16,157	35,642
Average Household Size	2.23	2.18	2.19
Owner Occupied Housing Units	4,928	18,020	38,459
Renter Occupied Housing Units	3,194	11,564	27,135
Median Age	41.8	42.5	41.7
Median Household Income	\$54,683	\$61,289	\$59,884
Average Household Income	\$73,304	\$82,096	\$84,417
2027 Summary			
Population	17,998	64,485	143,684
Households	8,039	29,508	65,247
Families	4,331	15,961	35,054
Average Household Size	2.21	2.16	2.18
Owner Occupied Housing Units	4,955	18,159	38,621
Renter Occupied Housing Units	3,084	11,349	26,626
Median Age	42.6	43.2	42.4
Median Household Income	\$60,402	\$70,705	\$69,735
Average Household Income	\$83,253	\$93,652	\$96,878
Trends: 2022-2027 Annual Rate			
Population	-0.33%	-0.21%	-0.26%
Households	-0.21%	-0.05%	-0.11%
Families	-0.38%	-0.24%	-0.33%
Owner Households	0.11%	0.15%	0.08%
Median Household Income	2.01%	2.90%	3.09%

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