

Suites For Lease

2308 Eubank Blvd, Albuquerque, NM 87112



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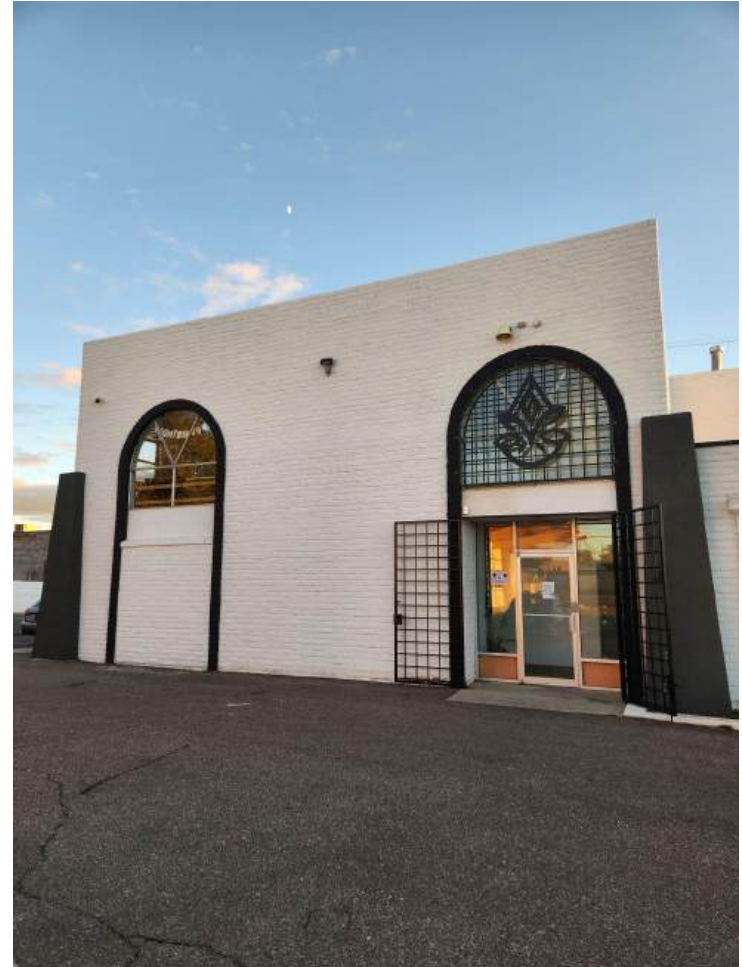
PROPERTY SUMMARY

Herban Oasis

Price/SF:	\$18-20 Mod. Gross
Downstairs:	±150
	±180
	±600
	±1085 SF
Upstairs:	±340 SF
	±442
SF Available:	±2,797 SF
Building Size:	±7,659 SF
Zoning:	MX-M
Parking Ratio:	3:1000

Features:

- Building is currently licensed for cannabis.
- Suites available for production and grow.
- Cannabis use requires electric sub-meter.
- Shared event space available.
- 21,300 VPD on Menaul Blvd.
- 30,800 VPD on Eubank Blvd.
- 52,100 VPD total.



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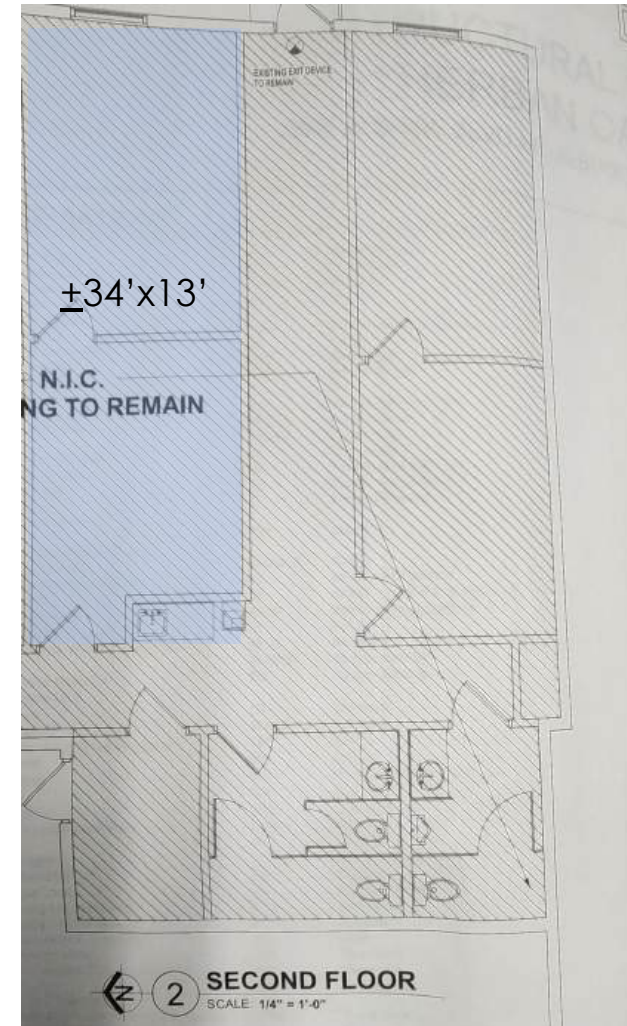
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TWO ROOM SUITE - UPSTAIRS

**442 SF move-in ready suite with two rooms.
Wood style flooring.**



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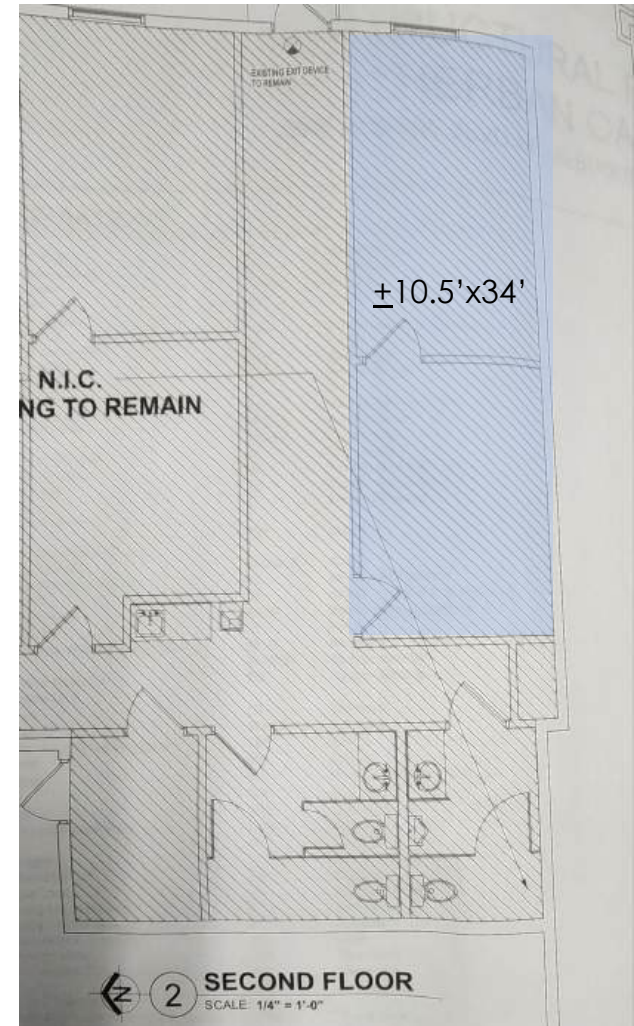
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TWO ROOM SUITE - UPSTAIRS

**340 SF 10.5 x 34 insulated
2 Room Suite.**



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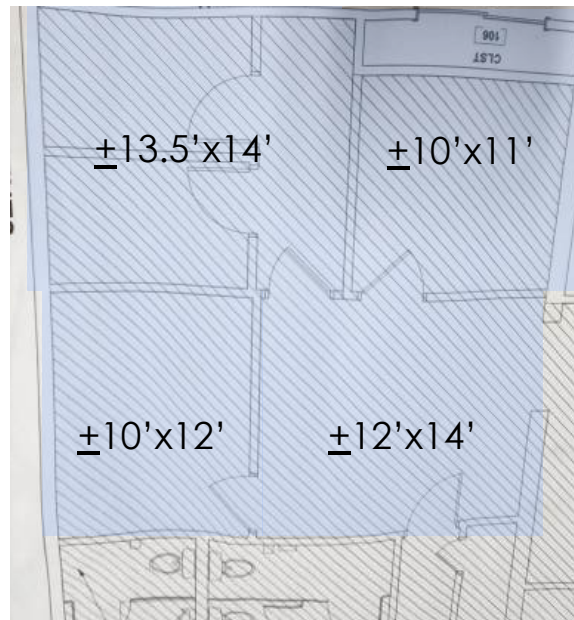
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FOUR ROOM SUITE - DOWNSTAIRS

- 600 SF Suite.
- Entry/office plus 3 closed rooms.
- Electrical sub-meter needed for cannabis grow or production.



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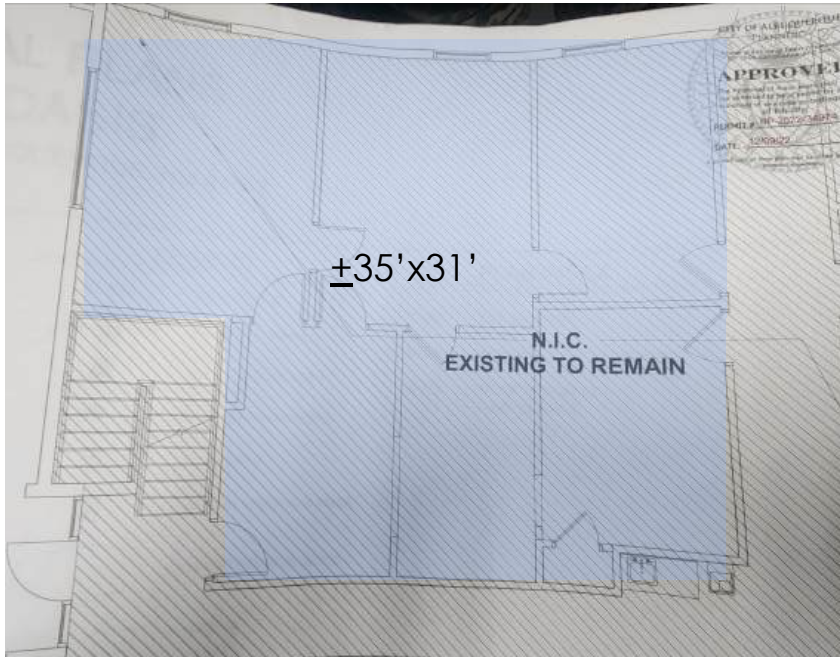
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LARGE SUITE - DOWNSTAIRS

- 1085 SF Semi-open floor plan.
- Previously a State Farm office gutted to accommodate cannabis production.
- Trenched for plumbing.
- Electrical sub-meter needed for cannabis tenant.



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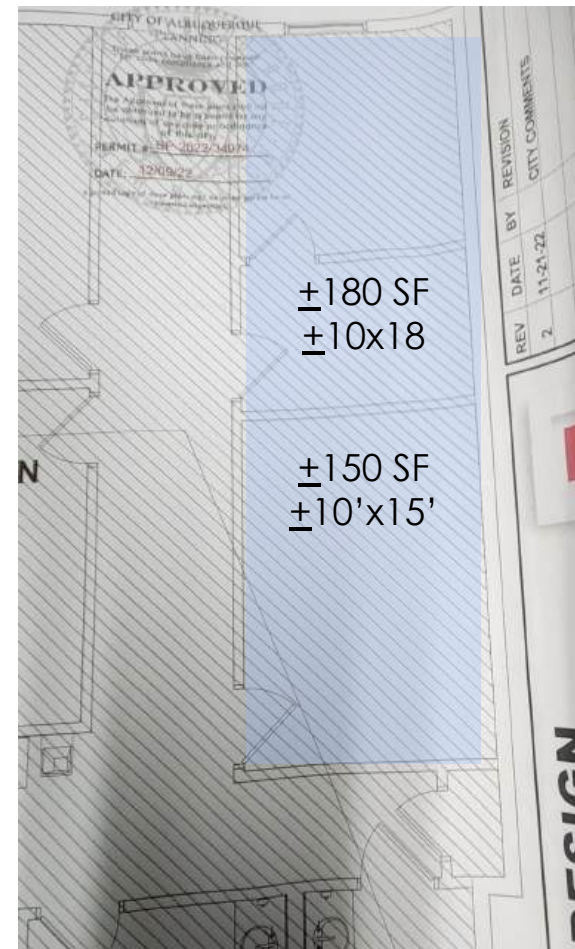
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2 ROOMS - DOWNSTAIRS

**150 and 180 SF Suites
Available on Ground
Floor**



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SITE SUMMARY



Korean American Association of New Mexico

Menaul Blvd 21,300 VPD

Eubank Blvd 30,800 VPD

UNIQUE GLASS SHOP

A-1
SELF STORAGE

SITE

LEONARD TIRE
Auto-motive Repair & Service

U-HAUL

NAPA

KAYS BARSTOOL WORLD

SILVERCREEK BARBELL

THE COMIC WAREHOUSE
WE SELL MARVEL COMICS

El Dorado BARBER SHOP

Wienschnitzel

SPEEDY GLASS
Auto, Residential & Commercial
FEATURING NOVUS

Walgreens

papa felipe's
Mexican Restaurant

CVS pharmacy

DAVIS KITCHENS



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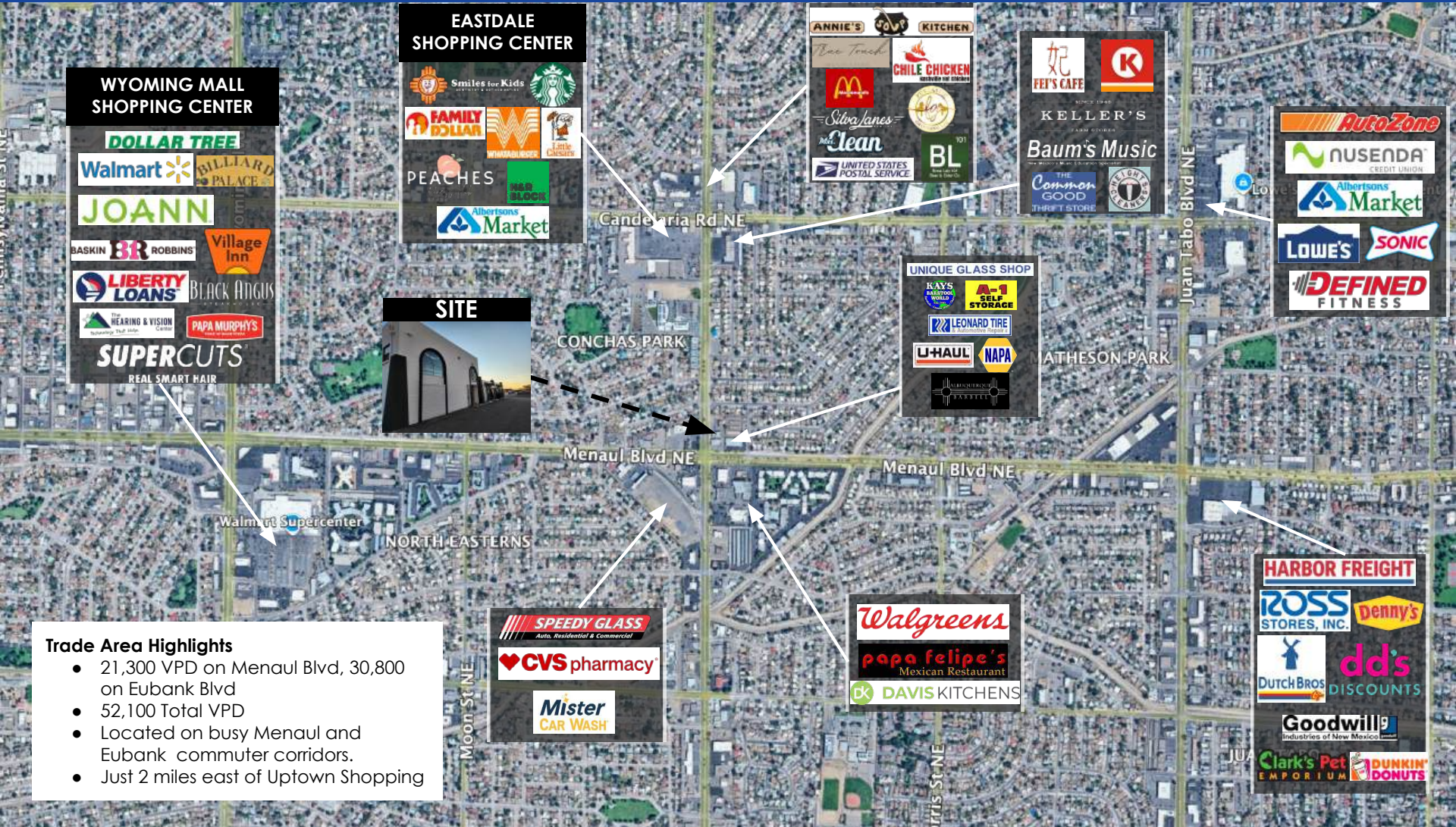
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TRADE AREA



WYOMING MALL SHOPPING CENTER

DOLLAR TREE

Walmart

JOANN

BASKIN ROBBINS

LIBERTY LOANS

HEARING & VISION

PAPA MURPHY'S

SUPERCUTS
REAL SMART HAIR

EASTDALE SHOPPING CENTER

Smiles for Kids

FAMILY DOLLAR

PEACHES

ALBERTSONS MARKET

ANNIE'S KITCHEN

McDonald's

CHILE CHICKEN

Situa Janes

Clean

UNITED STATES POSTAL SERVICE

FEI'S CAFE

KELLER'S

Baum's Music

Common GOOD

AutoZone

NUSENDA CREDIT UNION

Albertsons Market

LOWE'S

SONIC

DEFINED FITNESS



UNIQUE GLASS SHOP

KAY'S BASKETBALL

A-1 SELF STORAGE

LEONARD TIRE

U-HAUL

NAPA

SPEEDY GLASS

CVS pharmacy

Mister CAR WASH

Walgreens

papa felice's Mexican Restaurant

DAVIS KITCHENS

HARBOR FREIGHT

ROSS STORES, INC.

Denny's

DUTCH BROS DISCOUNTS

Goodwill Industries of New Mexico

Clark's Pet EMPORIUM

DUNKIN' DONUTS

Trade Area Highlights

- 21,300 VPD on Menaul Blvd, 30,800 on Eubank Blvd
- 52,100 Total VPD
- Located on busy Menaul and Eubank commuter corridors.
- Just 2 miles east of Uptown Shopping



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DEMOGRAPHICS



The Albuquerque metro area's population totals 908,252 residents. Historically, the area has grown at a steady pace of 1-2 percent per year. The city is one of the most culturally diverse in the nation.

COMMUTE TIMES

Despite the growth of the Albuquerque area, commute times are very reasonable, thus enhancing the work/life balance valued by many. Albuquerque was ranked the 13th best commute city in the nation. Approximately 69 percent of Albuquerque metro residents have a commute time of 29 minutes or less with the average commute time of 26 minutes.

Proximity	1 Mile	3 Miles	5 Miles
Total Population	23,755	162,239	287,629
Households	10,299	71,920	127,454
Average Household Income	\$55,660	\$58,385	\$62,207



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LOCATION SUMMARY: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)



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