

## CALL FOR MORE INFORMATION



## PROPERTY SNAPSHOT



**150,054**  
2021 POPULATION  
3 MILE RADIUS



**114,612**  
2021 DAYTIME POPULATION  
3 MILE RADIUS



**\$64,543**  
2021 AVERAGE INCOME  
3 MILE RADIUS



**27,468 VPD**  
EUBANK BLVD

## FOR LEASE

**\$10.00- \$14.00 PSF NNN**  
**\*NNNS \$3.38 PSF**

\*(Estimate provided by Landlord and subject to change)

## AVAILABLE SPACE

**1,553 SF - 2,577 SF**

## PROPERTY HIGHLIGHTS

- 2nd generation bakery space available
- Prime retail opportunity in the heart of the NE heights
- Over 35,000 vehicles per day
- Large monument sign and great frontage on Eubank Blvd
- Great parking and shopping center access

## TRAFFIC COUNT

Eubank Blvd: 27,468 VPD  
Constitution Ave: 6,183 VPD  
(SitesUSA 2021)

## AREA TRAFFIC GENERATORS



Austin Tidwell, CCIM  
[atidwell@resolutre.com](mailto:atidwell@resolutre.com)  
505.337.0777

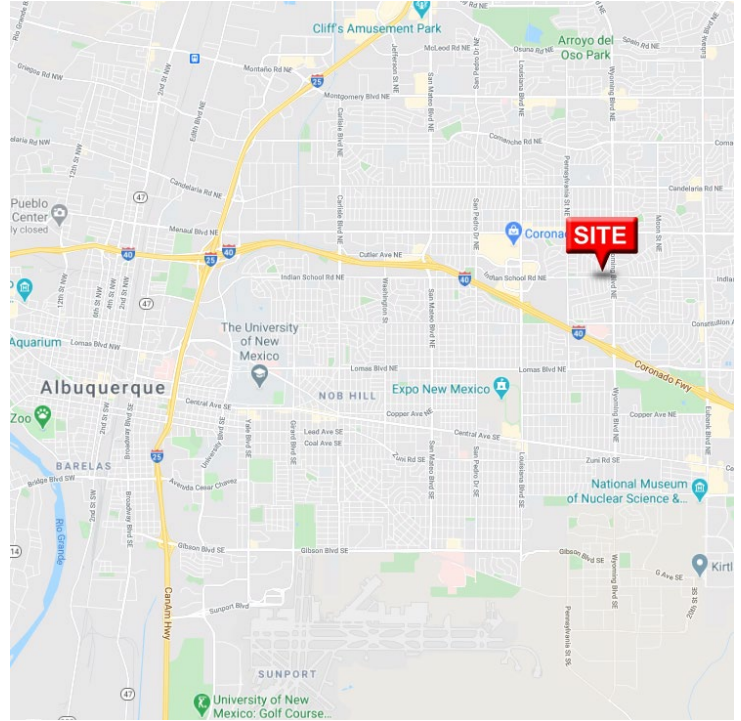
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# Eubank Plaza

1415 – 1523 EUBANK BLVD NE  
ALBUQUERQUE, NM 87112



## PROPERTY OVERVIEW

Lease Rate	\$10.00 – \$14.00 PSF
Available SF:	1,553 SF – 2,577 SF
Building SF:	30,000 SF
Lot Size:	1.97 Acres
Zoning:	MX-L
Ceiling Height:	10'
Parking:	124 Spaces
Year Built/Renovated:	1973/2005
Submarket:	NE Heights

## PROPERTY OVERVIEW

Eubank Plaza is a 30,000 square foot prominent retail strip center that is home to 18 national and local service-based businesses that value high street visibility and affordability. With great looking suites in the 1,200–2,557 square foot range, we know this is a great stepping stone for a new business' first location or downsizing an existing location that still retains the prime retail frontage your business depends on. Existing build-out works for retail and office tenants alike and should be overall move-in ready.

## LOCATION OVERVIEW

The property is located directly north of Constitution Ave on Eubank Blvd in the NE Heights. This is a quick 3/4 mile from I-40 and surrounded by similar retail centers and rooftops. Eubank Blvd is the main thoroughfare between where customers live in the NE Heights and where they work on base, giving Eubank a huge boost in traffic and makes it a sustainable retail location for basic needs heading to and from work. The center also offers two full access points, 3 curb cuts overall and a back entrance off Constitution going west-bound.

### SPACES

Suite 1439 – 1441  
Suite 1511

### CONDITIONS

2nd Gen Bakery  
Office/Retail

### LEASE RATE

\$3,000/mo + NNN  
\$1,294/mo + NNN

### SPACE SIZE

2,577 SF  
1,553 SF

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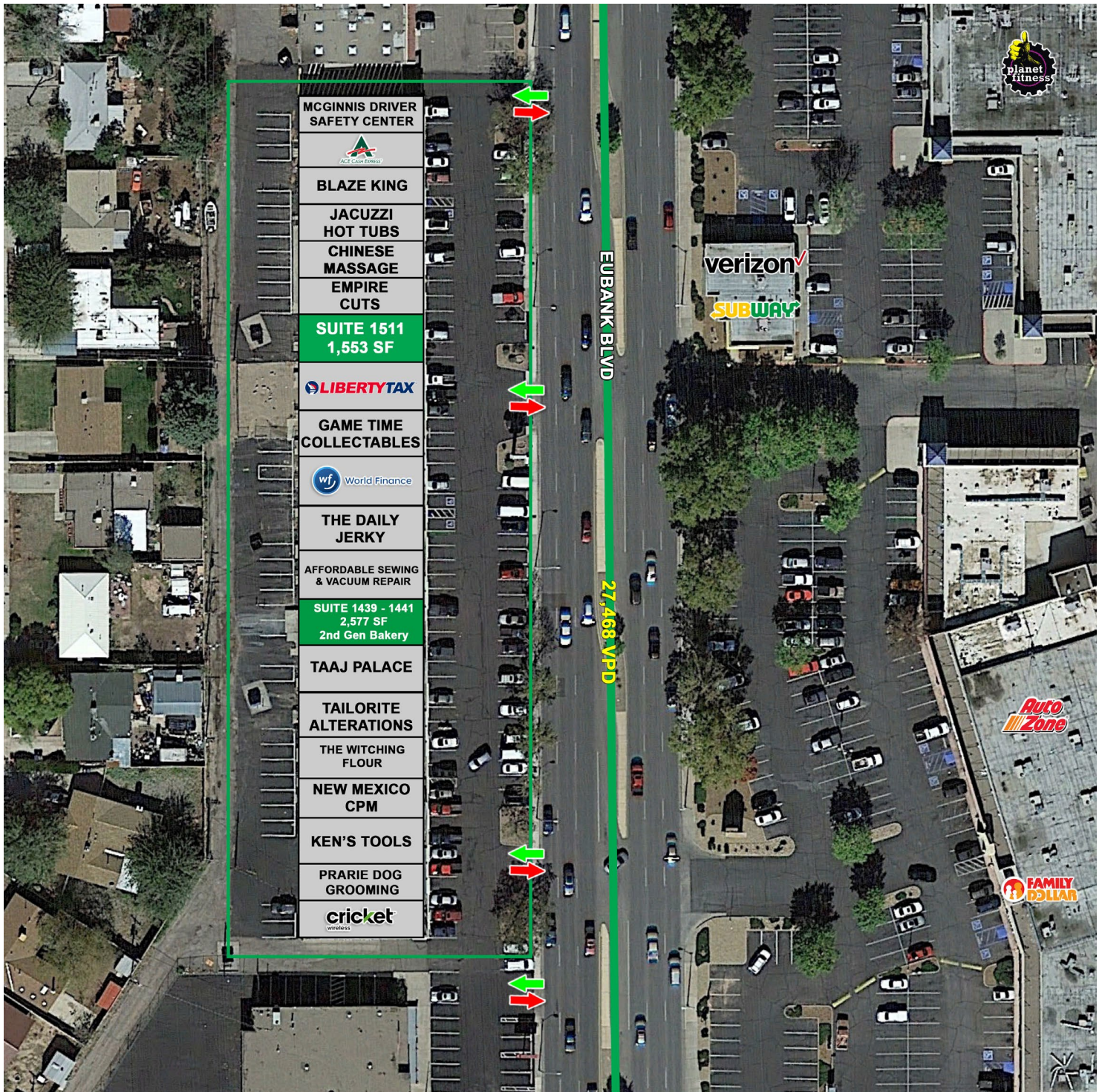


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## Interior Photos



SUITE 1439-1441 – 2,577 SF



SUITE 1511 – 1,553 SF

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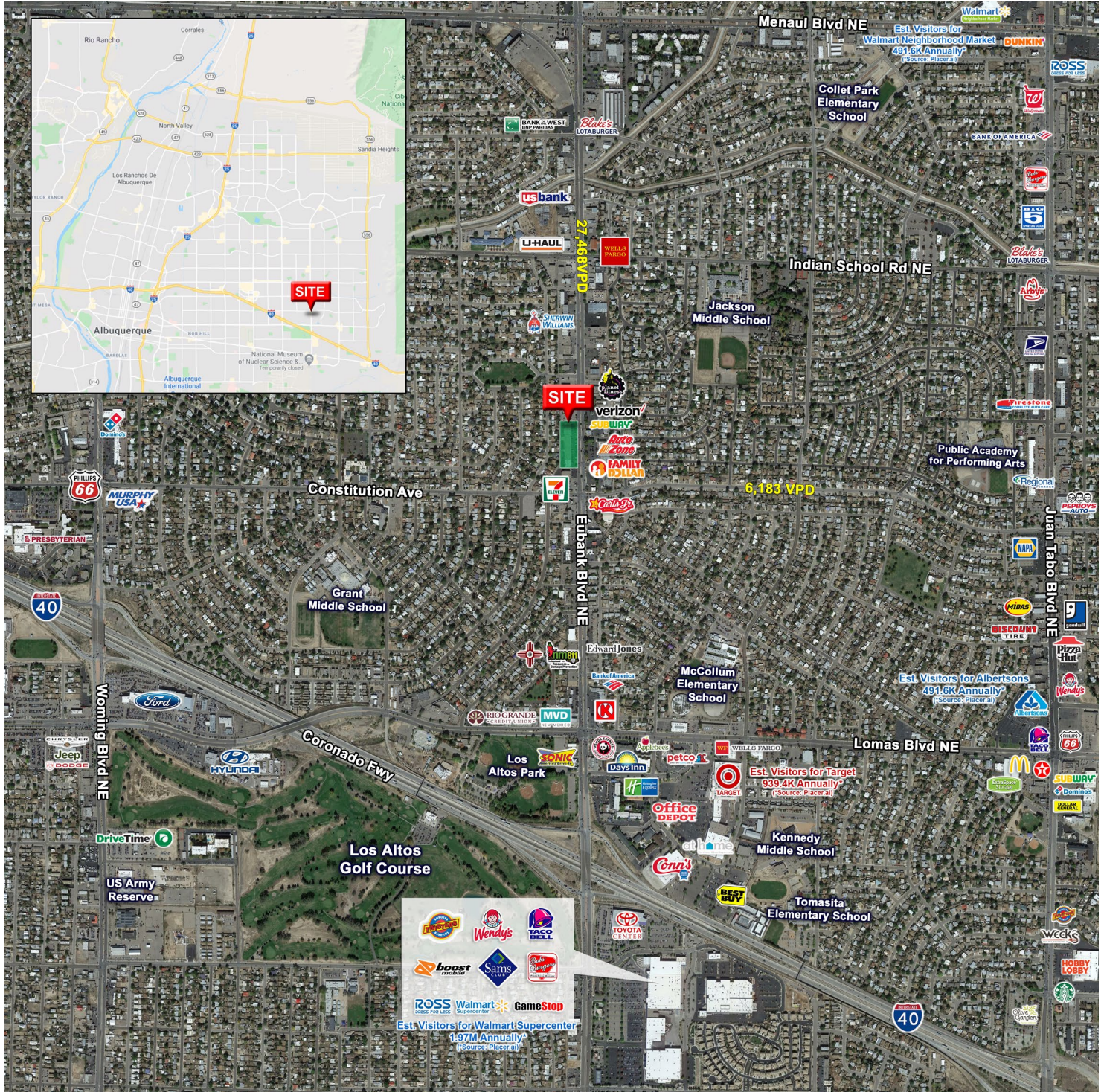


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