

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

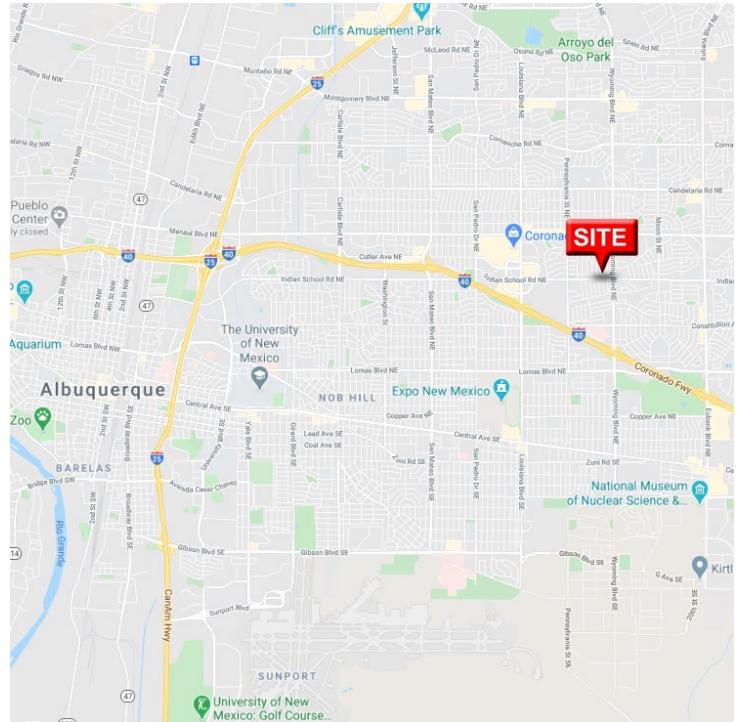
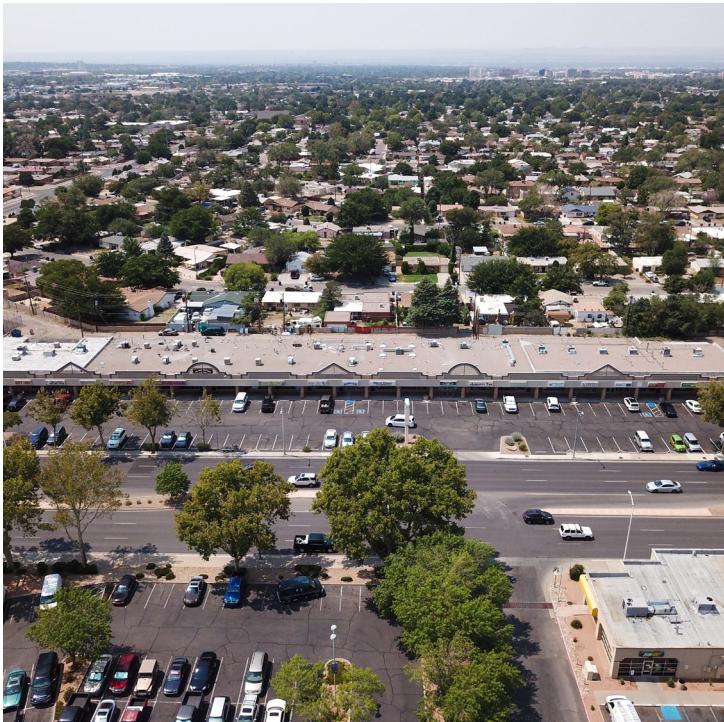


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Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com



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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Eubank Plaza

1415 - 1523 EUBANK BLVD NE
ALBUQUERQUE, NM 87112



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Interior Photos



SUITE 1439-1441 - 2,577 SF



SUITE 1511 - 1,553 SF

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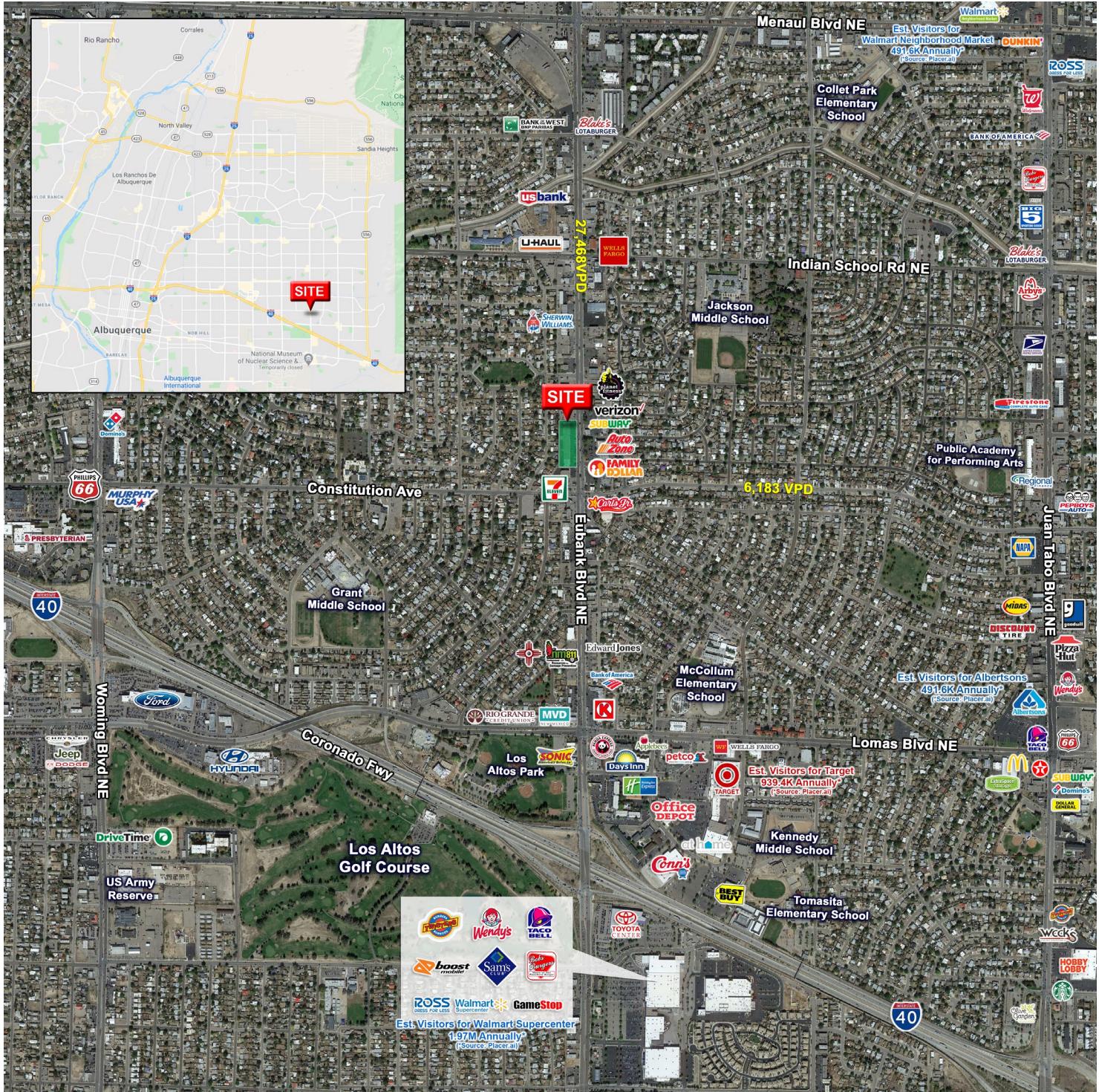
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