



Investment Opportunity | Sales Brochure

# Eubank Plaza

1415-1523 Eubank Blvd NE  
Albuquerque, NM 87112

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Sign Confidentiality Agreement  
for Full Offering Memorandum





# Investment Highlights

Colliers is proud to exclusively represent for sale Eubank Plaza, a neighborhood retail strip center located in the heart of Albuquerque’s desirable Northeast Heights submarket. The property is well-positioned in a high-traffic, high-density corridor with two full-access and one right-in, right-out entryway. The center is well-established and populated by local tenants, many with a 20+ year operating history on-site. Rents are well below-market, providing significant upside potential while still offering stable, in-place cash flow.

## Executive Summary

<b>Sale Price</b>	\$3,850,000 (\$130 PSF)
<b>CAP Rate</b>	7.17% (2024 Actual)
<b>NOI</b>	\$276,733 (2024 Actual)
<b>GLA</b>	29,453 SF
<b>Lot Size</b>	2.02 Acres
<b>Zoning</b>	MX-L ( <a href="#">Mixed-Use - Low Intensity</a> )

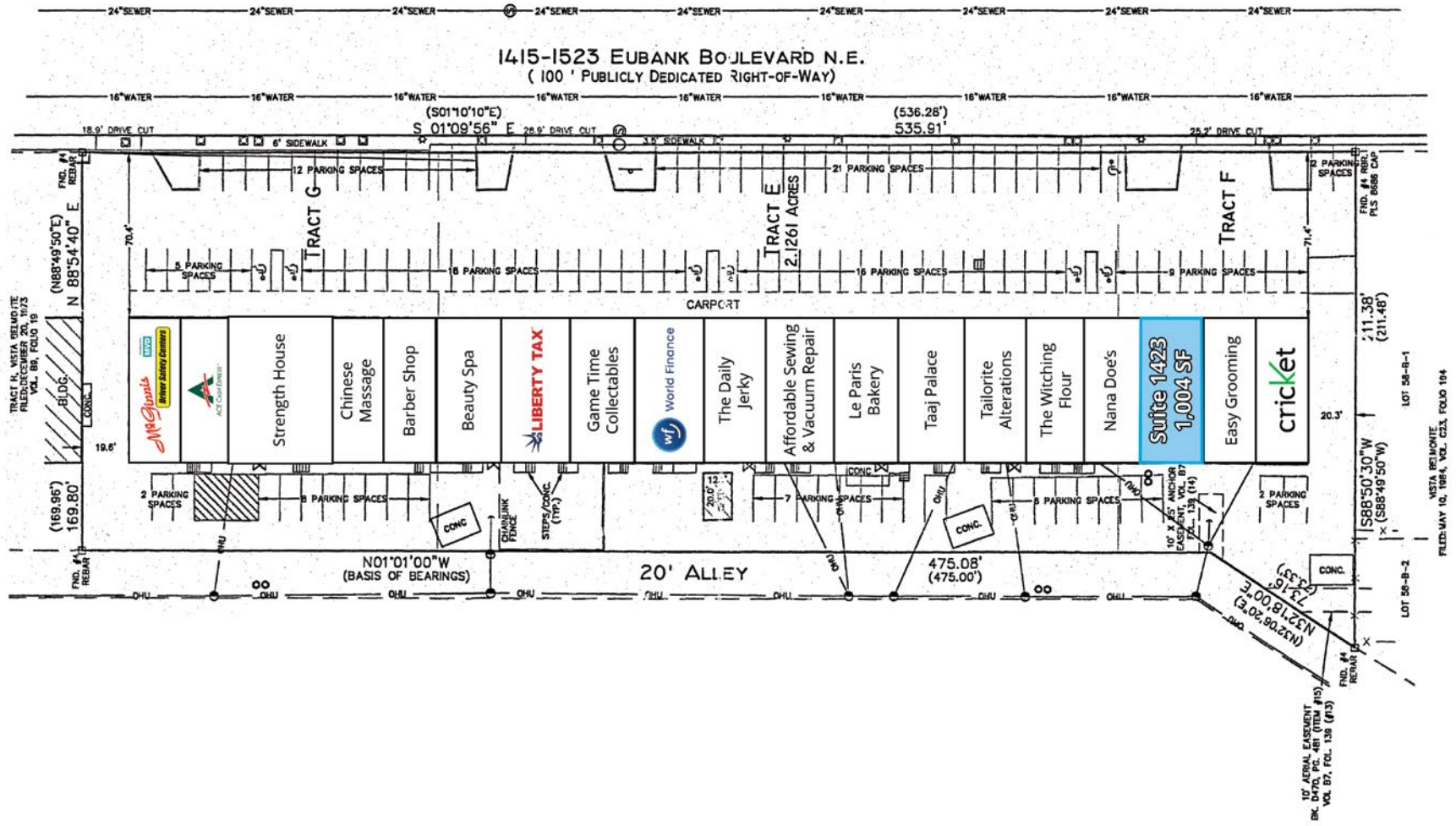


### Property Features

- Prime retail location in the NE Heights
- Well-established center in busy trade area
- Located on Eubank Blvd with over 31,700 VPD
- Within one mile of I-40
- Large monument signage available

### Area Retailers

# Site Plan



# Tenant Bios

## McGinnis Diving Safety Center

McGinnis Driver Safety Centers has been serving the needs of New Mexico since 1964. McGinnis Driver Safety Centers continues to be the standard by which other driving schools are measured. McGinnis Driver Safety Centers proudly boasts “The Oldest, Largest and Finest!” The owners and instructors bring over 280 years of combined experience in driver’s education and service to the community.

## Ace Cash Express

ACE Cash Express, Inc. is a financial services provider headquartered in Irving, Texas. ACE serves customers in 24 states and the District of Columbia both online and through a network of stores. Founded in 1968, ACE provides a range of retail financial products and services including short-term consumer loans, check cashing, debit card services, money transfers, bill payments and money orders. ACE Cash Express is one of the largest owners and operators of check cashing stores in the United States.

## Strength House

Strength House is a local gym and physical fitness center. Providing general strength training, weightlifting, powerlifting, and nutrition coaching.

## Chinese Massage

Chinese Massage is a massage parlor that offers Swedish massages, deep tissue massages, custom body massages, hot stone treatments, and aromatherapy.

## The Man Cave Barbershop

The Man Cave Barbershop is a no-frills neighborhood barber shop that has been located in Eubank Plaza since 2022.

## Beauty Spa

The Beauty Spa is a full service salon offering a variety of hair, nail, and aesthetic services.

# Tenant Bios

## Liberty Tax

Liberty Tax is a chain of franchise and company-owned locations that provide tax preparation services. It is the third largest institutional tax preparation service provider in the United States and second largest in Canada.

## Game Time Collectables

Game Time Cards and Collectables offers sports cards, trading cards, boxes, autographs, supplies, and Beckett price guides.

## World Finance

For the past 50 years, World Finance has been helping people realize their financial goals by offering fixed rate and payment loan solutions. World Finance has over 1,200 branches in 16 states and serves over one million customers per year.

## The Daily Jerky

The Daily Jerky's New Mexico style beef jerky is for those who are looking to experience rich New Mexican culture and tradition. The Daily Jerky offers New Mexican style carne seca in multiple flavors including Green Chile, Red Chile, Teriyaki, Lemon Pepper, signature flavor Sriracha Ranch and more.

## Affordable Sewing & Vacuum

Affordable Sewing & Vacuum provides expert quality service and repair with over 35 years experience and knowledge on all makes and models of sewing machines and vacuum cleaners, old and new.

## Le Paris Bakery

Le Paris offers French bread, cookies, palmiers, turnovers, danishes, tarts, strudel, and more. Le Paris Bakery has two locations, one in Albuquerque and the other in Cedar Crest.

# Tenant Bios

## Taaj Palace

Over the Decades, Taaj Palace has pioneered Indian cuisine in Albuquerque. Taaj Palace is a homegrown Indian brand bringing you a delicious menu of Condiments Biryani-Rice Specialties, Everyday Specials, Delightful Desserts, Tandoori Temptations, Vegan & Vegetarian Entrees & much more.

## Tailorite Alterations

Tailorite Alterations has provided tailoring and alteration services to Albuquerque, NM for over three decades. We specialize in custom tailoring and resizing all styles. Their services include: leather and suede work, men's and ladies' suits, drapes, clothing relining, zippers and snaps, wedding and bridal alterations. Tailorite provides fast, often same day, service at reasonable rates.

## The Witching Flour

The Witching Flour pastries are hand made with love and the purest intentions. Yeasted doughs are naturally leavened, cakes are customized for each individual, and local ingredients are sourced as much as possible.

## Nana Doe's

Nana Doe's Vintage Treasures offers antique and vintage items, collectibles and oddities.

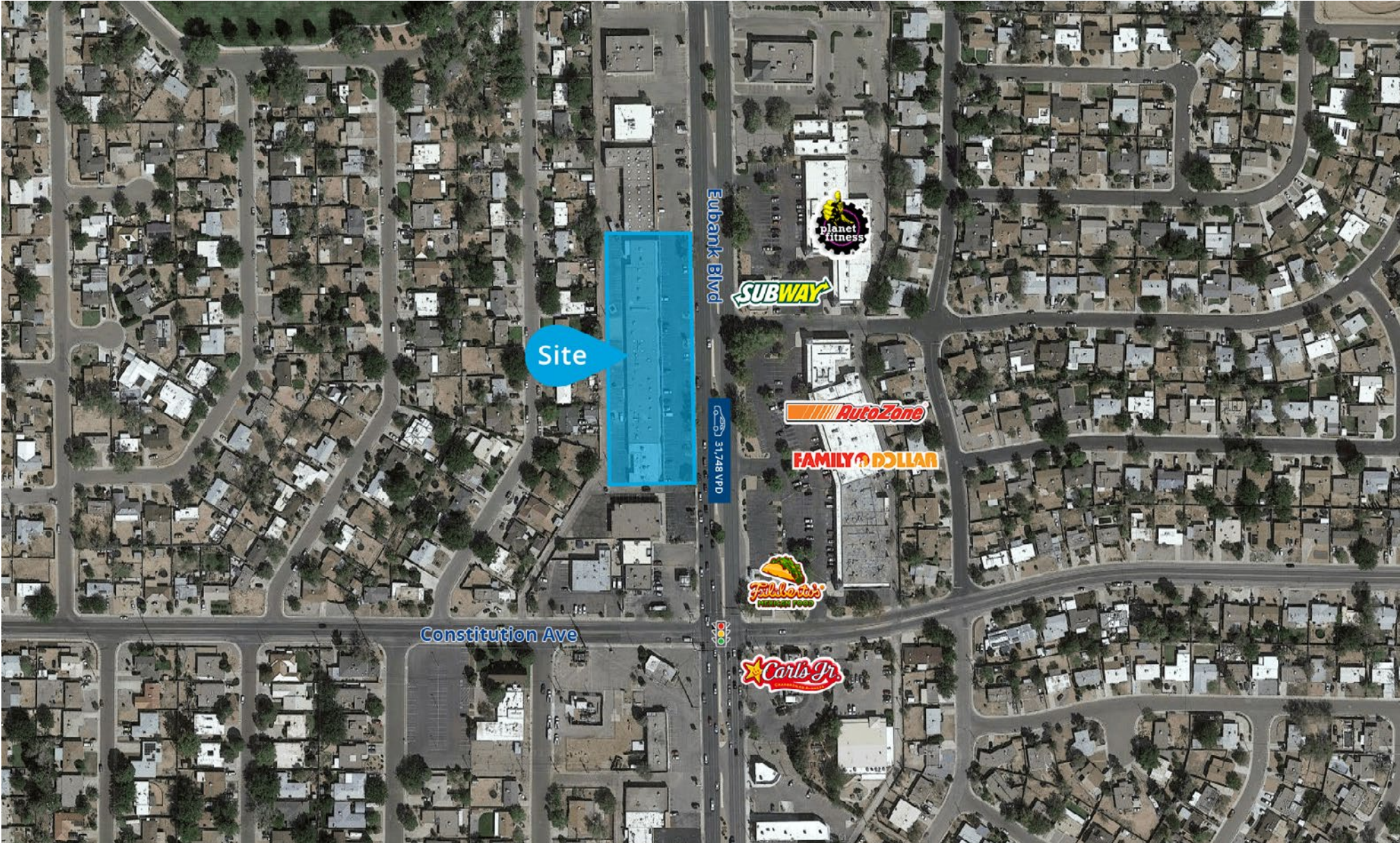
## Easy Grooming

Easy Grooming is a pet grooming business dedicated to providing top-notch services, from baths and haircuts to nail trimming and ear cleaning, all tailored to your pet's unique needs.

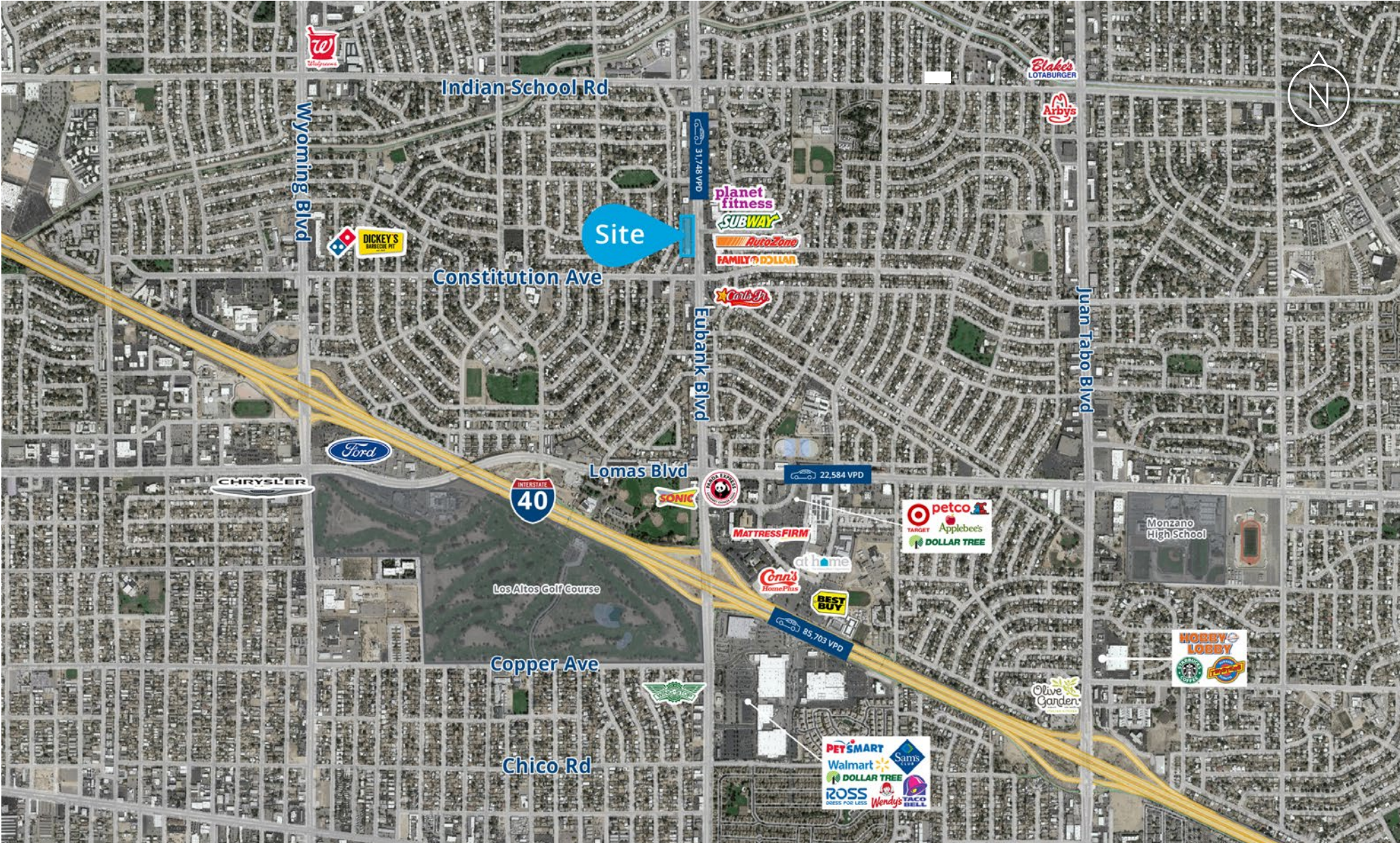
## Cricket

Cricket Wireless is an American prepaid wireless service provider, owned by AT&T. It provides wireless services to ten million subscribers in the United States. Cricket Wireless was founded in March 1999 by Leap Wireless International. AT&T acquired Leap Wireless International in March 2014, and later merged Cricket Wireless operations with Aio Wireless. Cricket Wireless competes primarily against T-Mobile's Metro, Dish's Boost Mobile and Verizon's Visible in the prepaid wireless segment.

# Intersection Aerial



# Trade Area Aerial

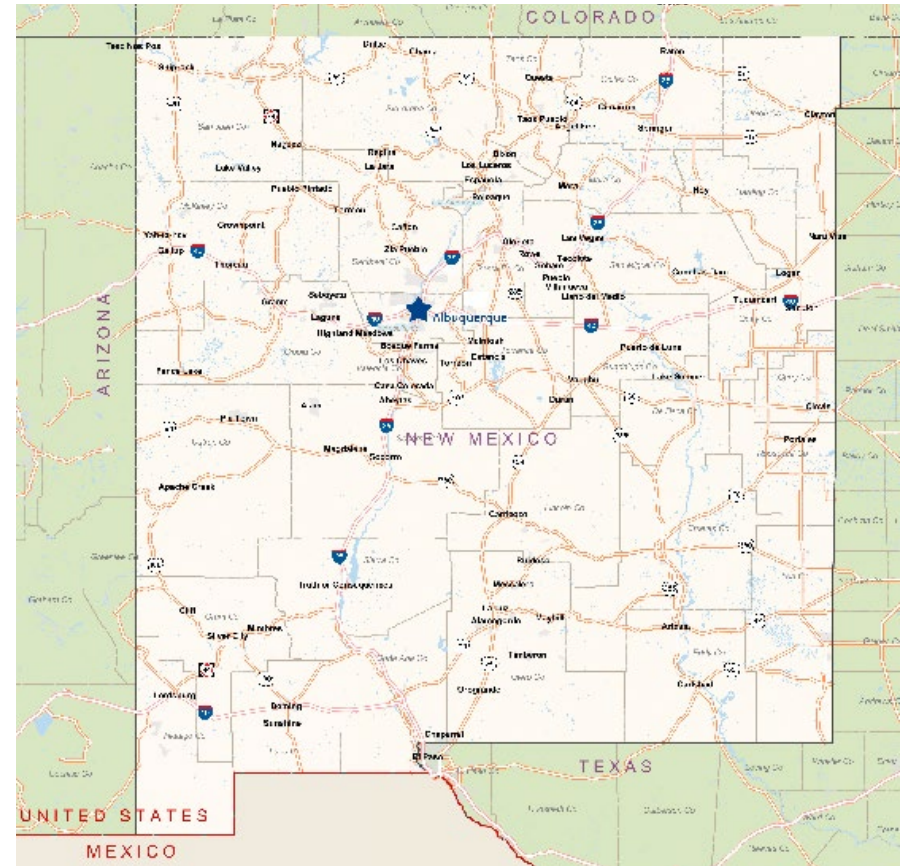




# Albuquerque | NM

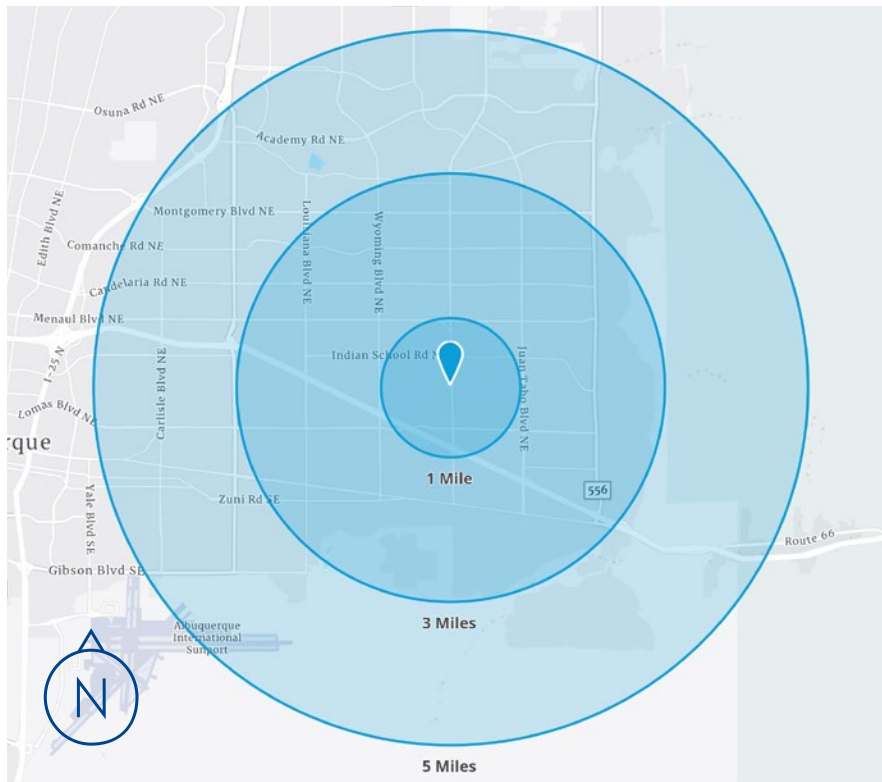
Often referred to as the Duke City, Albuquerque is an economically robust city that has met the challenges of growth and provides a wealth of amenities – all while sticking to its budget and managing prudently. As a result, the City has maintained high bond ratings. It has also drawn favorable notice in rankings of Kiplinger's Personal Finance, Site Selection magazine, and Forbes. Studies generally cite affordable labor, housing, and real estate; work force quality; incentives; and ease of working with local officials. Top industries in Albuquerque, NM include aerospace and defense, energy technology including solar energy, and semiconductor and computer chip manufacturing. Major employers in the Albuquerque area include Kirtland Air Force Base, Sandia National Laboratory and Intel Corp. The flagship campus of the 25,000-student University of New Mexico is in Albuquerque, as is Central New Mexico Community College, providing hundreds of jobs to educators.

Centrally-located at the intersection of I-25 and I-40, Albuquerque is the most populous city in New Mexico with an estimated metropolitan population of 938,434 in 2019. The city serves as a southwestern commercial hub, with BNSF Railroads rail service, air cargo shipped from the Albuquerque International Sunport, as well as the commuter train, the Rail Runner, spanning from Belen to Santa Fe. Albuquerque's economic environment is experiencing growth due in part to the city being the center of the New Mexico Technology Corridor. The largest employers located in Albuquerque include Kirtland Air Force Base, the University of New Mexico and Sandia National Laboratories. Recent economic news includes the openings of the Facebook Data Center, Keter Plastic, Safelite Autoglass Contact Center, and Lowe's Home Improvement customer support center; BendixKing's Honeywell Aerospace headquartering in Albuquerque with 140 quality jobs; Netflix selecting Albuquerque for its billion dollar U.S. production hub studio, and NBCUniversal's 100 million dollar production studio deal; and expansions of Intel, TaskUs, Carenet Healthcare Services, Kevothermal, Bunzl Distribution USA, and ANM. These business developments, Albuquerque's great quality of life, and its healthy environment led Forbes Magazine to name Albuquerque #1 in its survey of the Best Places in the USA for Business and Careers in 2018. For more information, visit [www.abq.org](http://www.abq.org).

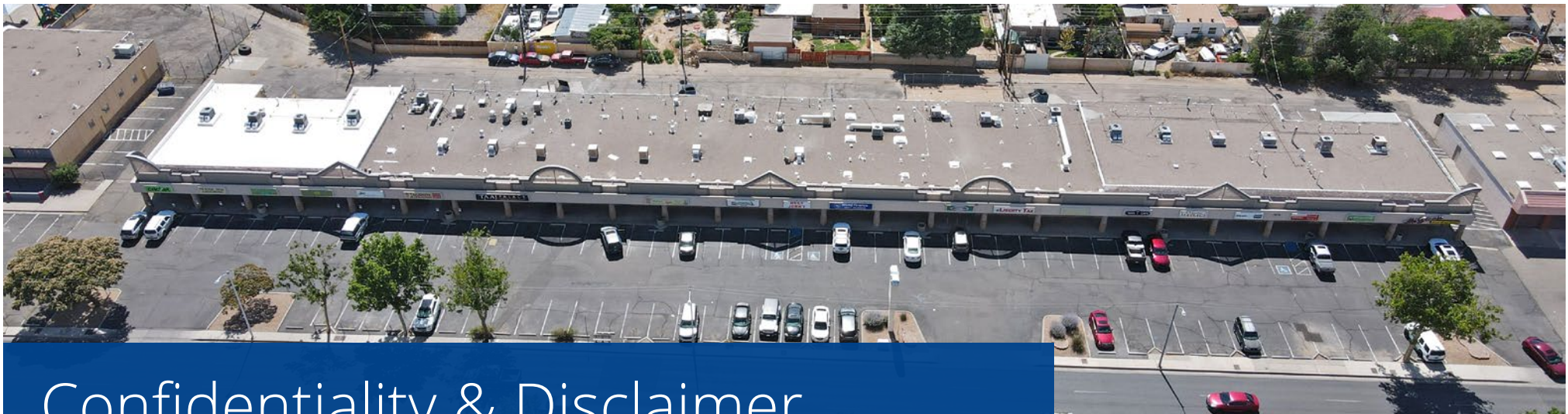


# Demographics\*

\* Demographic data derived from esri® 2021



	1 Mile	3 Miles	5 Miles
Population	15,572	145,551	268,420
Households	6,685	64,479	122,776
Median Age	39.7	39.6	40.6
Average HH Income	\$72,774	\$81,073	\$93,111
Per Capita Income	\$31,306	\$35,906	\$42,712
Daytime Population	12,624	146,113	268,436
College Education	41.9%	46.6%	53.4%



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- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Eubank Plaza at 1415-1523 Eubank Blvd NE, Albuquerque, NM 87112 in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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Accelerating success.

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