



CANDELARIA PLAZA

SEC OF EUBANK BLVD NE & CANDELARIA RD NE
9720 Candelaria Rd NE, Albuquerque, NM 87112



FOR SALE

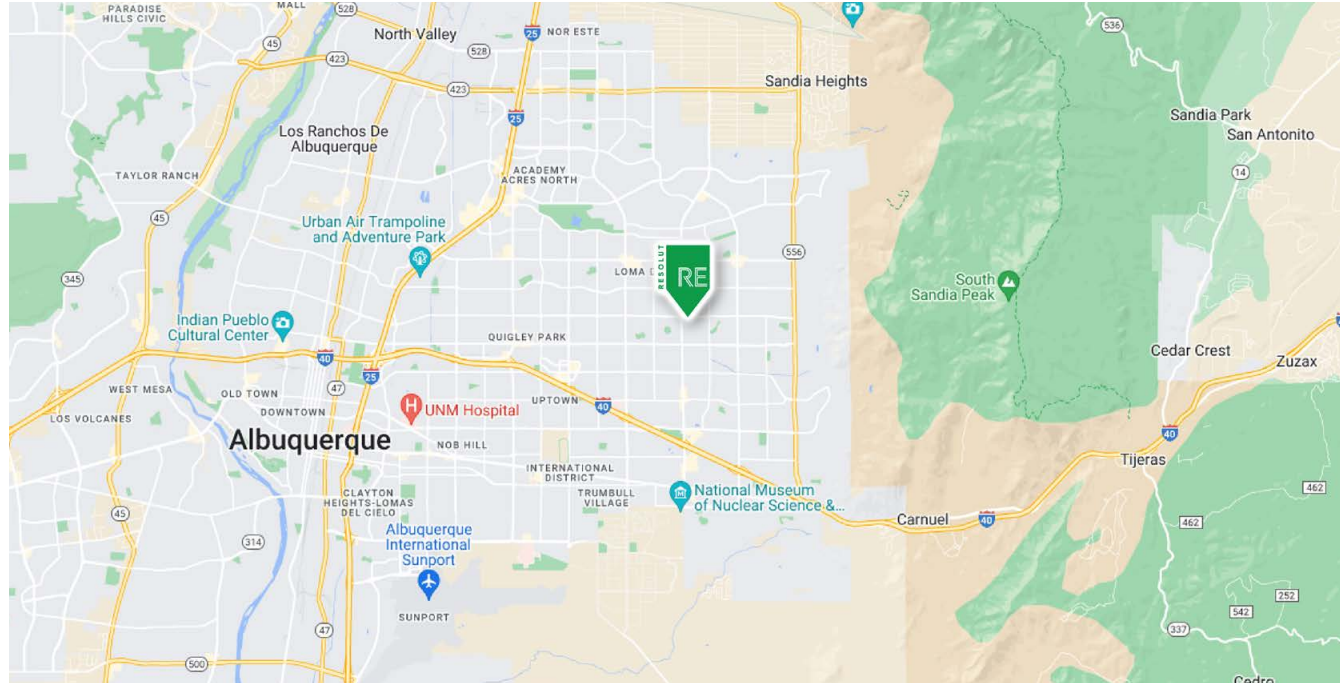
AVAILABLE SPACE
5,807 SF

PRICE
\$795,000
(\$137 PSF)

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PROPERTY HIGHLIGHTS

- Great opportunity for owner/user who also wants rental income
- Suites can be combined
- Well maintained property
- 7 Individual Suites ranging from 680 SF to 1200 SF



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



136,052
POPULATION
3-MILE RADIUS



\$103,171.00
AVG HH INCOME
3-MILE RADIUS



101,577
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

Eubank Blvd NE: 28,246 VPD
Candelaria Rd NE: 15,876 VPD
(Sites USA 2023)

PROPERTY OVERVIEW

9720 Candelaria is a 5,807 SF building consisting of 7 individual suites, ranging from 680 - 1200 SF, currently used as office and small retail space. All tenants except two are month-to-month providing a great opportunity for an owner/user to take over most of the property. The two remaining tenants have about a year left on their lease. For the last thirteen years the owner has utilized one of the suites and therefore was on site daily ensuring regular maintenance was performed to preserve the property's value.

LOCATION OVERVIEW

Located at the southeast corner of Eubank Blvd NE and Candelaria Rd NE, the property is just off a high traffic corridor in the highly desirable Northeast Heights.

PROPERTY OVERVIEW

| | |
|---------------|-------------------|
| Available SF: | 5,807 SF |
| Lot Size: | 15,682 SF |
| Zoning: | MX-L |
| Submarket: | Northeast Heights |













