

📍 1621 Eubank Blvd. NE,
Albuquerque,
NM 87112

KENCO PLUMBING & HEATING SUPPLIES



FOR LEASE

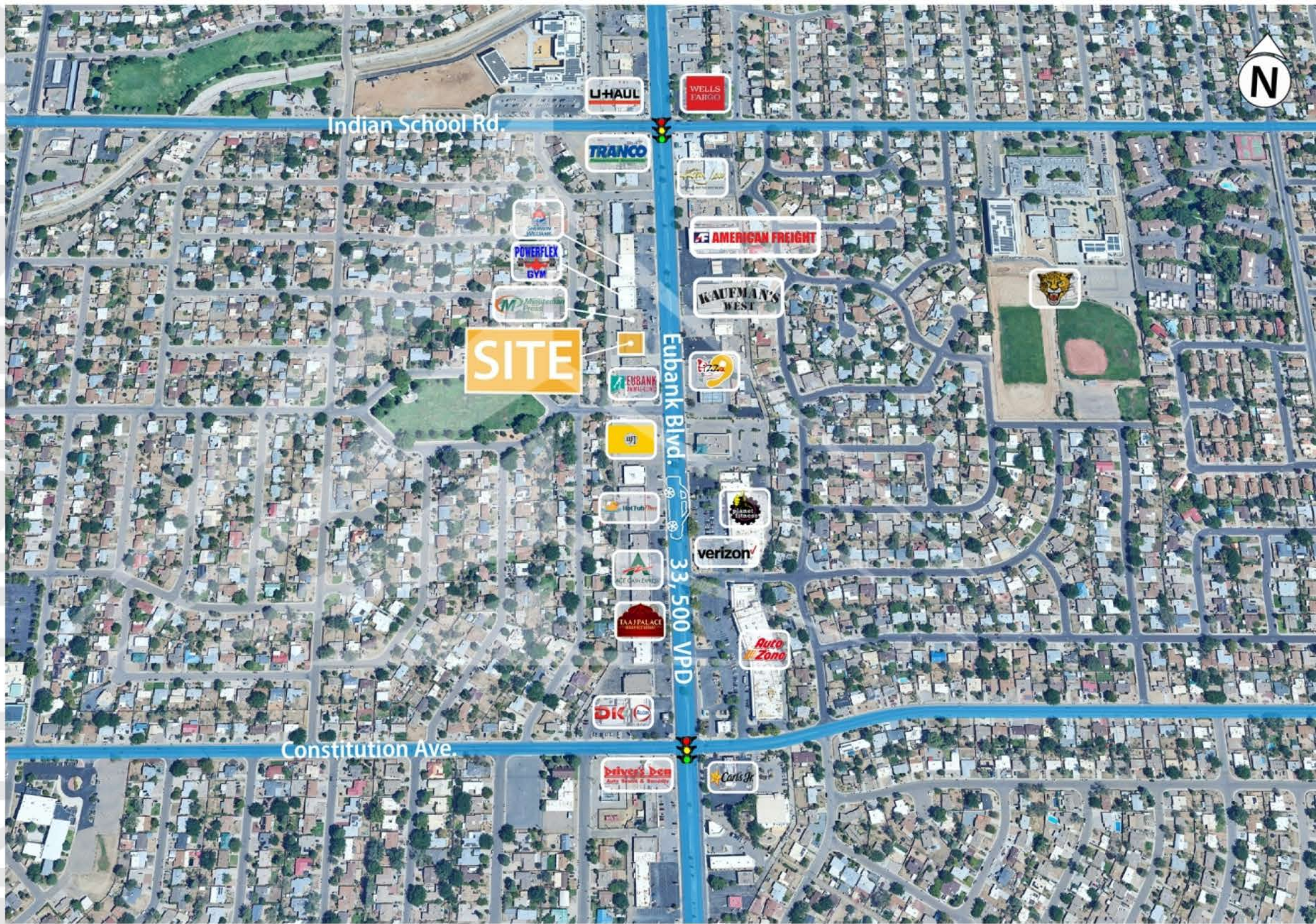
Available Space:
+ - 7,191 SF

Rate:
\$12-\$15 /SF NNN

Christina Brown | (505) 250-0163 | christina@amplifiedcre.com

PROPERTY HIGHLIGHTS

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- \$12-\$15 / SF NNN
- +7191 SF For Lease
- +-6,001 SF Retail
- +-1,190 SF Warehouse
- 0.44 AC
- Divisible, potentially 4 separately-metered suites
- Turn-key plumbing store with all FF&E in place (owner can remove)
- 12'-9" deck height and 10' truss height throughout
- 10' x 10' roll up door
- IDO Zoning: MX-L
- Large, iconic pylon sign and prominent building signage
- Fantastic visibility
- Full access
- Eubank Blvd. - 33,500 VPD



MARKET AERIAL 1

1621 Eubank Blvd. NE, Albuquerque, NM 87112



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ADVANCE SERVICE COMPANY
MICROWAVE OVENS • DRIVE-THRU SYSTEMS



SITE

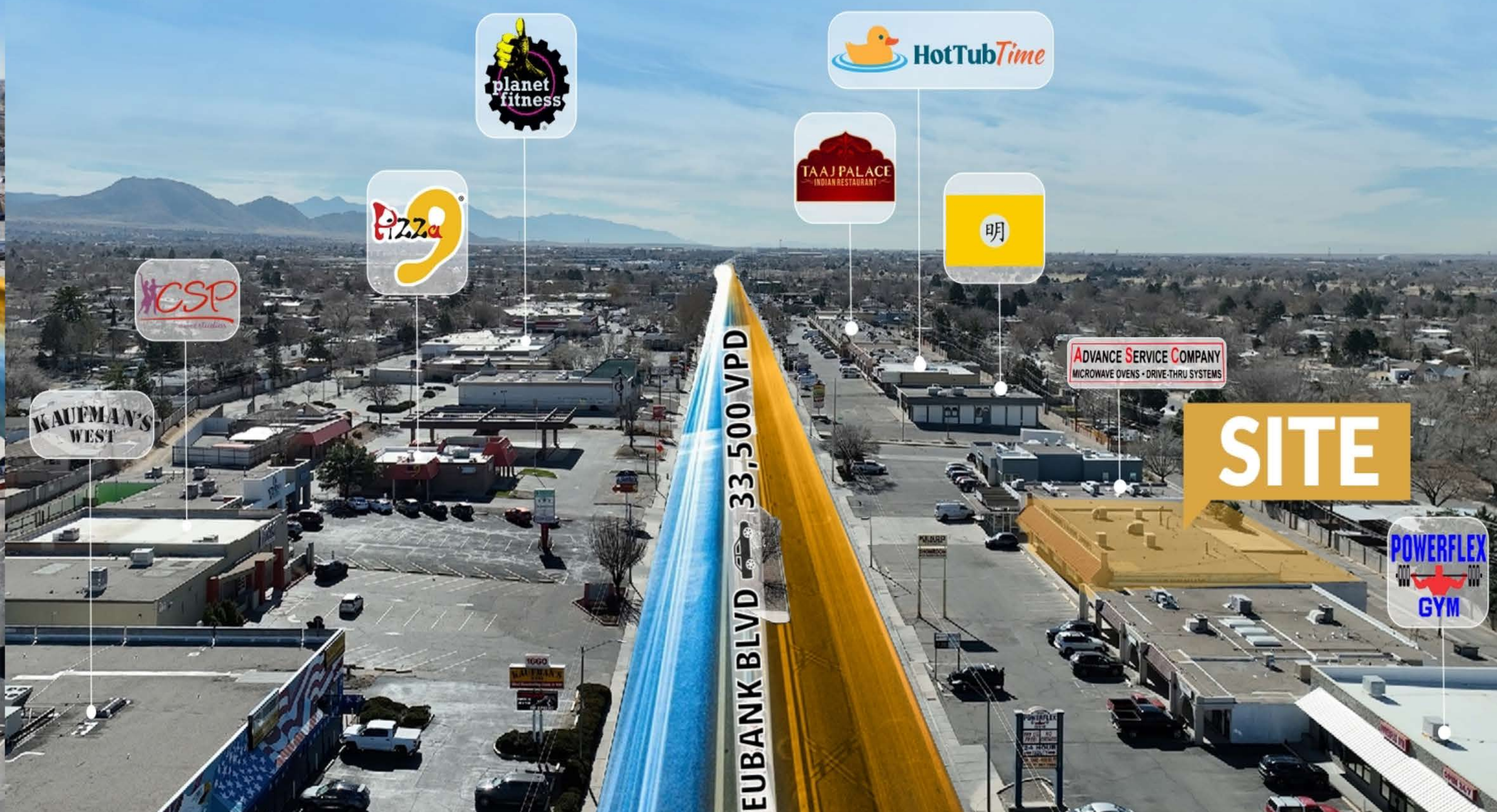
EUBANK BLVD

33,500 VPD



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MARKET AERITAL 2



DEMOGRAPHICS



Population

1.00 MILE

3.00 MILE

5.00 MILE

17,191

17,191

273,669



Average Household Income

1.00 MILE

3.00 MILE

5.00 MILE

\$73,055

\$84,027

\$93,884



Number Of Household

1.00 MILE

3.00 MILE

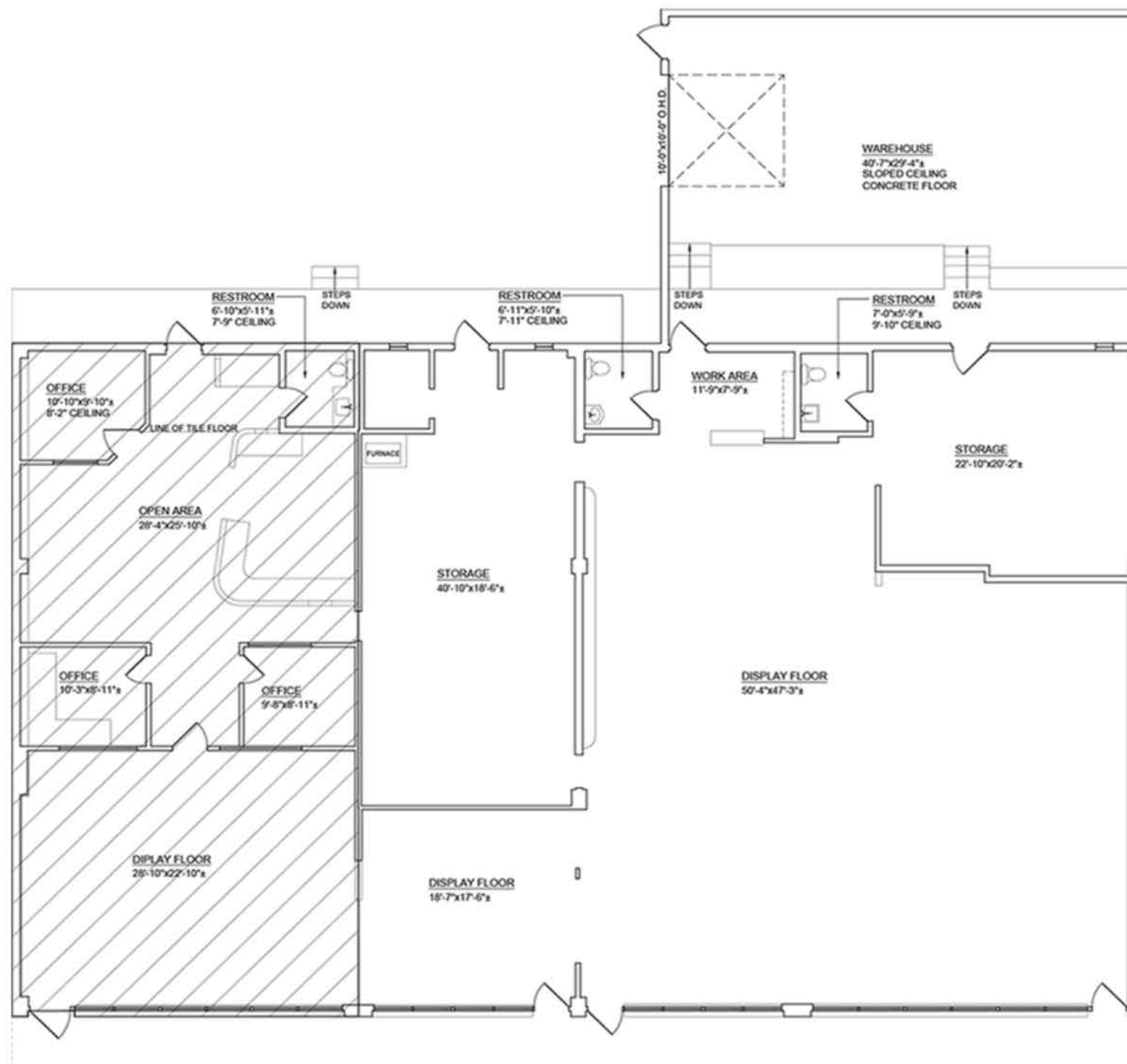
5.00 MILE

\$73,055

\$84,027

\$93,884

FLOOR PLAN

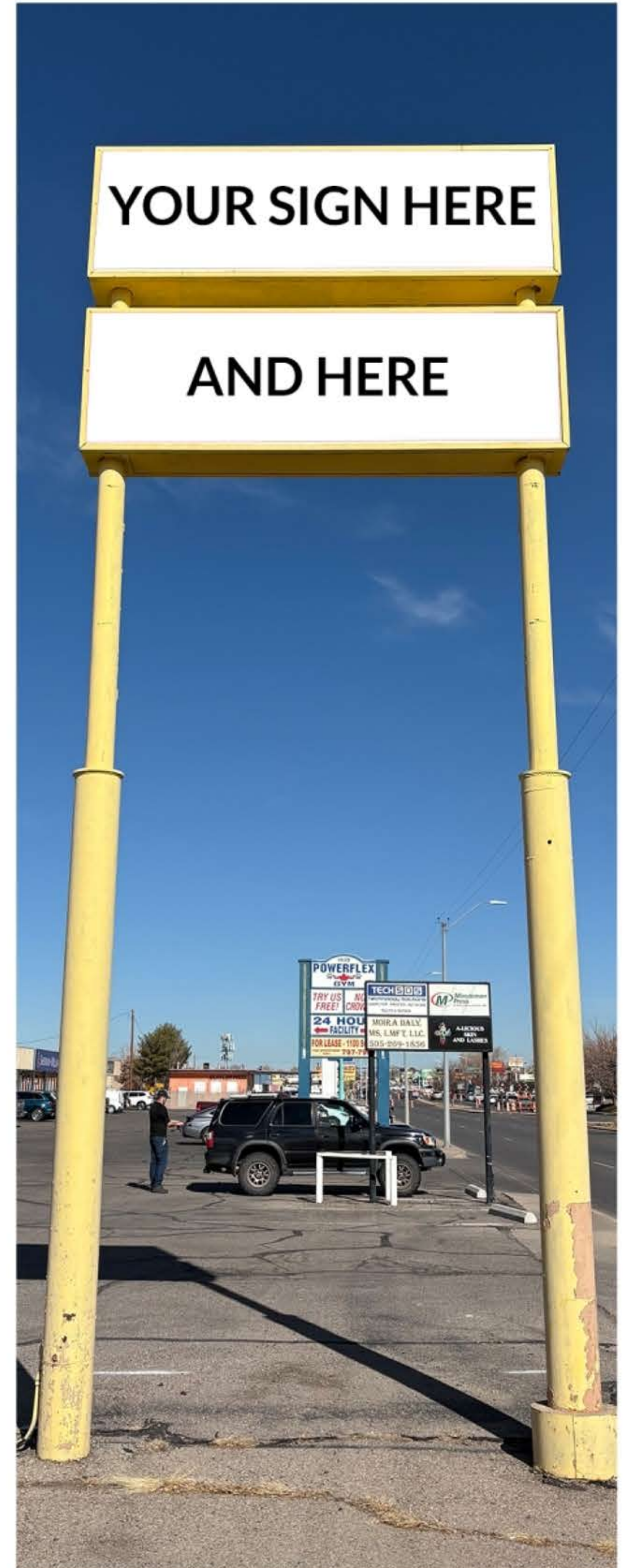


Space:
+/-7,191 SF

Rate:
\$12 - \$15 / SF NNN



EXTERIOR



INTERIOR

