

FOR LEASE

3809 Eubank Blvd. NE

Albuquerque, NM 87111

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (Full Service)
BUILDING SIZE:	9,245 SF
AVAILABLE SF:	2,411 SF
LOT SIZE:	0.87 Acres
YEAR BUILT:	1987
ZONING:	MX-T
MARKET:	Albuquerque
SUBMARKET:	Far NE Heights
TRAFFIC COUNT:	33,200

PROPERTY OVERVIEW

This ideally located property at 3809 Eubank Blvd. NE, Albuquerque, offers a versatile layout and great visibility, making it a perfect office for service-oriented businesses. With expansive windows and a central location, this space creates an inviting atmosphere and ensures easy access for clients and staff. Take advantage of this opportunity while it lasts. Schedule a tour today.

PROPERTY HIGHLIGHTS

- High visibility location
- Central location for easy access
- Customizable interior to fit your business needs
- Inviting atmosphere for employees and customers

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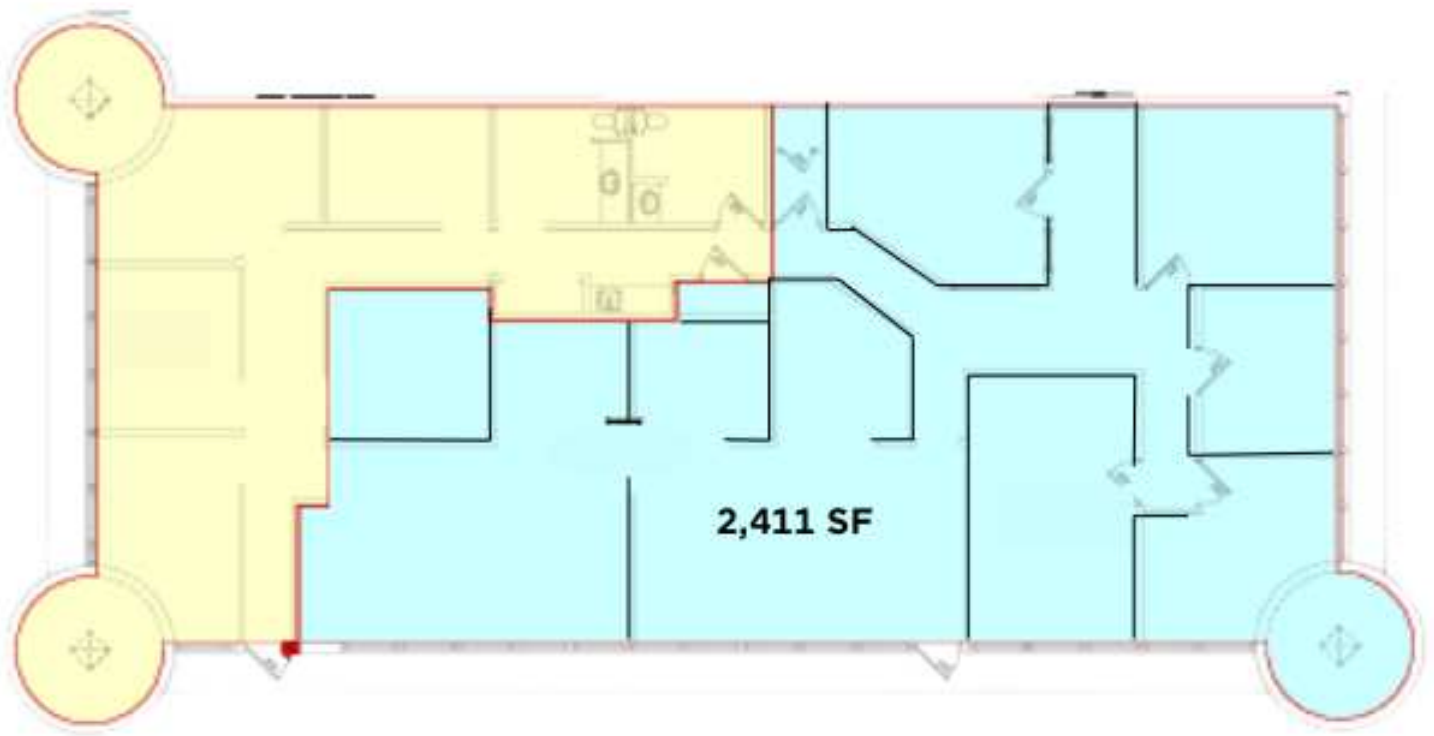
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FLOOR PLAN



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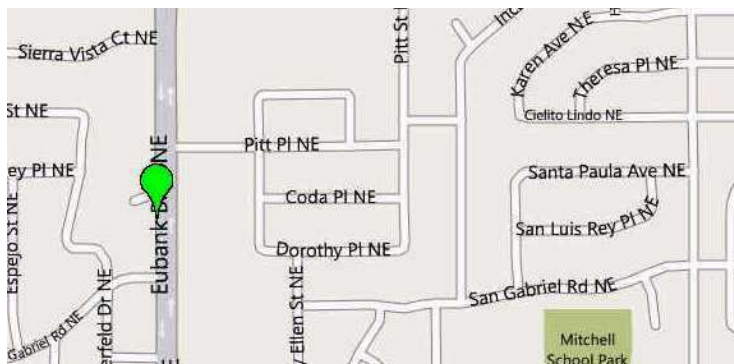
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ADDITIONAL PHOTOS



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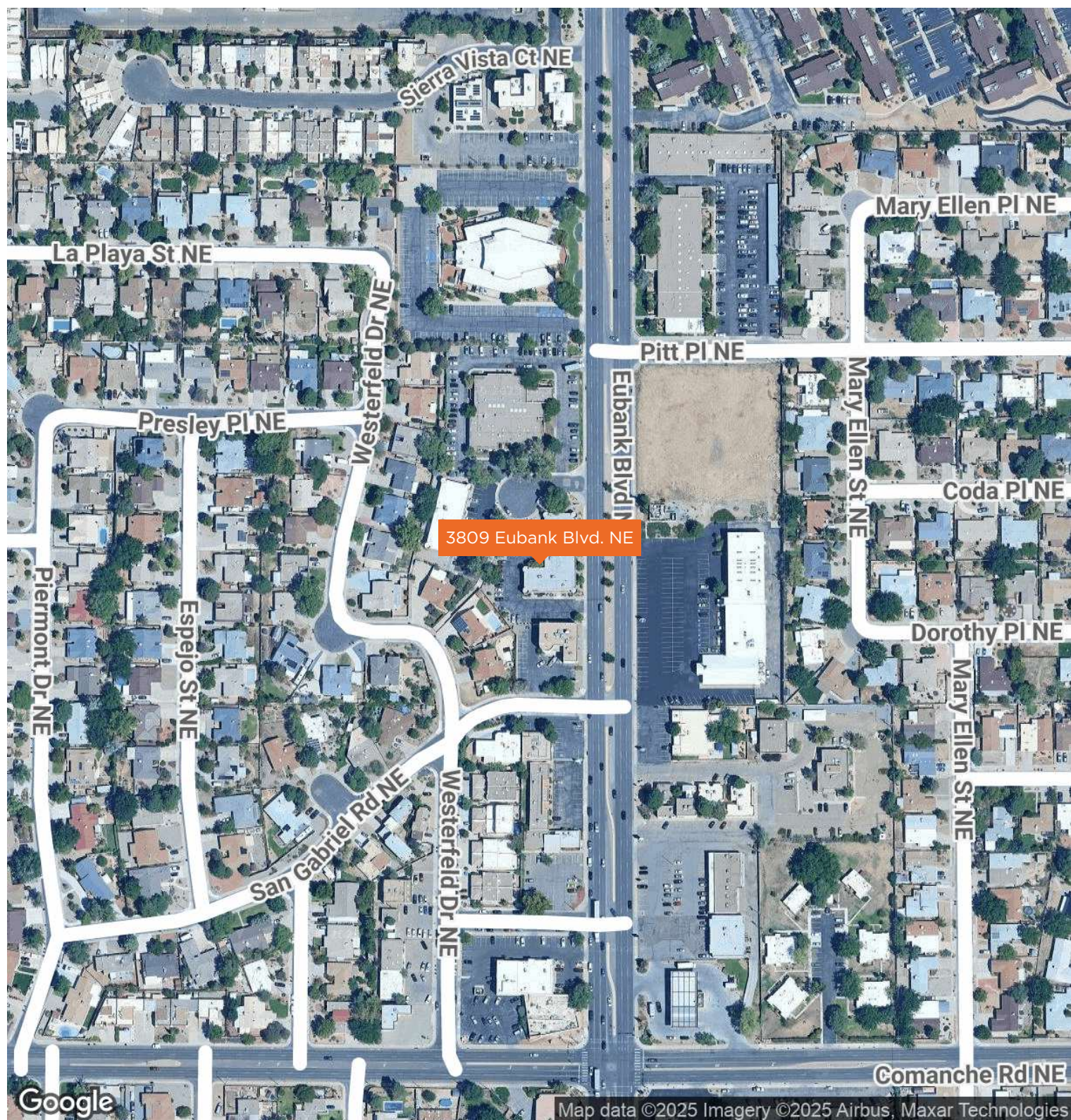
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LOCATION MAP



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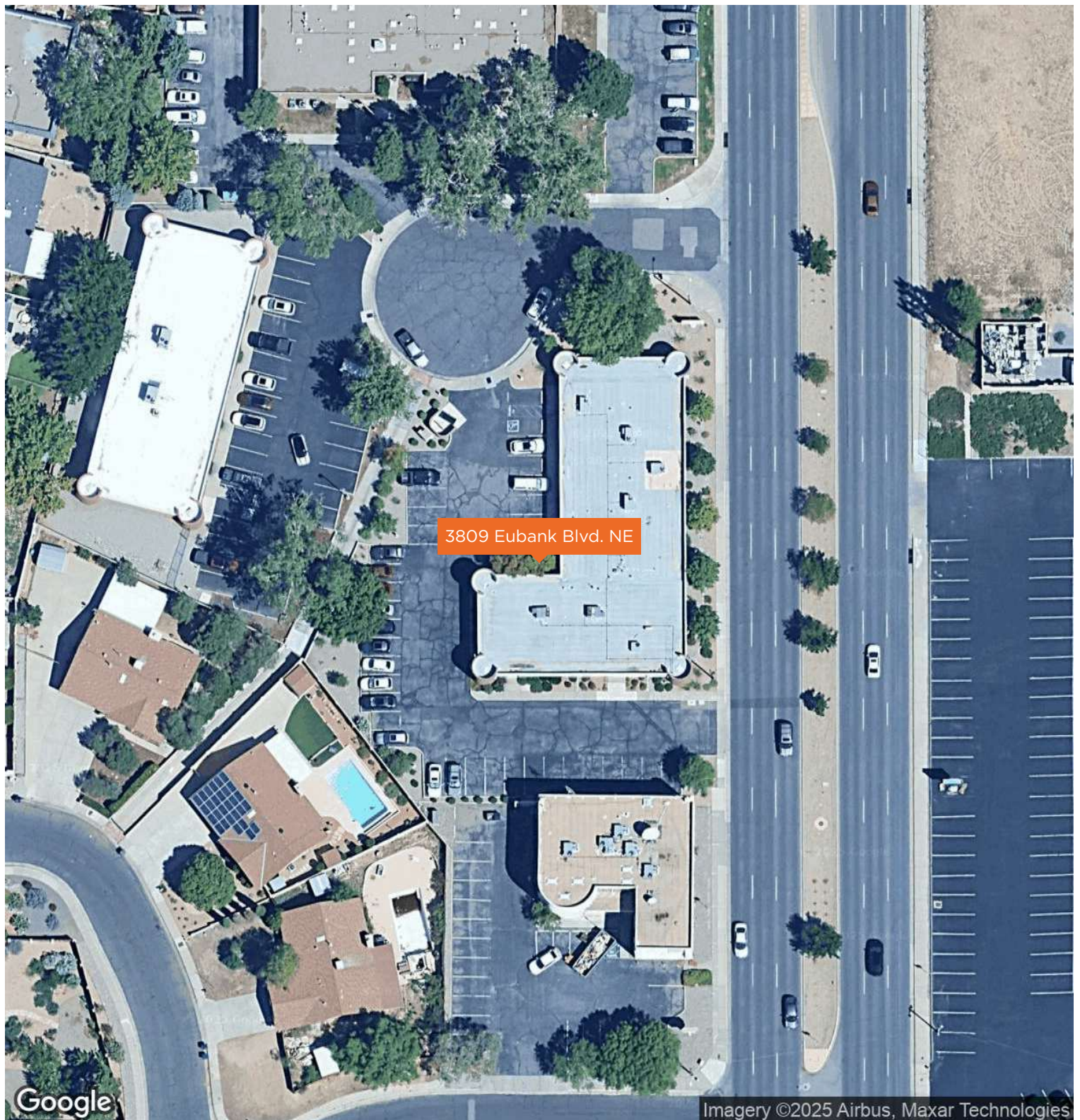
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AERIAL MAP



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Zoning Map



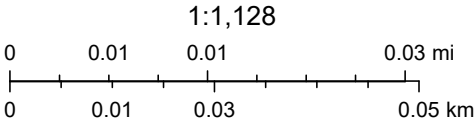
April 17, 2025

Bernalillo County Assessor Parcels

IDO Zoning

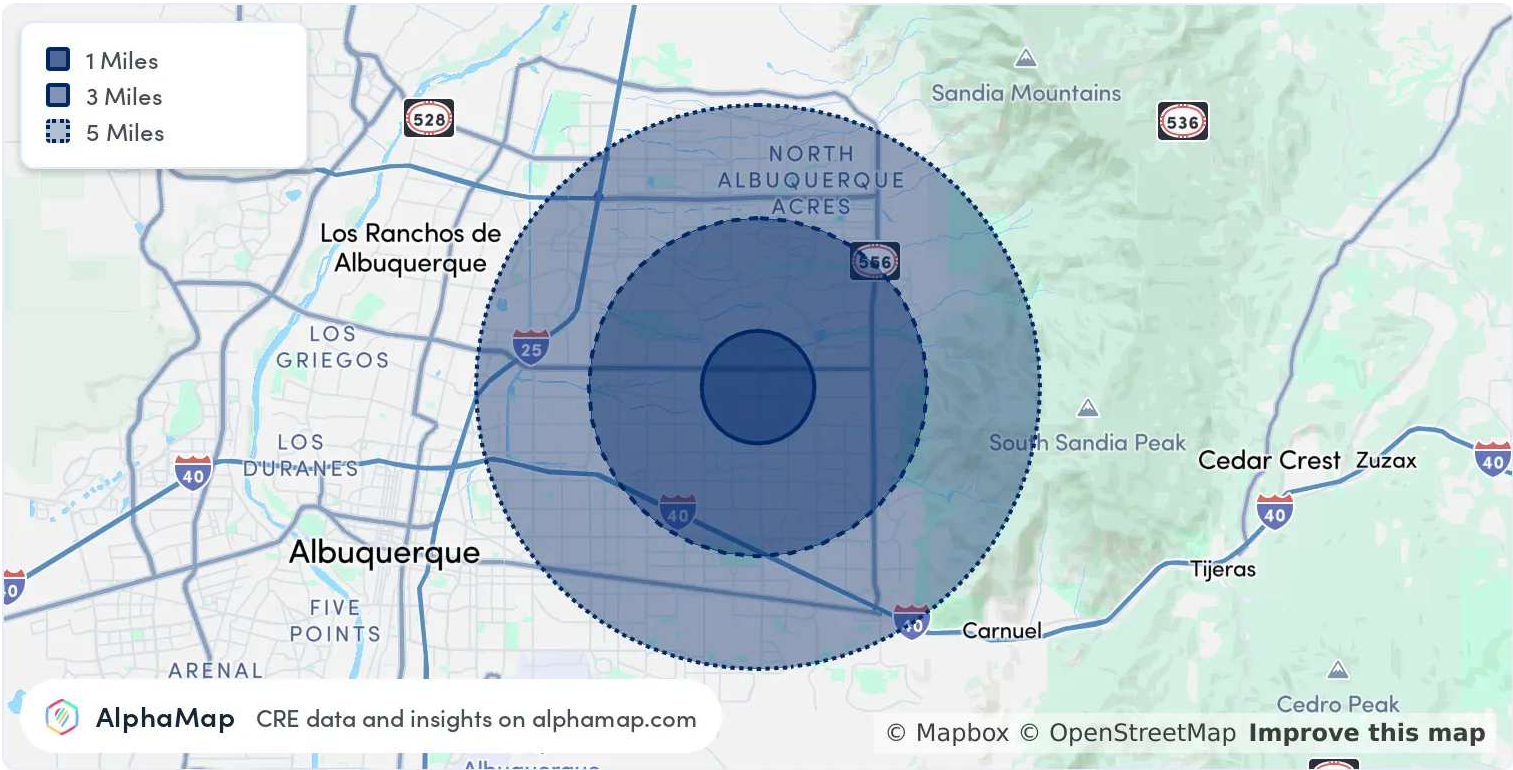
R-1C

MX-T



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, MRCOG-NM,BHI,BernCo GIS, Maxar, Microsoft

AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,354	135,821	279,183
AVERAGE AGE	44	44	43
AVERAGE AGE (MALE)	42	43	42
AVERAGE AGE (FEMALE)	46	46	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,161	62,549	125,876
PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$89,334	\$104,747	\$100,863
AVERAGE HOUSE VALUE	\$376,989	\$375,928	\$357,091
PER CAPITA INCOME	\$42,540	\$47,612	\$45,846

Map and demographics data derived from AlphaMap

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