



MULTI-TENANT RETAIL STRIP NEAR KAFB ENTRANCE

121 Eubank Blvd NE Albuquerque, NM 87123



**FOR SALE
OR LEASE**

BUILDING SIZE
±5,095 SF
AVAILABLE SPACE
2,089 SF

SALE PRICE
\$850,000
LEASE RATE
\$22.00 PSF NNNs* \$3.00
* Estimate provided by Landlord and subject to change

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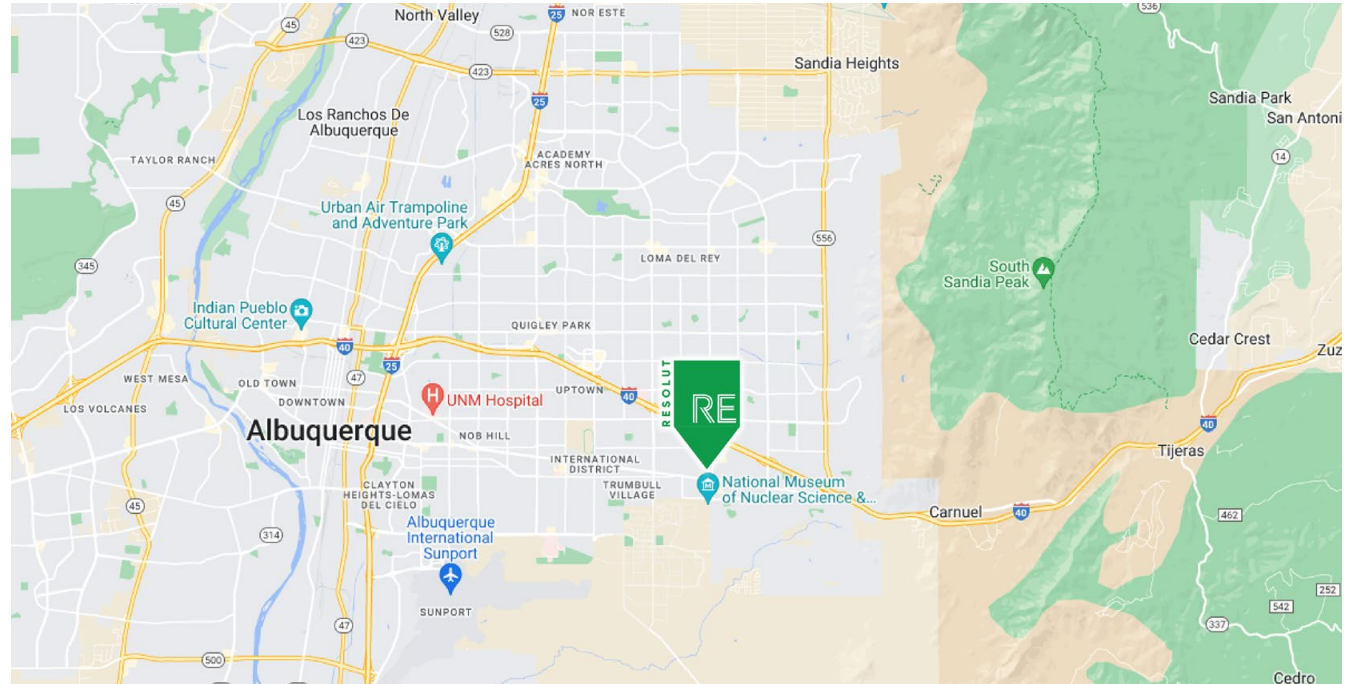
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PROPERTY HIGHLIGHTS

- Strategic location near the entrance to Kirtland Air Force base and Sandia National Labs
- Great opportunity for an owner/user, investor with upside potential or to lease this second gen retail space
- Income generated day one from current leases
- Building recently renovated in 2022
- High traffic area with 28k VPD on Eubank
- Strong retail area with Costco, Home Depot, Walmart, and Sam's Club driving traffic



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



119,709
POPULATION
3-MILE RADIUS



\$79,494.00
AVG HH INCOME
3-MILE RADIUS



82,436
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Eubank Blvd: 28,787 VPD
Central Ave: 26,625 VPD
(SitesUSA 2025)

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PROPERTY OVERVIEW

121 Eubank is a ±5,095 SF, 3 tenant retail strip in the SE heights submarket of Albuquerque. It is strategically located near the main entrance to the Kirtland Air Force Base and Sandia National Labs and features a great opportunity for owner/users and tenants alike to take advantage of this newly renovated opportunity. There is currently 2,089 SF available that can be leased, new owner can purchase the building and occupy the vacancy, or an investor can purchase with below market rents (\$11.00-\$13.00 NNN) to fill the vacancy and increase rents on current lease to improve the return.

LOCATION OVERVIEW

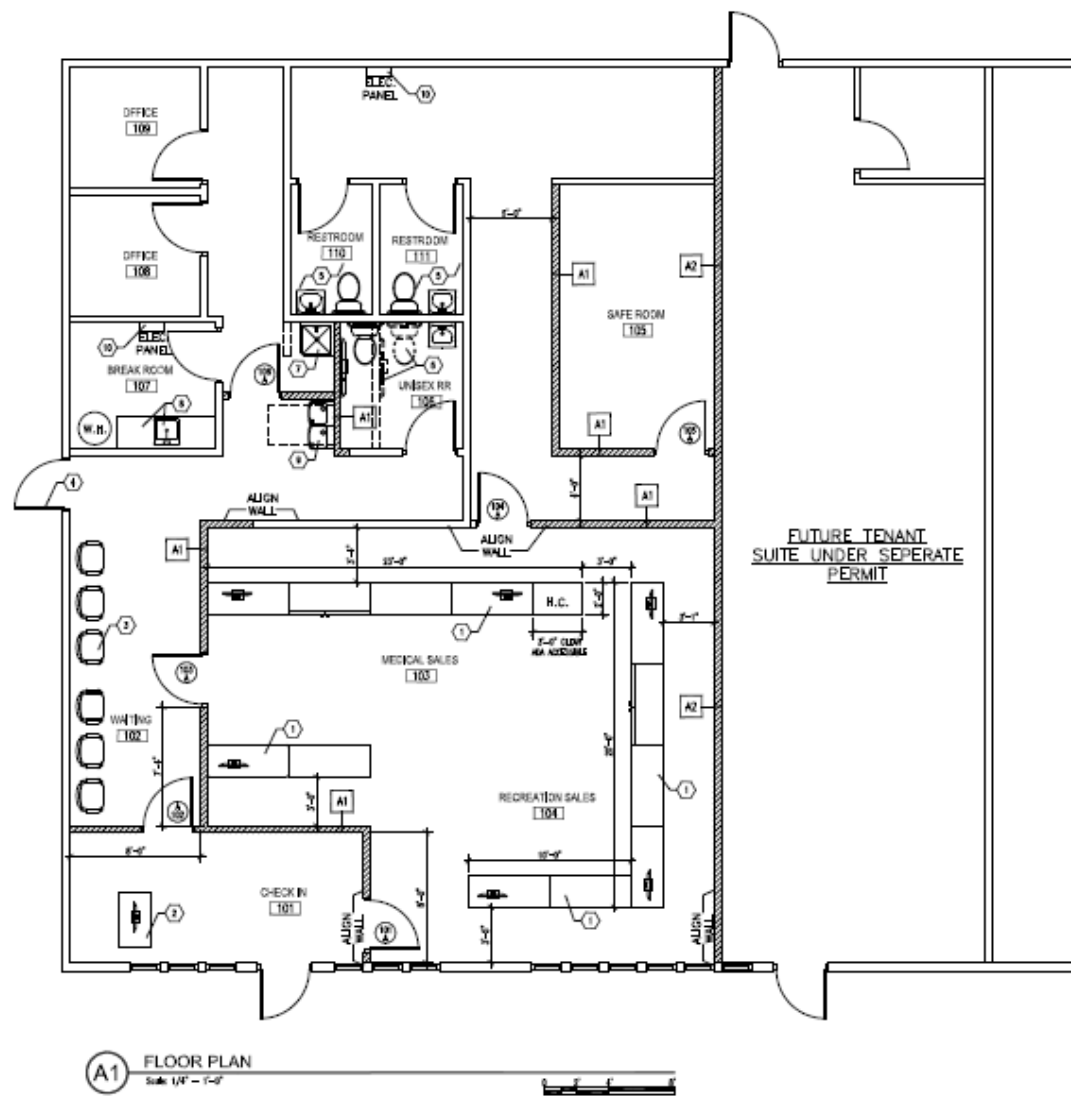
121 Eubank is a ±5,095 SF retail center strategically located in Albuquerque's Southeast Heights, offering excellent visibility and convenient access along Eubank Boulevard, including left-in/left-out ingress. The property has historically maintained strong occupancy, catering to a mix of retail and service-oriented tenants.

PROPERTY HIGHLIGHTS

Sale Price:	\$850,000
Building Size:	±5,095 SF
Lease Rate:	\$22.00 PSF
NNN:	\$3.00 PSF
Available SF:	2,089 SF
Lot Size:	.31
Year Built:	1984/2022
Zoning:	MX-L
Submarket:	SE Heights



End Cap: 2,089 SF (Can be seperated into two units)



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