



For Lease

3736 Eubank Blvd NE, Suite B3
Albuquerque, NM 87111



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Property Profile

Details

| | |
|-----------------|--|
| Lease Rate | \$17.50 PSF |
| Lease Type | Modified Gross (prorata share of gas and electric) |
| Space Available | +/- 1,005 SF |
| Submarket | Far Northeast Heights |
| Zoning | MX-T (Mixed Use - Transition) |

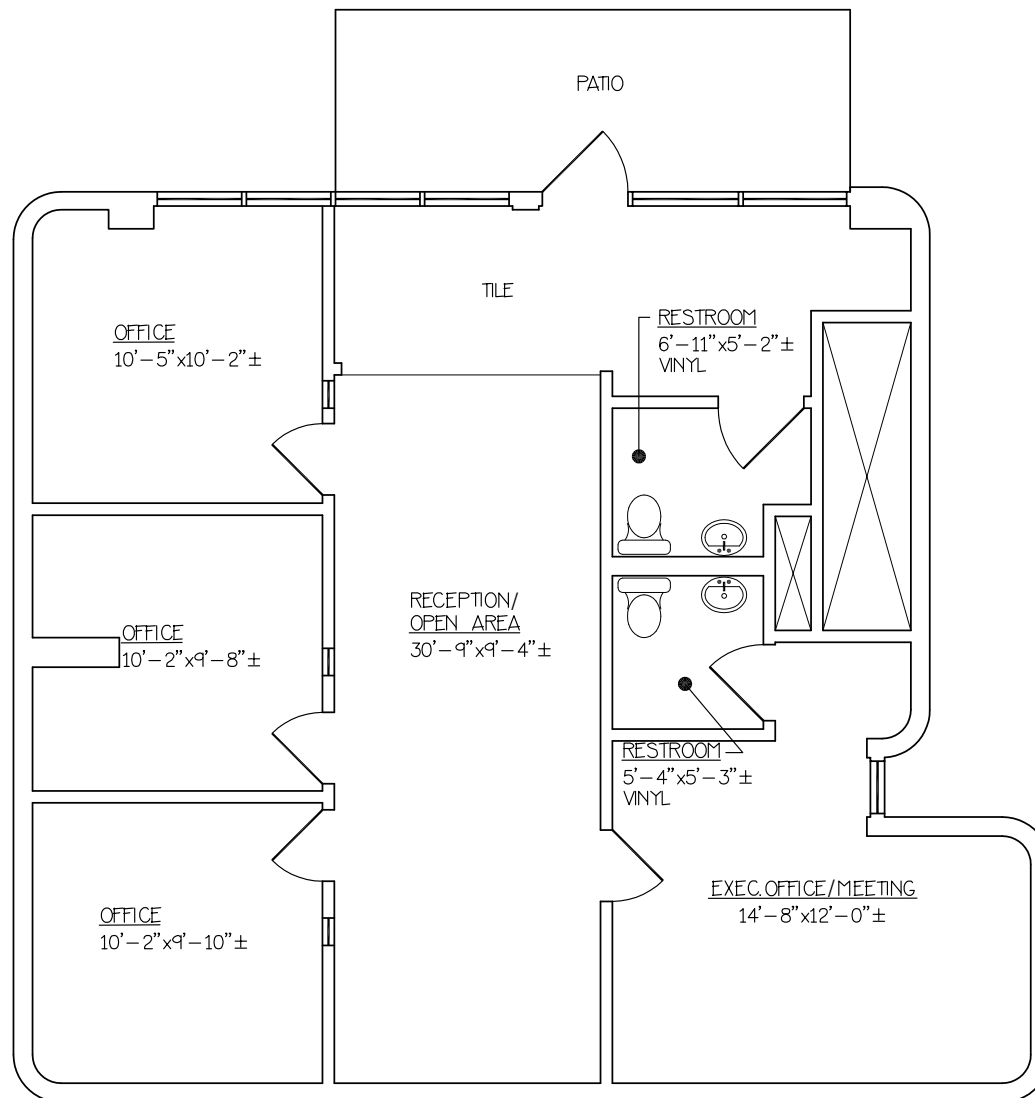
Features

- San Marcos Plaza (Eubank @ Comanche)
 - Local property management
 - Move-in ready
 - HVAC
 - Stair access only
 - Secure, gated entry
 - Open parking
 - Close to amenities and residential neighborhoods
 - City bus stop
 - Great for legal, financial, insurance, counseling
- Suite B3 comprises:
 - 2nd Floor walk-up with private stairwell
 - 3 Spacious offices with natural light
 - 2 restrooms
 - Executive office/meeting room with en suite
 - Open work/reception area
 - Private patio with mountain views
 - Large windows and interior sidelights

+/- 1,005 SF Available



Floor Plan



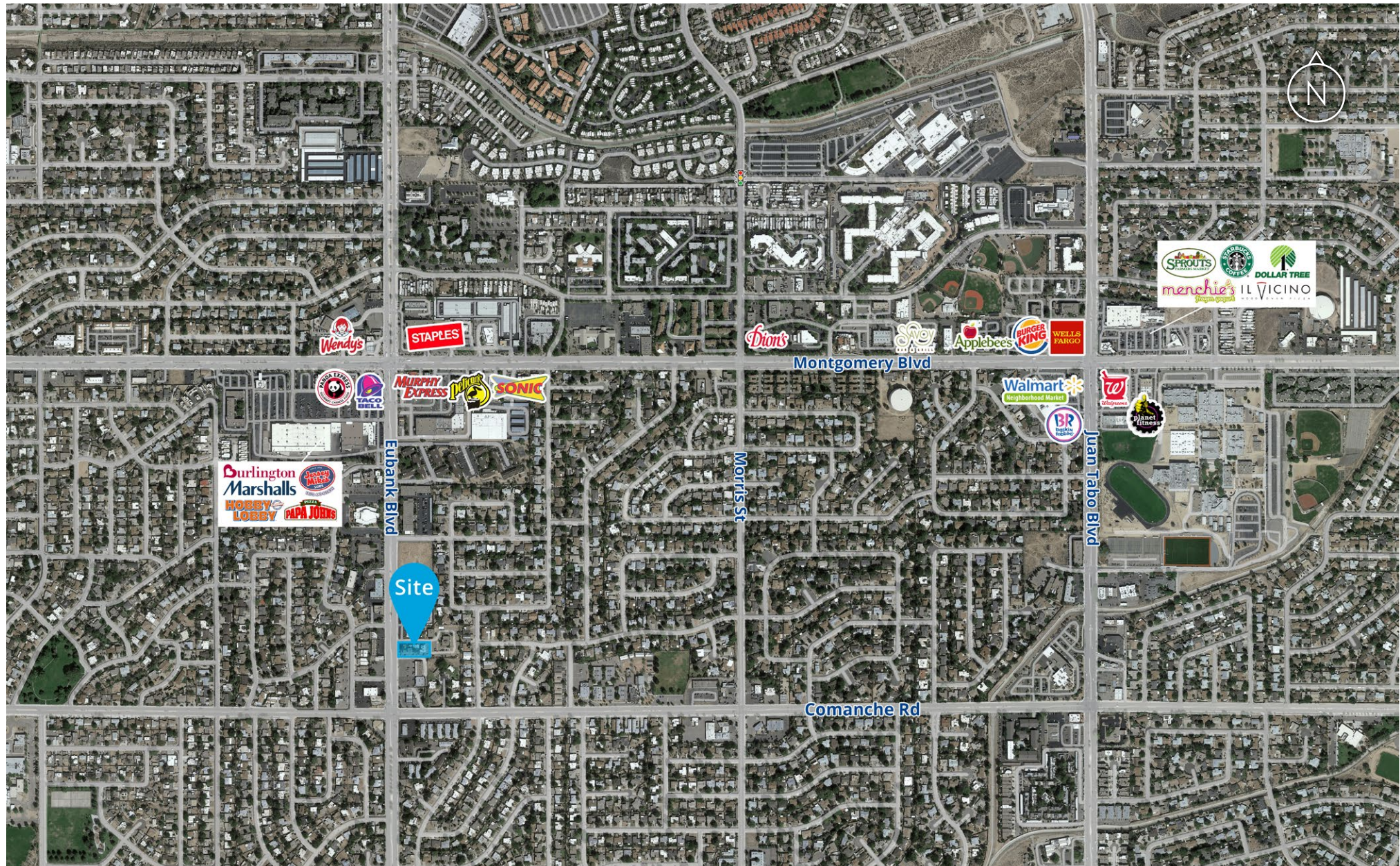
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Property Gallery



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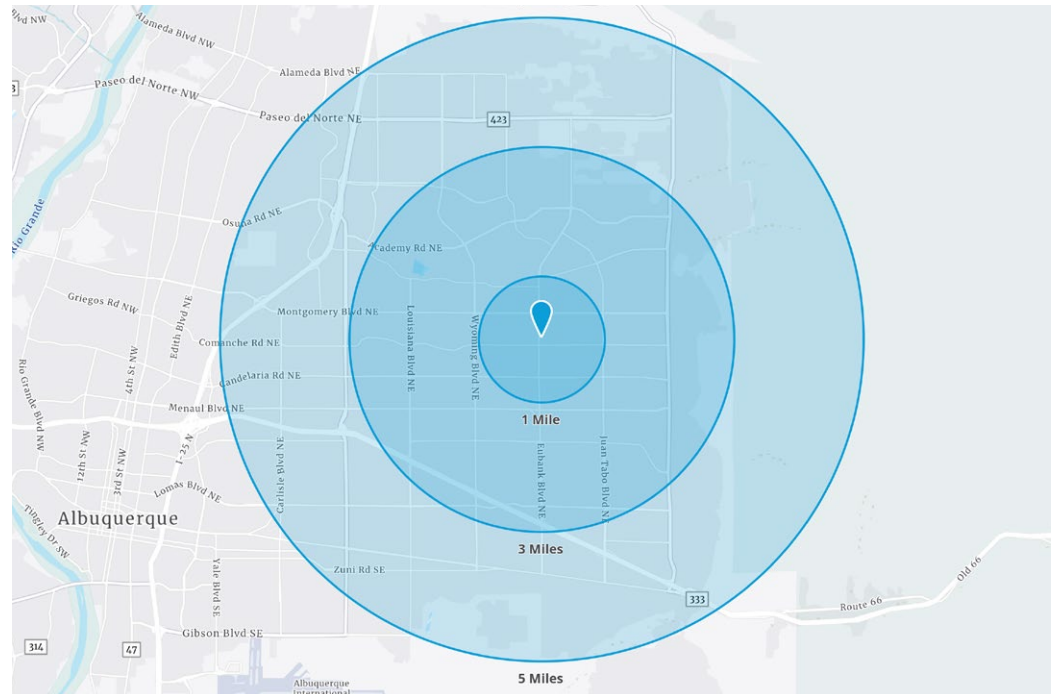
Trade Area Aerial



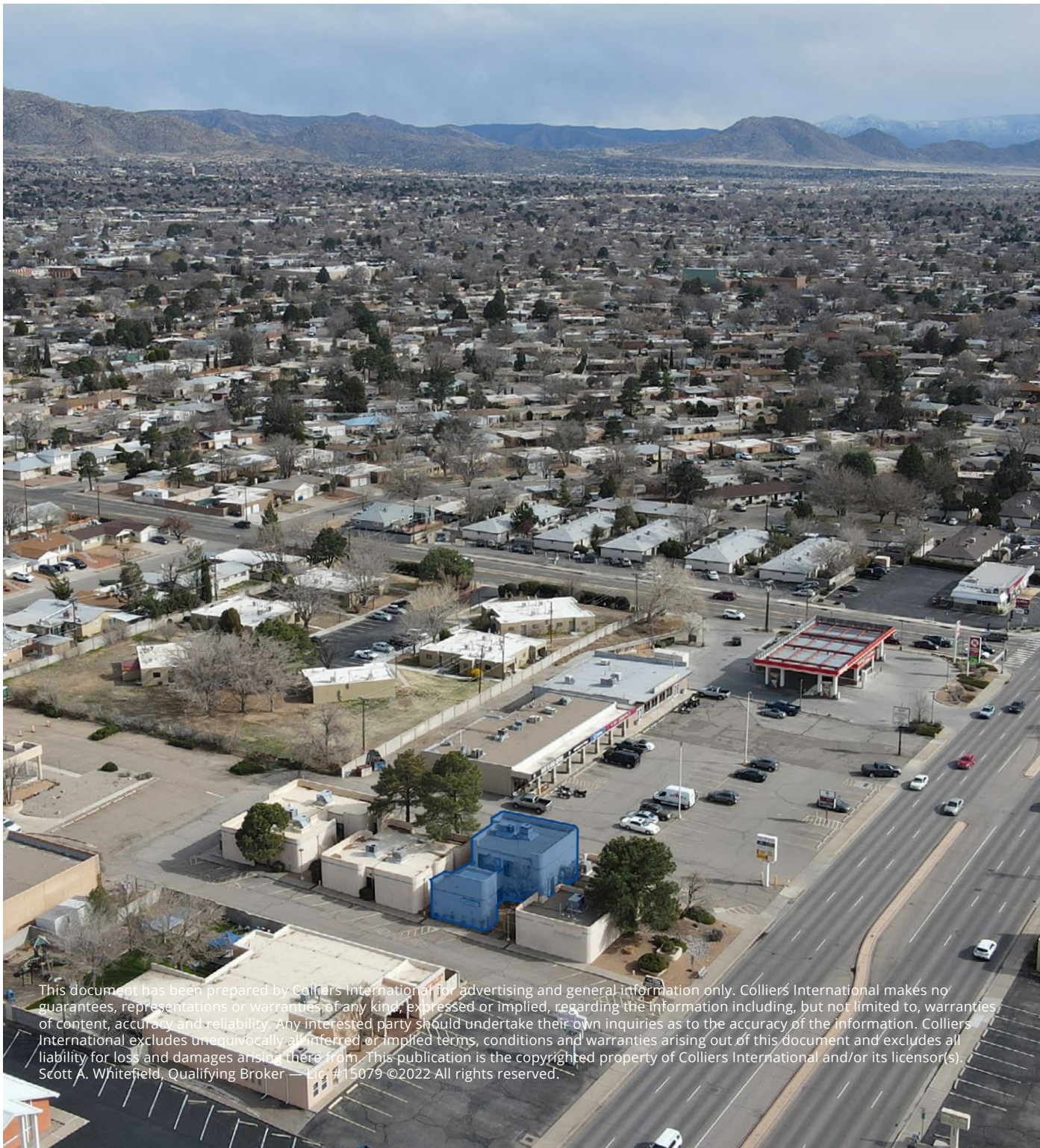
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Demographics*

* Demographic data derived from esri® 2020



| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|-----------|-----------|
| Population | 17,628 | 132,453 | 179,563 |
| Households | 8,215 | 61,414 | 126,583 |
| Median Age | 41.9 | 43.5 | 42.0 |
| Average HH Income | \$90,675 | \$104,577 | \$101,302 |
| Per Capita Income | \$42,117 | \$48,474 | \$45,811 |
| Daytime Population | 16,204 | 123,733 | 308,468 |
| College Education | 57.0% | 60.4% | 56.5% |



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