

FOR SALE

Eubank Plaza

1233-1309 EUBANK BLVD. NE

Albuquerque, NM 87112

PRESENTED BY:

WALT ARNOLD, CCIM, SIOR

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NM #9117

KELLY SCHMIDT, SIOR, MICP

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NM #48053



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$565,000
BUILDING SIZE:	6,300 SF
LOT SIZE:	0.48 Acres
PRICE / SF:	\$89.68
CAP RATE:	7.5%
NOI:	\$42,357
YEAR BUILT:	1961
ZONING:	MX-L
MARKET:	Albuquerque
SUBMARKET:	Northeast Heights
TRAFFIC COUNT:	31,953

PROPERTY OVERVIEW

Discover a prime investment opportunity in Albuquerque, NM, with this 6,300 SF property designed for retail and street retail investors. Boasting a MX-L zoning, ample parking, and a strong tenant mix, this property offers convenience and potential for a solid return.

PROPERTY HIGHLIGHTS

- Prime location in Albuquerque
- High visibility
- Ample parking
- Flexible space for retail use
- Strong potential for retail investment
- Well-maintained property
- Diverse leasing opportunities

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ADDITIONAL PHOTOS



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START
1233	Vacant (pro forma)	1,000 SF	\$12.00	\$12,000.00	-
1301	Hot Mess BBQ & Soul Food	1,200 SF	\$10.00	\$12,000.00	1/1/2022
1303	Duke City Beauty Bar	1,000 SF	\$12.00	\$12,000.00	4/1/2021
1307	Hurd Gallery	1,000 SF	\$12.00	\$12,000.00	10/16/2024
1309	Vacant (pro forma)	2,400 SF	\$11.00	\$26,400.00	-
TOTALS		6,600 SF	\$57.00	\$74,400.00	
AVERAGES		1,320 SF	\$11.40	\$14,880.00	

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INCOME & EXPENSES

INCOME SUMMARY		PER SF
GROSS INCOME	\$70,800	\$11.24
EXPENSES SUMMARY		PER SF
PROPERTY TAXES	\$5,436	\$0.86
INSURANCE	\$9,403	\$1.49
MANAGEMENT FEE	\$3,220	\$0.51
ROOF REPAIRS	\$3,502	\$0.56
REPAIRS	\$2,856	\$0.45
WATER	\$2,115	\$0.34
GAS	\$489	\$0.08
ELECTRICAL	\$130	\$0.02
SIGN REPAIR	\$1,292	\$0.20
OPERATING EXPENSES	\$28,442	\$4.51
NET OPERATING INCOME	\$42,358	\$6.72

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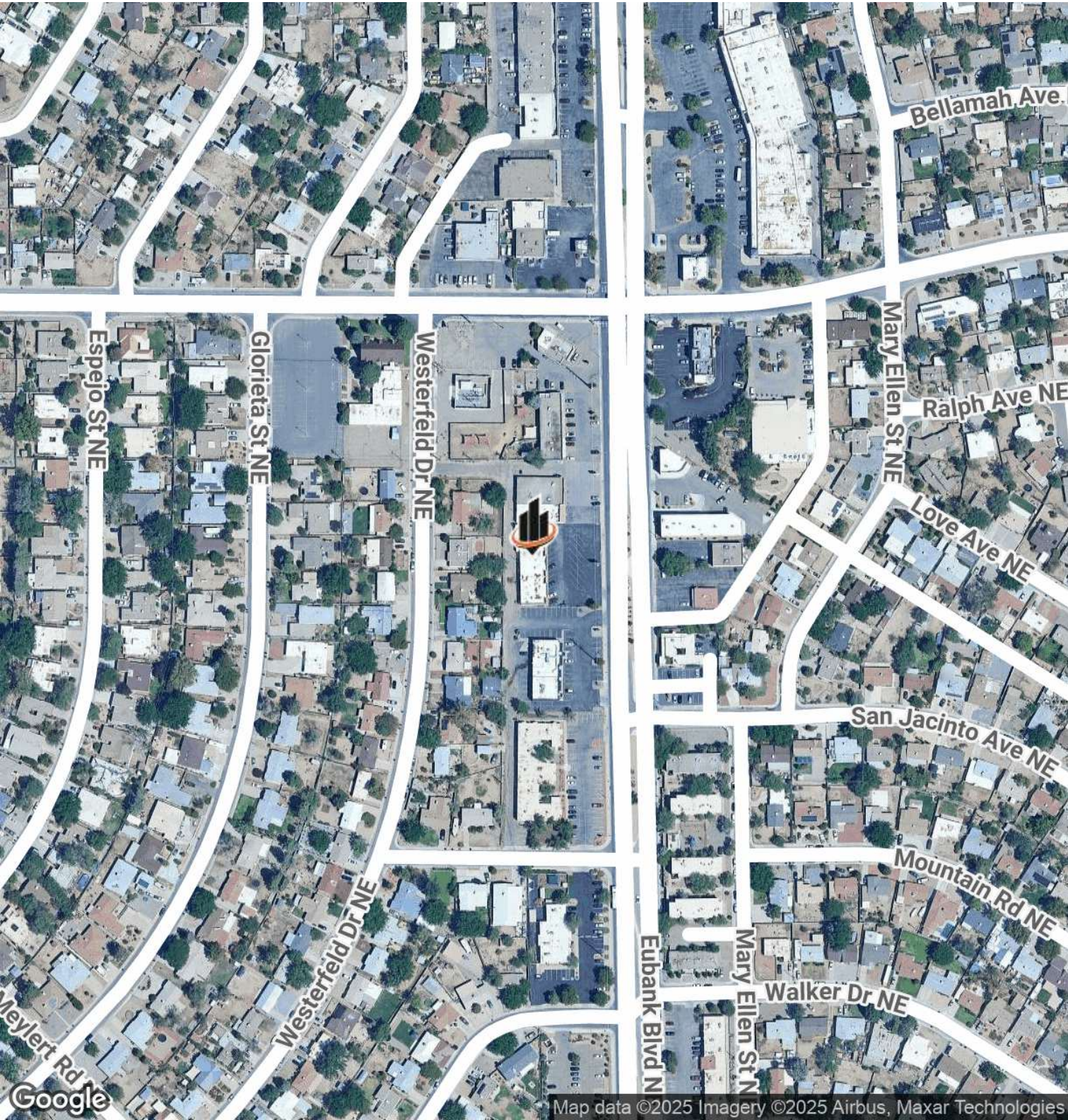
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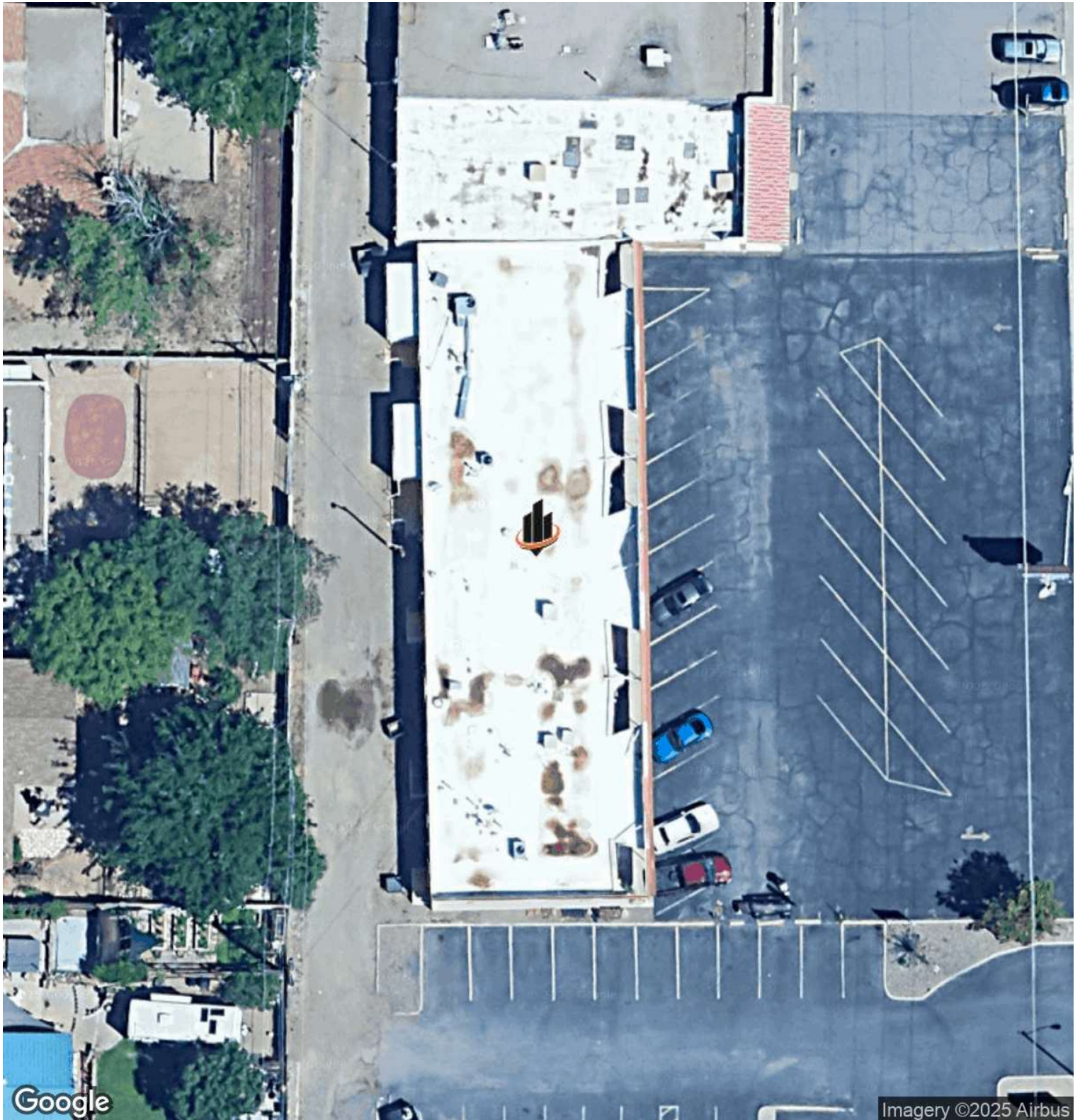
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LOCATION MAP

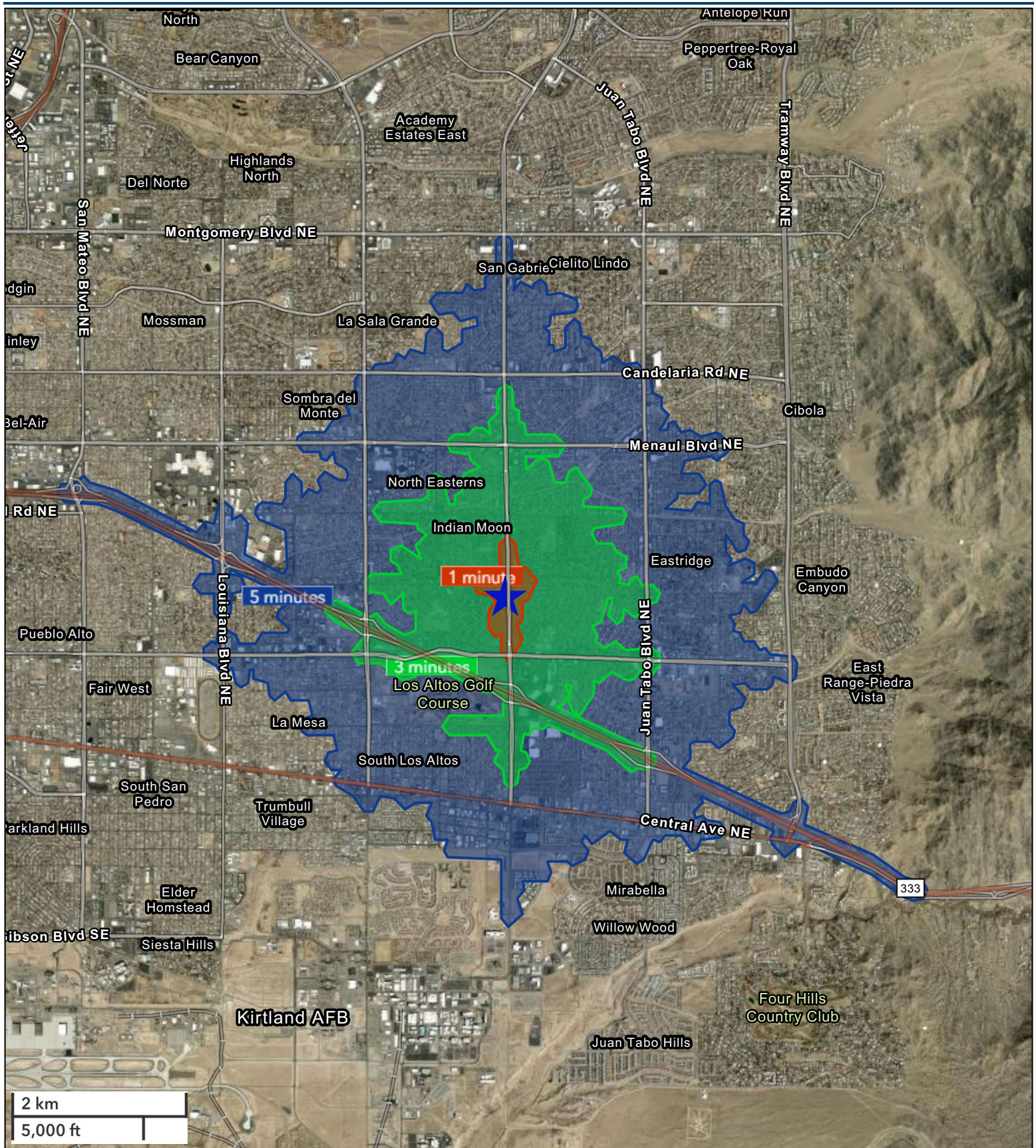


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AERIAL MAP



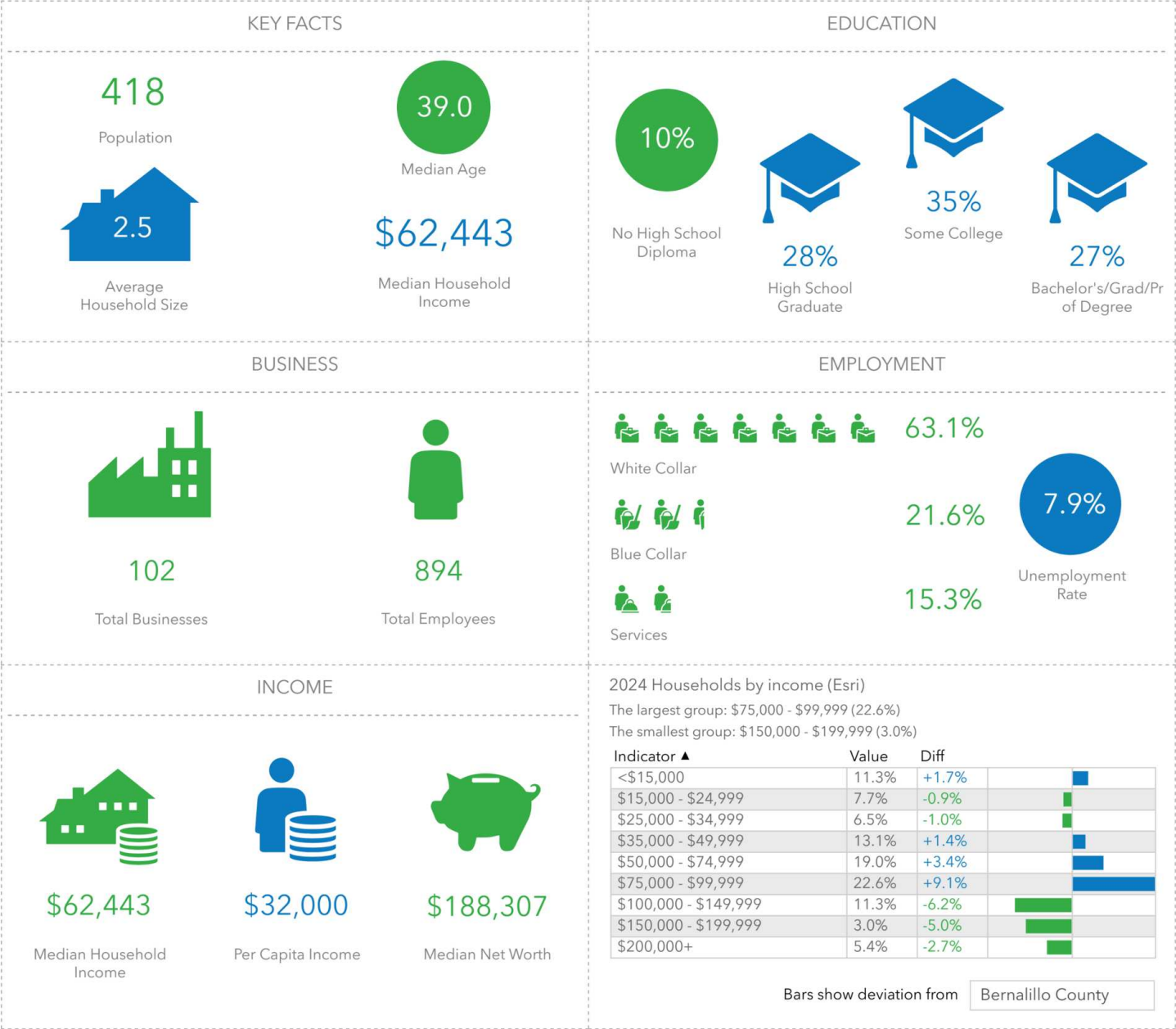
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1 MINUTE DRIVE TIME DEMOGRAPHICS

Key Facts

Eubank Plaza
Drive time of 1 minute



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2024, 2029. © 2025 Esri

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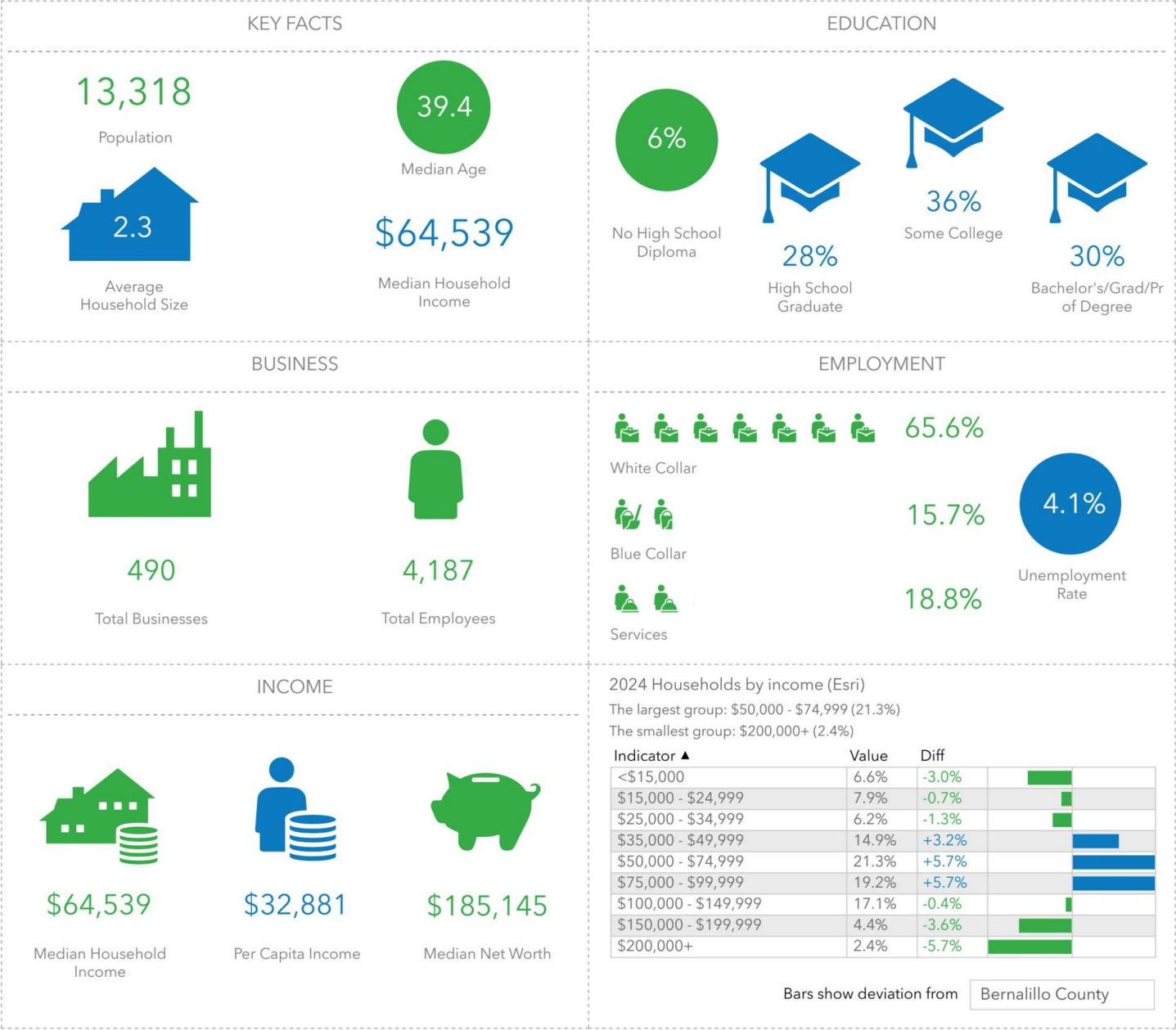
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3 MINUTES DRIVE TIME DEMOGRAPHICS

Key Facts

Eubank Plaza
Drive time of 3 minutes



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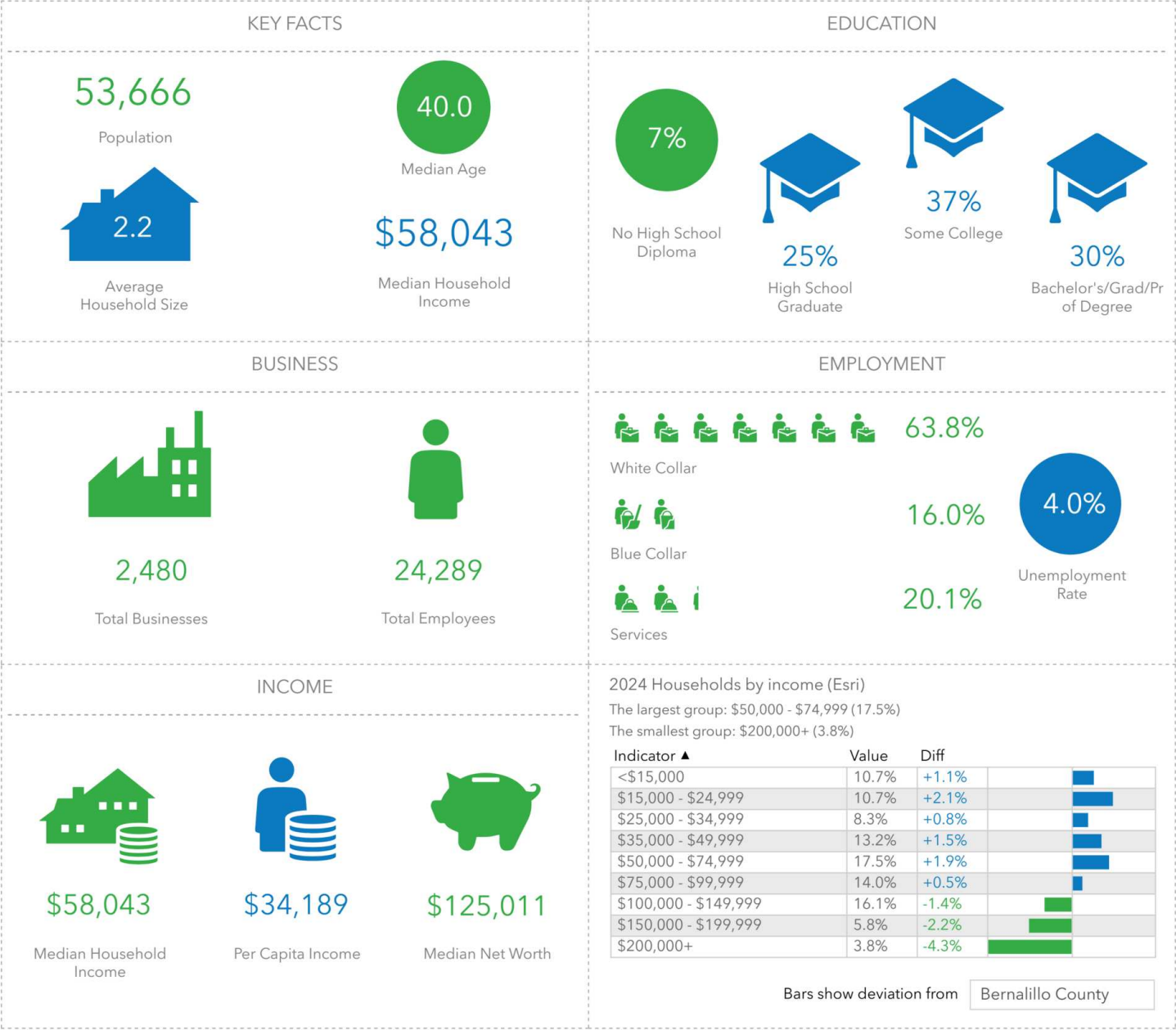
kelly.schmidt@svn.com

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5 MINUTES DRIVE TIME DEMOGRAPHICS

Key Facts

Eubank Plaza
Drive time of 5 minutes



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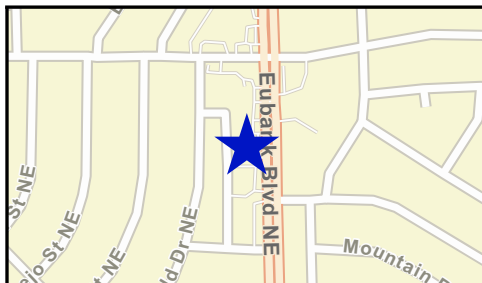
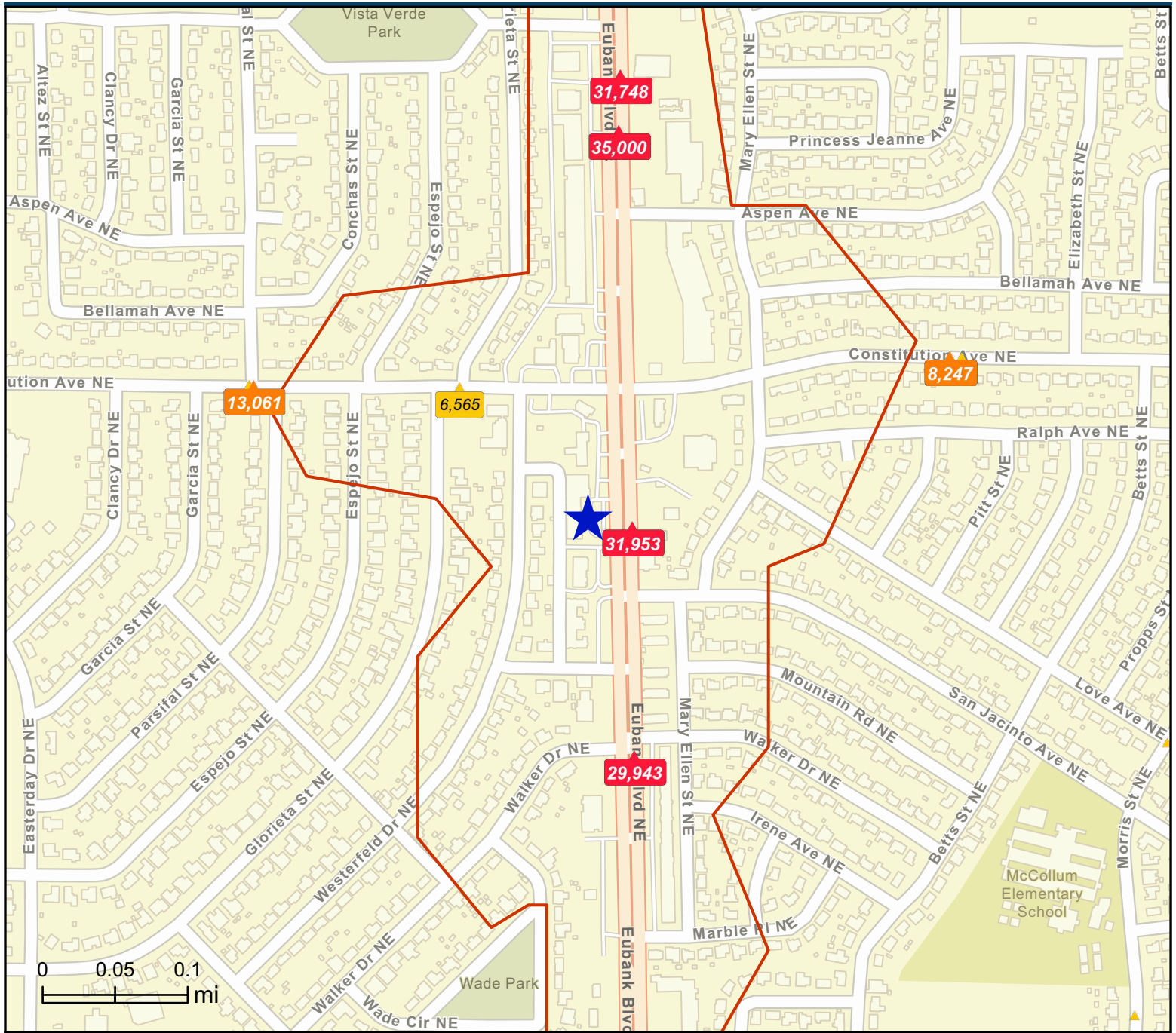
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Traffic Count Map - Close Up

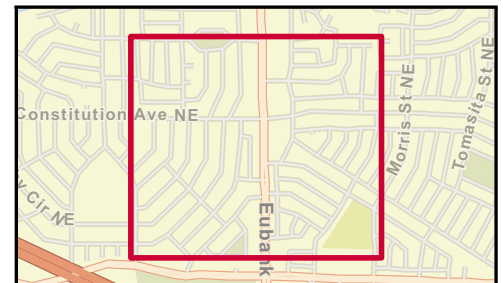
Eubank Plaza
1233 Eubank Blvd NE, Albuquerque, New Mexico, 87112
Drive time: 1, 3, 5 minute radii

Prepared by Esri
Latitude: 35.09319
Longitude: -106.53314



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

February 05, 2025