For Sale or Lease

Turn-Key Drive-Thru/Dine-In Restaurant

HIGHLY-VISIBLE LOCATION NEAR I-40

NEXT TO A NEW DUNKIN' DONUTS!

±3,288 SF on ±0.52 Ac. Available

1608 Eubank Blvd. NE | Albuquerque, NM 87112

John Algermissen CCIM
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Genieve Posen
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NAISunVista Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale or Lease

1608 Eubank Blvd. NE | Albuquerque, NM 87112

PROPERTY

AVAILABLE

Building: ±3,288 SF
Land: ±0.52 Acres

SALE PRICE

$899,000

LEASE RATE

$6,028 Monthly ($22/SF + NNN)

ZONING

MX-L

HIGHLIGHTS

- Freestanding building with drive-thru
- Prime Eubank Corridor location surrounded by dense residential and high traffic flow
- Located just north of I-40
- Excellent visibility and access along major arterial with 33,500 cars per day
- Ample on-site parking with dedicated ingress/egress
- Pylon signage opportunity on Eubank Blvd.
- Surrounded by national and regional retailers
- Turn-key restaurant with kitchen infrastructure, including walk-in cooler and freezer, cooking hood, dining furniture, and other restaurant equipment
- Ideal for fast-casual, franchise, or local operators

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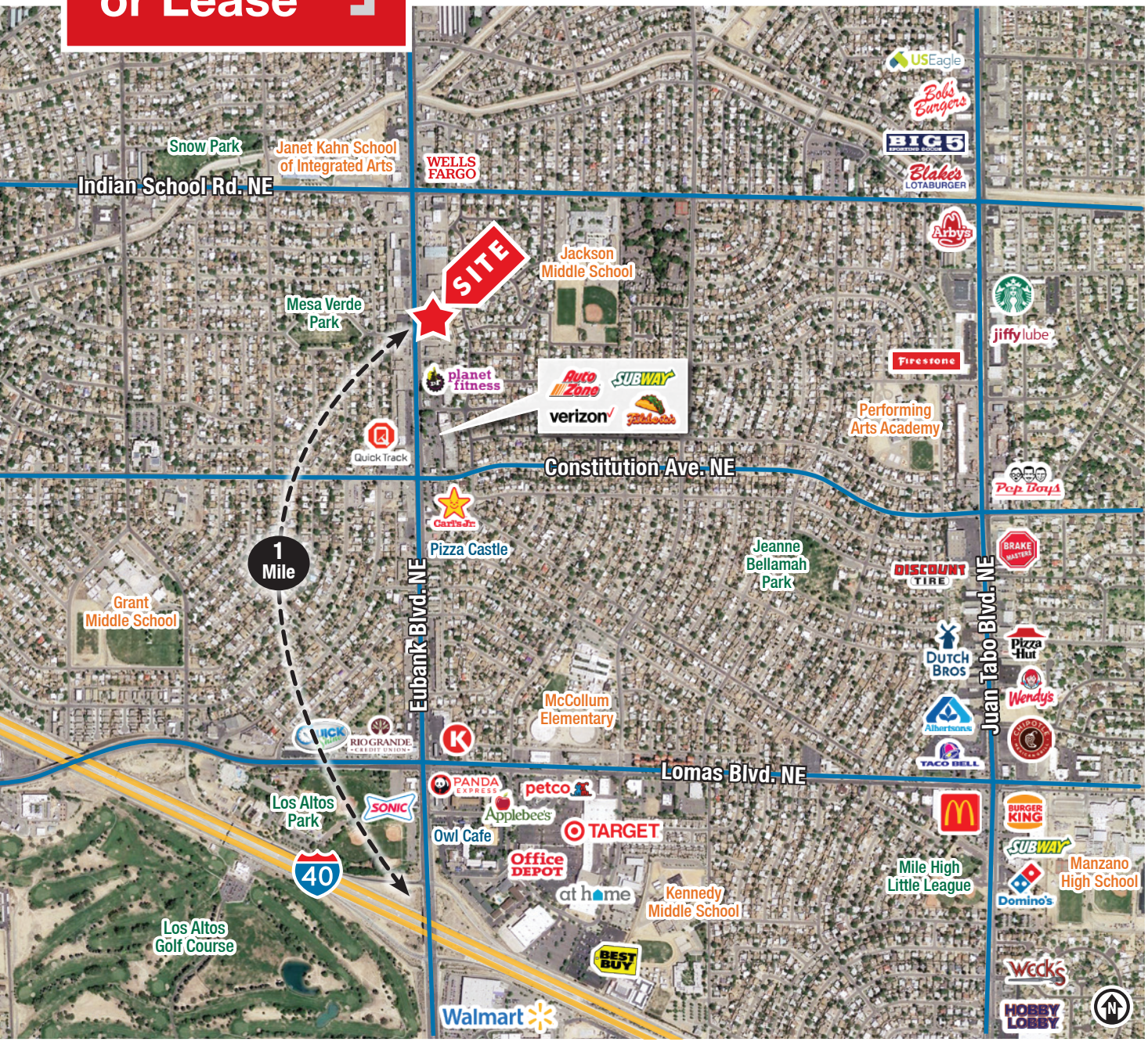

LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	17,313	148,358	270,983
Average HH Income	$73,866	$85,235	$94,932
Daytime Employment	4,806	67,298	126,092

2025 Forecasted by Esri

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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

932,477
Albuquerque Metro Population

1
The Largest
City in the State

ALBUQUERQUE BY THE NUMBERS *(ESRI 2025 Demographics)*

566,057	241,738	$95,396	$56,388	21,751	277,887
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology

HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.

EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.

COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.

NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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