

2120 EUBANK BLVD. NE

ALBUQUERQUE, NM 87112

SITE SIZE: ± 1.15 ACRES

BUILDING SIZE: ± 6049 SF



AVAILABLE FOR SALE OR LEASE

PRICE: CONTACT BROKERS

PROPERTY DETAILS:

- Ground lease or build to suit options available
- Excellent redevelopment opportunity or reuse of existing building
- Highly desirable Northeast location
- Great visibility w/monument sign
- Ample parking spaces
- Great access ingress and egress
- Zoning (MX-M) Mixed use moderate intensity flexible for many uses
- Large Monument Sign
- Owner Broker

PROPERTY FEATURES:

- Roof replaced approximately 6 years ago
- Two curb cuts and median break on Eubank
- High Traffic Corridor +/- 32,400 vehicles per day Eubank Blvd. (2024) NM Dept. of Transportation
- Roughly 236' of frontage on Eubank



MARK THOMPSON, CCIM
Qualifying Broker, Principal
505-263-5350
mark@epic-rec.com
NM Lic. REC-2023-0710

GEORGE CHRONIS
Senior Advisor, Qualifying Broker
505-238-3854
george@epic-rec.com
NM Lic. 16978

Walgreens

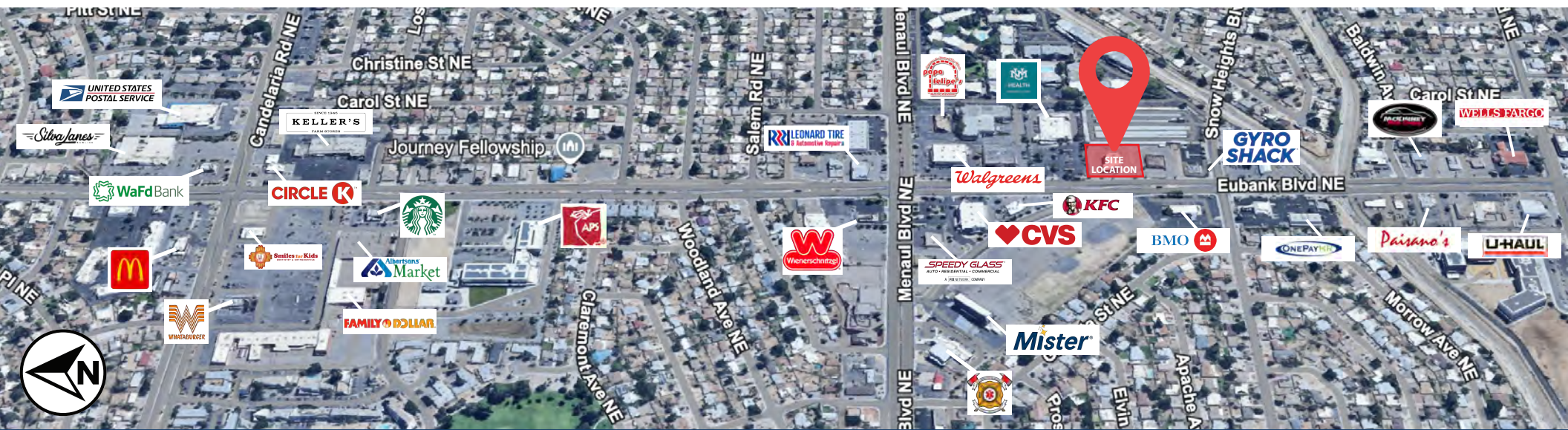
♥ **CVS**

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BMO



WELLS FARGO



DEMOGRAPHICS INCOME & CONSUMER SPENDING

POPULATION

Total Daytime Population

1-Mile

16,497

3-Mile

135,318

5-Mile

293,201

Population

18,447

145,309

278,528

Number of Household

8,234

65,870

129,029

Males

9,061

71,359

141,190

Females

9,386

73,590

141,190

Median Age Yrs

41.8

41.9

41.8

INCOME

Average Household Income

1-Mile

\$78,521

3-Mile

\$88,890

5-Mile

\$96,391

Median Household Income

\$65,103

\$67,248

\$67,928

Per Capita Income

\$35,365

\$40,252

\$44,154

CONSUMER SPENDING

Food Away from Home: Total \$

1-Mile

\$22,752,129

3-Mile

\$208,182,942

5-Mile

\$438,624,397

Food at Home: Total \$

\$43,041,193

\$386,215,584

\$807,039,674

Entertainment/Recreation: Total \$

\$23,473,245

\$209,110,257

\$437,786,667

HH Furnishings & Equipment: Total \$

\$16,396,979

\$147,407,977

\$309,337,540

Apparel & Services: Total \$

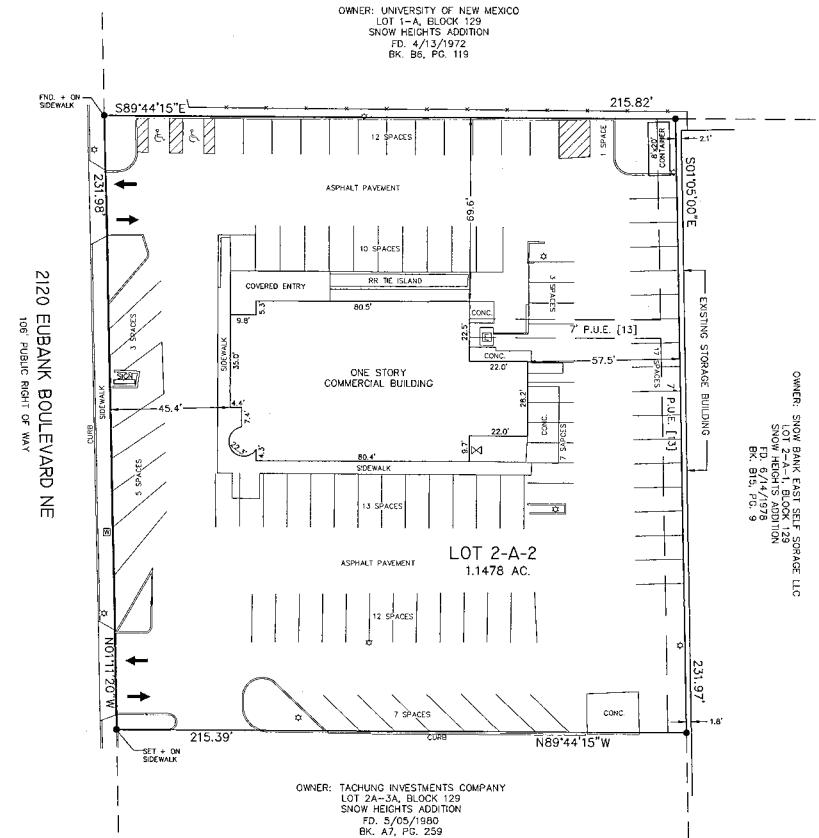
\$13,792,795

\$125,868,508

\$264,608,266



SITE SURVEY



EASEMENTS: per Schedule B, Part 2 of Title commitment dated October 14, 2021 [Item #]

- [9]. Reservations contained in the Patent from U.S.A., recorded October 13, 1927 in Book 77, Pg. 104. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- [10]. Restrictive covenants recorded in Book D236, Page 347; in Book DD295, Page 19 and in Book D300, Page 330. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- [11]. Declaration of Sewer Easement executed by Lee N. Burns, John J. Mark and Daniel A. Englehardt, a Co-partnership, recorded February 20, 1978 in Book Misc. 588, Page 915 as Document No. 78-12193. DOES NOT AFFECT SUBJECT PROPERTY
- [12]. Agreement by and between Snowbank East, a NM Limited Partnership, and Pizza Hut of Santa Fe, Inc., recorded August 8, 1978 in Book Misc. 626, Page 462 as Document No. 78-58417. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- [13]. Underground Easement and rights incident thereto, in favor of Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company, recorded August 14, 1979 in Book Misc. 710, Page 818 as Document No. 79-60977. AFFECTS SUBJECT PROPERTY, PLOTTED



