



LEASE

Snow Heights Circle

2113 EUBANK BLVD. NE

Albuquerque, NM 87112

PRESENTED BY:

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PROPERTY SUMMARY



VIDEO

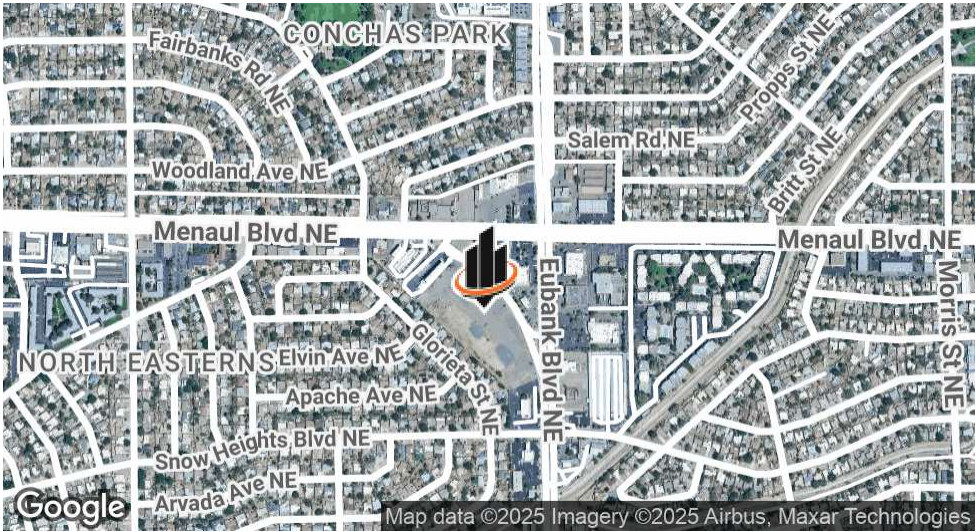
OFFERING SUMMARY

LEASE RATE:	\$0.50/sf/yr for the first 3 years Starting year 4 lease rate is \$1.00/sf/yr with annual increases
AVAILABLE SF:	Various Pad Sites available from .59 acres up to a total of 7.3 acres
SHORT TERM LEASES:	Month to month and short term leases available
SNOW HEIGHTS CIRCLE:	Snow Heights Circle can be vacated with City approval

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SNOW HEIGHTS CIRCLE | 2113 Eubank Blvd. NE Albuquerque, NM 87112



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 2113 Eubank Blvd. NE, Albuquerque, NM. This prime property boasts a strategic location at a signalized intersection, with impressive high traffic counts of 32,732 VPD along Eubank and 20,832 VPD along Menaul Blvd NE. With approximately 940 feet of frontage along Snow Heights Circle, the property offers excellent visibility and accessibility. Join an esteemed lineup of tenants, including CVS, Walgreens, KFC, UNM Health and Mister Car Wash at this sought-after intersection. Benefit from access to the site from Eubank and Menaul Boulevards, making it an ideal choice for businesses seeking maximum exposure and convenience.

PROPERTY HIGHLIGHTS

- Signalized intersection
- High traffic counts
- Prominent co-tenancy
- Ample frontage along Snow Heights Circle
- Dual access from Eubank and Menaul Boulevards

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC. 2

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ACCESS MAP

EUBANK AND MENAUL BLVD NE ALBUQUERQUE, NM

ACCESS TO AND FROM SITE



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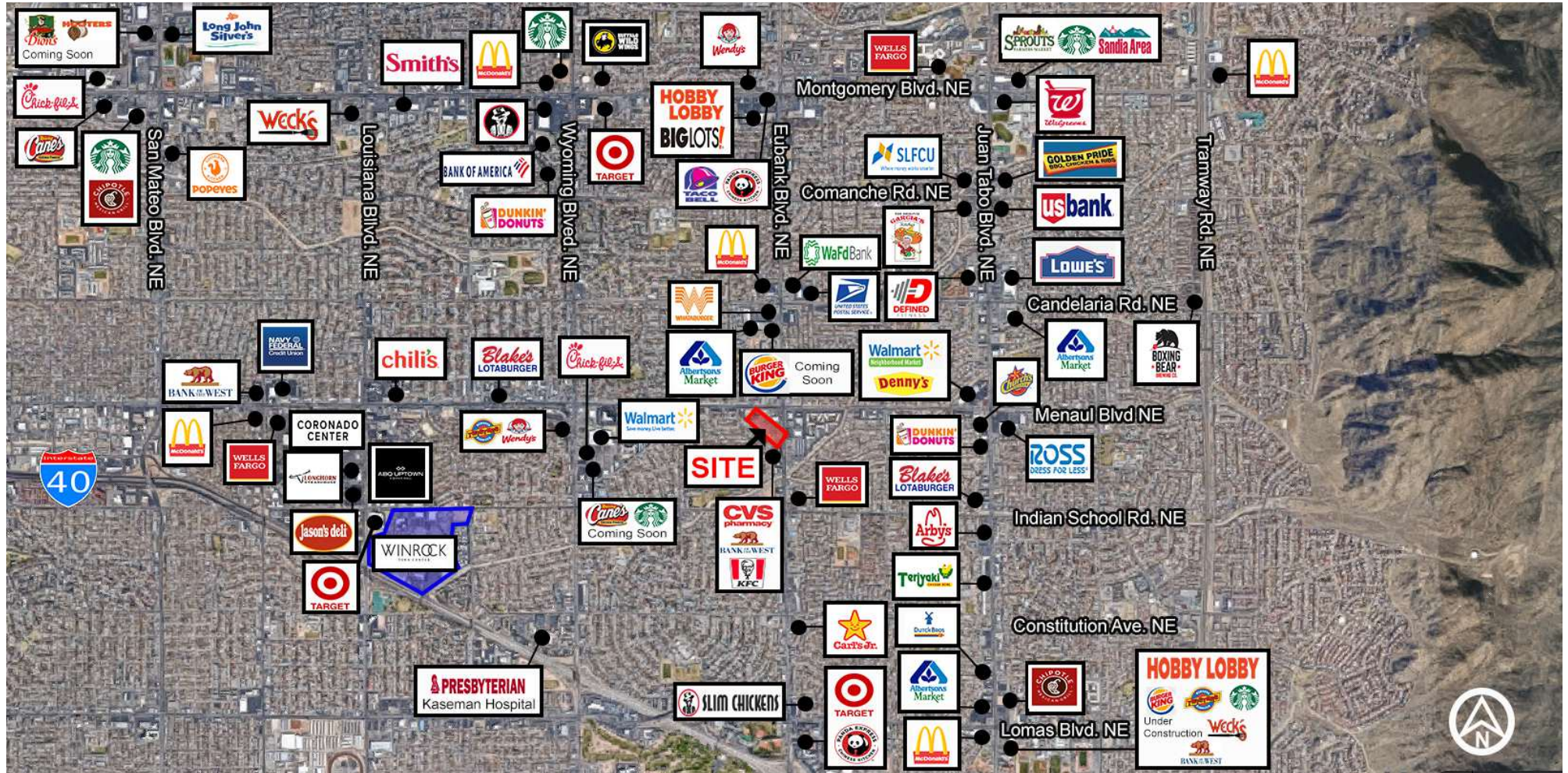
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RETAIL MAP



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CLOSE- IN AERIAL



Conceptual and Subject to Change

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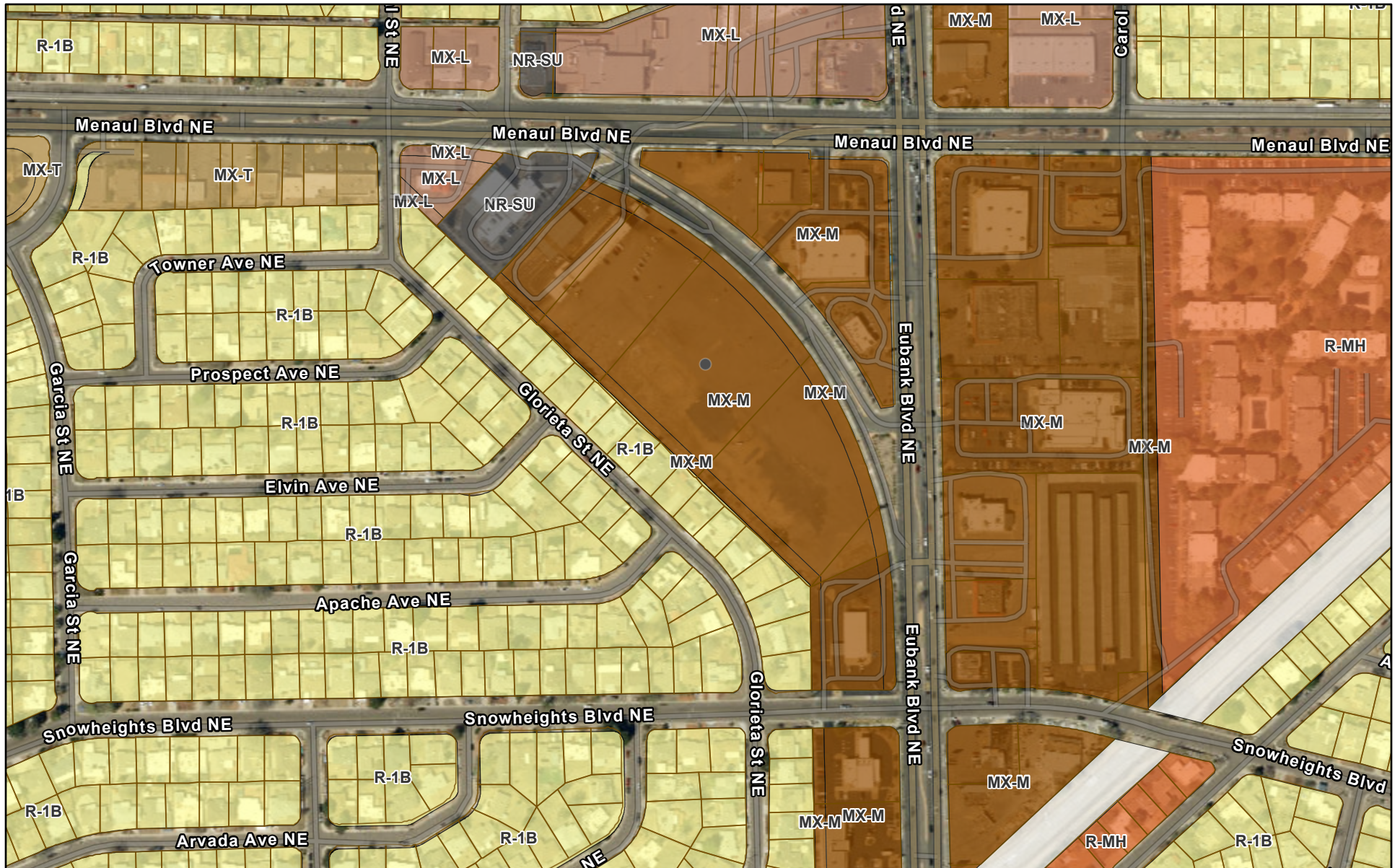
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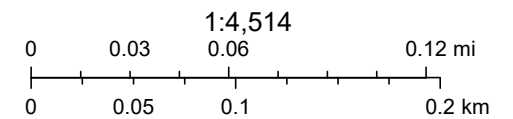
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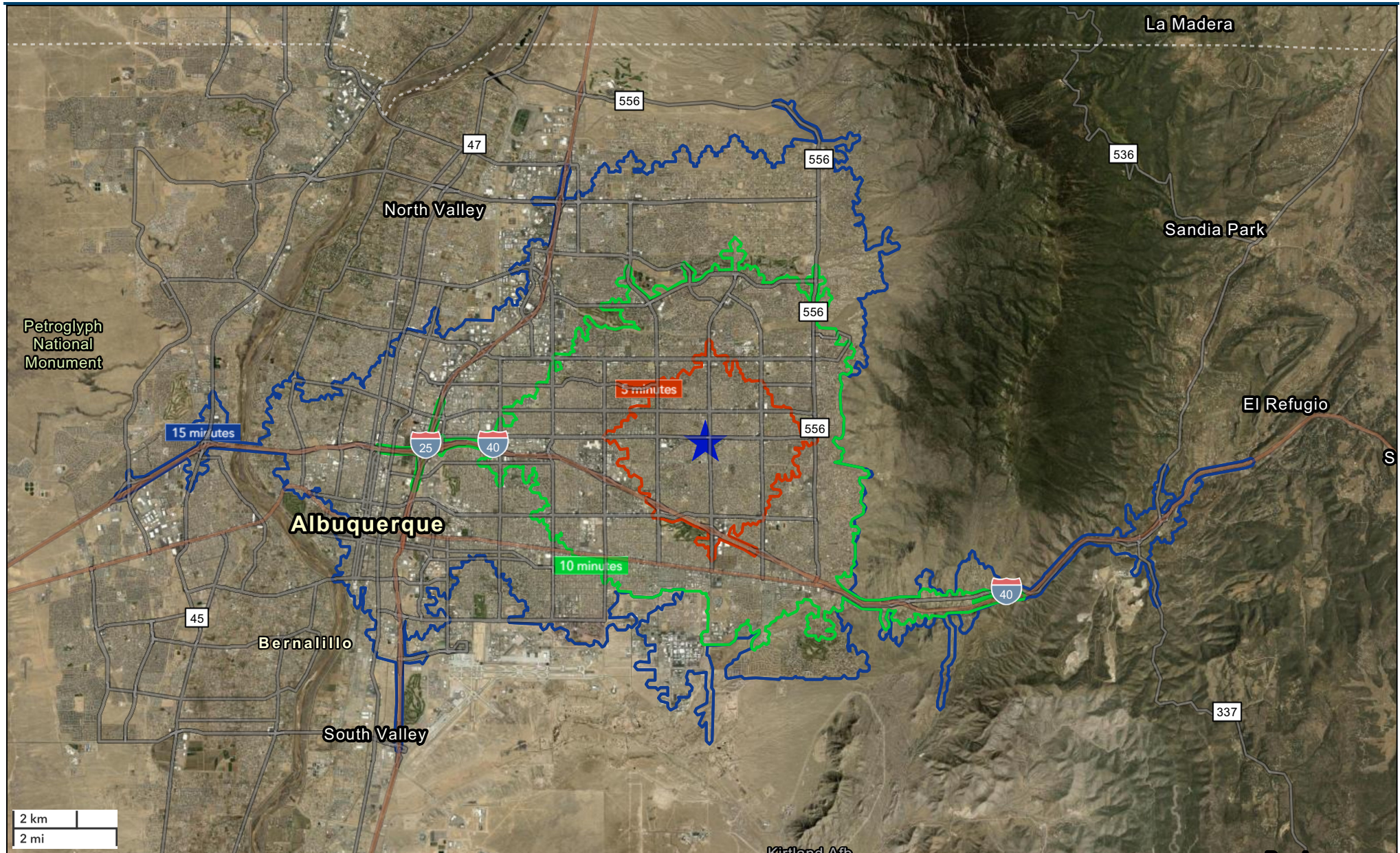
Zoning Map



April 11, 2025



MRCOG-NM,BHI,BernCo GIS, Maxar, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User





Key Facts

Snow Heights Circle
Drive time of 5 minutes

KEY FACTS

42,520

Population



2.2

Average Household Size

41.1

Median Age

\$64,017

Median Household Income

EDUCATION

5%

No High School Diploma



23%

High School Graduate



38%

Some College



35%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,981

Total Businesses



16,834

Total Employees

EMPLOYMENT



69.0%

White Collar



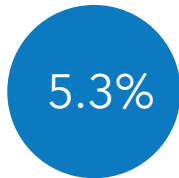
13.9%

Blue Collar



17.1%

Services



5.3%

Unemployment Rate

INCOME



\$64,017

Median Household Income



\$36,877

Per Capita Income



\$166,832

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.4%)

The smallest group: \$200,000+ (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	9.4%	-0.2%	
\$15,000 - \$24,999	8.2%	-0.4%	
\$25,000 - \$34,999	7.4%	-0.1%	
\$35,000 - \$49,999	13.0%	+1.3%	
\$50,000 - \$74,999	18.4%	+2.8%	
\$75,000 - \$99,999	15.7%	+2.2%	
\$100,000 - \$149,999	18.0%	+0.5%	
\$150,000 - \$199,999	5.5%	-2.5%	
\$200,000+	4.4%	-3.7%	

Bars show deviation from Bernalillo County



Key Facts

Snow Heights Circle
Drive time of 10 minutes

KEY FACTS

182,012

Population



2.2

Average Household Size

41.5

Median Age

\$63,984

Median Household Income

EDUCATION

6%

No High School Diploma



22%

High School Graduate



31%

Some College



41%

Bachelor's/Grad/Pr of Degree

BUSINESS



7,294

Total Businesses



70,888

Total Employees

EMPLOYMENT



67.8%

White Collar



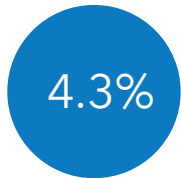
13.7%

Blue Collar



18.4%

Services



4.3%

Unemployment Rate

INCOME



\$63,984

Median Household Income



\$40,287

Per Capita Income



\$150,201

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (16.9%)

The smallest group: \$200,000+ (6.5%)

Indicator ▲	Value	Diff		
<\$15,000	10.2%	+0.6%		
\$15,000 - \$24,999	8.8%	+0.2%		
\$25,000 - \$34,999	8.1%	+0.6%		
\$35,000 - \$49,999	12.5%	+0.8%		
\$50,000 - \$74,999	16.3%	+0.7%		
\$75,000 - \$99,999	13.3%	-0.2%		
\$100,000 - \$149,999	16.9%	-0.6%		
\$150,000 - \$199,999	7.5%	-0.5%		
\$200,000+	6.5%	-1.6%		

Bars show deviation from Bernalillo County



Key Facts

Snow Heights Circle
Drive time of 15 minutes

KEY FACTS

332,004

Population



Average Household Size

40.9

Median Age

\$63,281

Median Household Income

EDUCATION

7%

No High School Diploma



20%

High School Graduate



29%

Some College



45%

Bachelor's/Grad/Pr of Degree

BUSINESS



16,275

Total Businesses



208,244

Total Employees

EMPLOYMENT



69.9%

White Collar



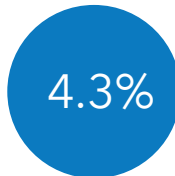
12.6%

Blue Collar



17.5%

Services



4.3%

Unemployment Rate

INCOME



\$63,281

Median Household Income



\$43,220

Per Capita Income



\$140,839

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (15.8%)

The smallest group: \$150,000 - \$199,999 (7.6%)

Indicator ▲	Value	Diff		
<\$15,000	10.8%	+1.2%		
\$15,000 - \$24,999	9.7%	+1.1%		
\$25,000 - \$34,999	8.2%	+0.7%		
\$35,000 - \$49,999	11.9%	+0.2%		
\$50,000 - \$74,999	15.1%	-0.5%		
\$75,000 - \$99,999	12.3%	-1.2%		
\$100,000 - \$149,999	15.8%	-1.7%		
\$150,000 - \$199,999	7.6%	-0.4%		
\$200,000+	8.5%	+0.4%		

Bars show deviation from Bernalillo County