



Available: + -.89 Acre Parcel Over 60,997 VPD at Intersection!

**108 EUBANK BLVD NE
ALBUQUERQUE, NEW MEXICO 87123**



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PROPERTY SUMMARY

OFFERING SUMMARY

Asking Price	\$850,000
Price PSF Land	\$22.00
Property Size	+/- 38,758 SF (approx. .89 acres)
Frontage	+/- 180' along Eubank
Submarket	Southeast Heights

PROPERTY HIGHLIGHTS

- Traffic count: +/- 60,997 vpd at the intersection
- Excellent visibility and accessibility (access shared throughout project)
- High daytime employment with an est. 53,700 employees in a 3-mile radius
- Concentrated retail, restaurant, and service corridor to support trade area

PROPERTY INFORMATION

The immediate trade area (3 mile radius) surrounding 108 Eubank Blvd NE includes approximately 117,000 residents, 53,700 employees, and over 5,677 businesses. Residents in the area have an average household income of \$78,812, with a median age range of 39.8 years. This strong combination of residential and employment density presents a compelling opportunity for retailers and service providers.

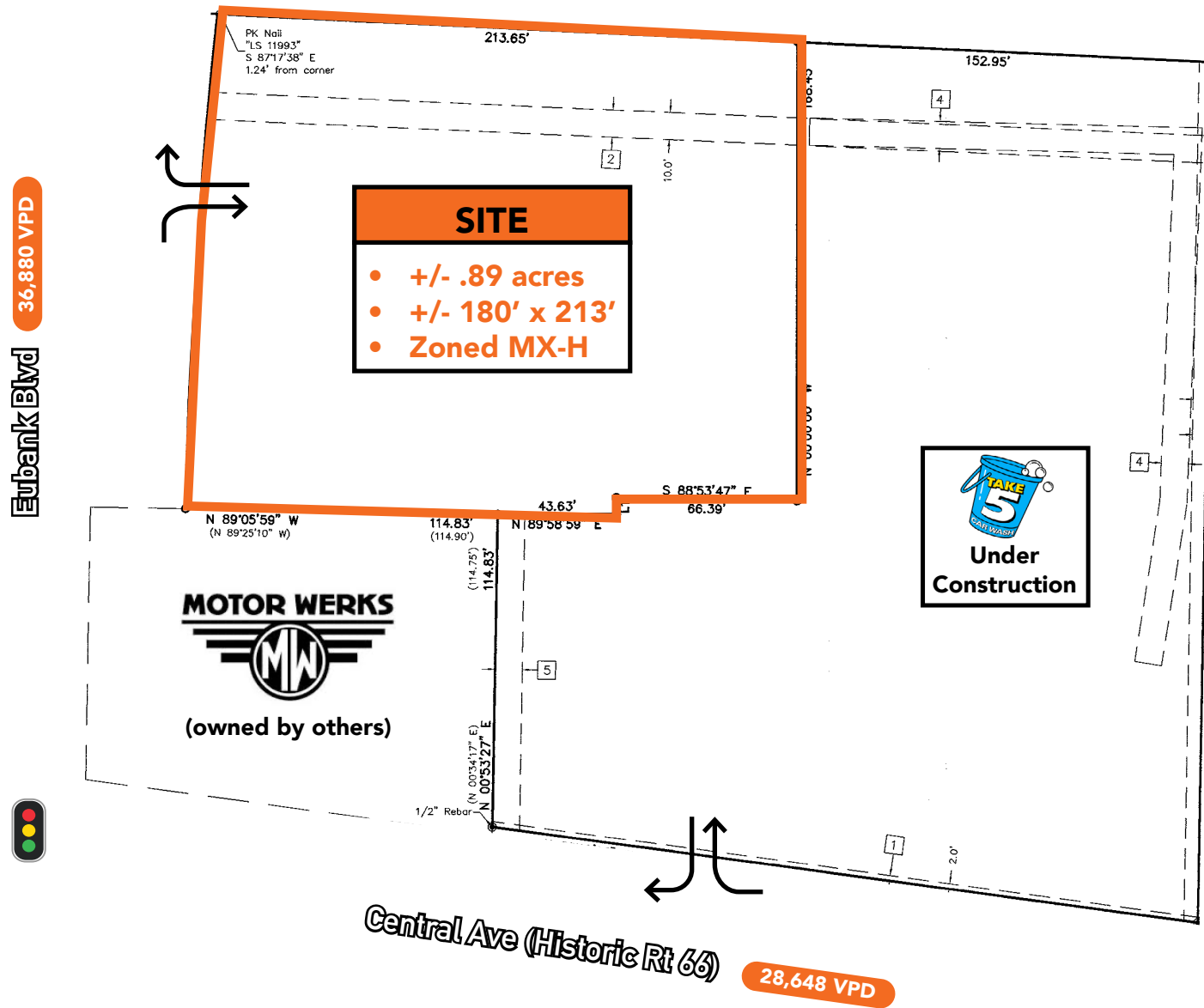
Positioned just south of Interstate 40 along Eubank Blvd. The property is in the heart of retail, restaurant, and residential for the Southeast Heights sub-market.

- Retailers include: Walmart Supercenter, Costco, Home Depot, Ross Dress for Less, Petco, Walgreens, AutoZone.
- Restaurants include: Chili's Bar & Grill, Taco Cabana, Golden Corral, Freddy's, Chick fil A, Starbuck's, Dutch Bros.
- Service providers: Take 5 Car Wash, Champion Xpress, ABQ Dentist, State Farm, Sam's Paint & Body, Nusenda Credit Union.
- New residential: Manzano Mesa Apartments, Luminaria Senior Living, Farolito Senior Living.

The above uses are concentrated within 1 mile of the Subject Property. Sandia Labs and Kirtland Air Force Base are within 2 miles of the Subject Property.

Businesses that benefit from a significant daytime and residential population should consider this site and join the success of the neighboring users.

PLAT MAP



CLOSE-IN AERIAL



HIGH-UP AERIAL



BUSINESS DEMOGRAPHIC INFORMATION

Data for all businesses in area	1 mile				2 miles				3 miles			
Total Businesses:	485				1,609				3,678			
Total Employees:	9,930				31,483				53,727			
Total Population:	14,692				64,075				117,624			
Employee/Population Ratio (per 100 Residents)	67.6				49.1				45.7			
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	3	0.2%	7	0.0%	9	0.2%	41	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	1	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Construction	54	11.1%	1,655	16.7%	113	7.0%	2,009	6.4%	226	6.1%	2,501	4.7%
Building Construction	18	3.7%	1,465	14.8%	43	2.7%	1,649	5.2%	81	2.2%	1,805	3.4%
Heavy/Civil Eng Construction	4	0.8%	13	0.1%	7	0.4%	41	0.1%	15	0.4%	64	0.1%
Specialty Trade Contractor	33	6.8%	178	1.8%	63	3.9%	319	1.0%	130	3.5%	632	1.2%
Manufacturing	37	7.6%	424	4.3%	69	4.3%	1,110	3.5%	113	3.1%	1,401	2.6%
Wholesale Trade	19	3.9%	113	1.1%	38	2.4%	283	0.9%	66	1.8%	428	0.8%
Durable Goods	16	3.3%	93	0.9%	30	1.9%	248	0.8%	52	1.4%	347	0.7%
Nondurable Goods	2	0.4%	15	0.1%	6	0.4%	28	0.1%	12	0.3%	74	0.1%
Trade Broker	1	0.2%	5	0.1%	2	0.1%	7	0.0%	2	0.1%	7	0.0%
Retail Trade	102	21.0%	1,735	17.5%	272	16.9%	4,027	12.8%	572	15.6%	7,165	13.3%
Motor Vehicle & Parts Dealers	34	7.0%	313	3.1%	81	5.0%	1,472	4.7%	120	3.3%	1,862	3.5%
Furniture & Home Furnishings Stores	2	0.4%	97	1.0%	9	0.6%	360	1.1%	18	0.5%	423	0.8%
Electronics & Appliance Stores	4	0.8%	43	0.4%	11	0.7%	96	0.3%	24	0.7%	159	0.3%
Building Material & Garden Equipment & Supplies Dealers	5	1.0%	207	2.1%	14	0.9%	233	0.7%	26	0.7%	315	0.6%
Food & Beverage Stores	7	1.4%	26	0.3%	33	2.0%	444	1.4%	71	1.9%	1,011	1.9%
Health & Personal Care Stores	12	2.5%	61	0.6%	20	1.2%	99	0.3%	53	1.4%	376	0.7%
Gasoline Stations & Fuel Dealers	5	1.0%	14	0.1%	14	0.9%	85	0.3%	25	0.7%	155	0.3%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	5	1.0%	22	0.2%	15	0.9%	48	0.1%	70	1.9%	531	1.0%
Sporting Goods, Hobby, Book, & Music Stores	19	3.9%	119	1.2%	52	3.2%	284	0.9%	116	3.1%	635	1.2%
General Merchandise Stores	10	2.1%	833	8.4%	22	1.4%	904	2.9%	50	1.4%	1,699	3.2%
Transportation & Warehousing	8	1.6%	27	0.3%	18	1.1%	138	0.4%	39	1.1%	449	0.8%
Truck Transportation	0	0.0%	0	0.0%	4	0.3%	28	0.1%	10	0.3%	40	0.1%
Information	11	2.3%	172	1.7%	40	2.5%	398	1.3%	89	2.4%	722	1.3%
Finance & Insurance	12	2.5%	47	0.5%	54	3.4%	203	0.6%	198	5.4%	1,363	2.5%
Central Bank/Credit Intermediation & Related Activities	6	1.2%	29	0.3%	22	1.4%	101	0.3%	70	1.9%	354	0.7%
Securities & Commodity Contracts	1	0.2%	6	0.1%	10	0.6%	31	0.1%	45	1.2%	418	0.8%
Funds, Trusts & Other Financial Vehicles	4	0.8%	12	0.1%	21	1.3%	72	0.2%	83	2.3%	591	1.1%
Real Estate, Rental & Leasing	20	4.1%	53	0.5%	87	5.4%	440	1.4%	213	5.8%	1,147	2.1%
Professional, Scientific & Tech Services	31	6.4%	3,669	37.0%	140	8.7%	14,033	44.6%	390	10.6%	15,927	29.6%
Legal Services	6	1.2%	29	0.3%	17	1.1%	87	0.3%	73	2.0%	402	0.8%
Management of Companies & Enterprises	0	0.0%	2	0.0%	2	0.1%	13	0.0%	3	0.1%	15	0.0%
Administrative, Support & Waste Management Services	6	1.2%	17	0.2%	34	2.1%	104	0.3%	107	2.9%	584	1.1%
Educational Services	8	1.6%	255	2.6%	43	2.7%	1,216	3.9%	99	2.7%	2,621	4.9%

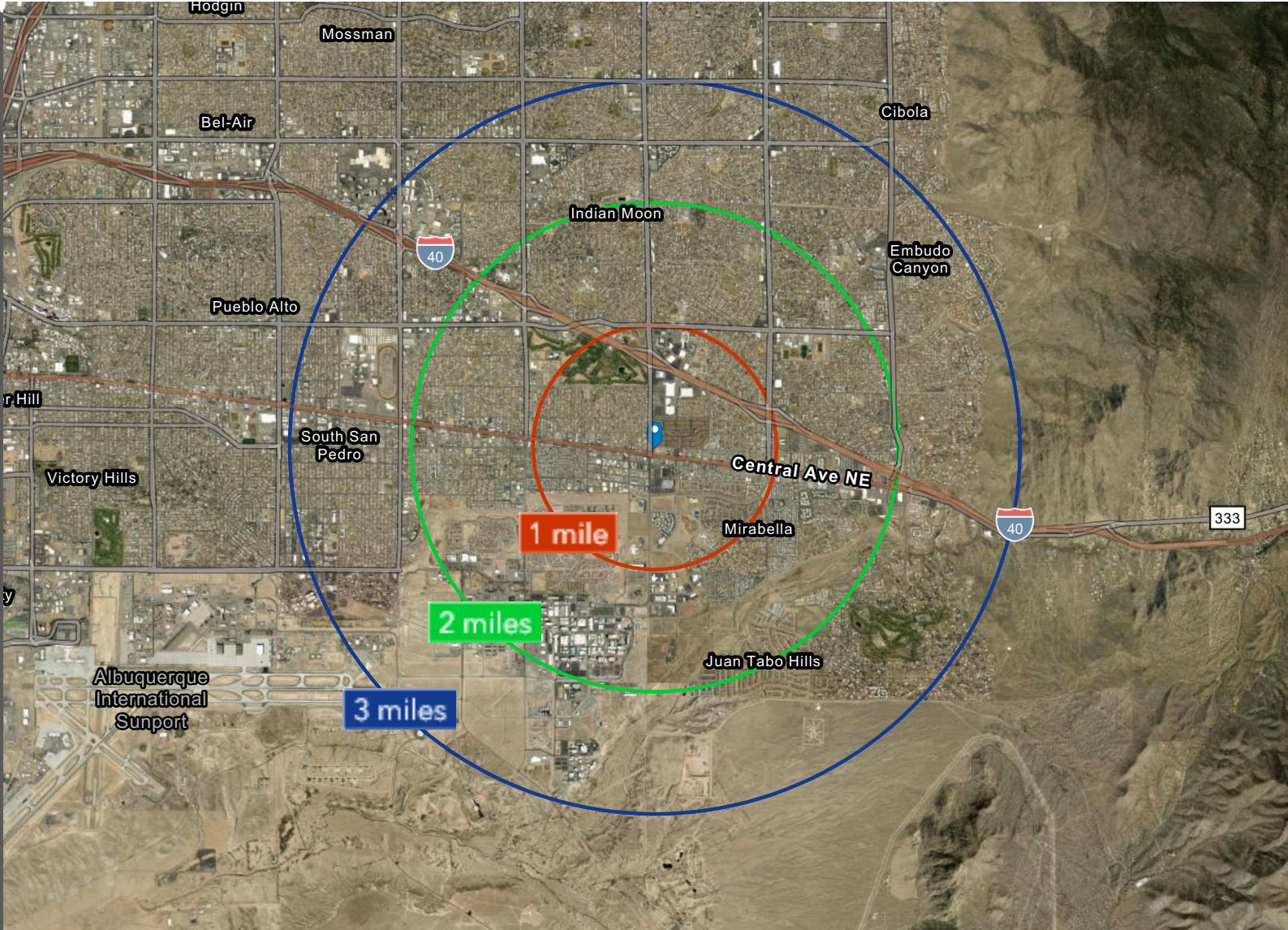
Source: Copyright 2025 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2025.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

RESIDENTIAL DEMOGRAPHIC INFORMATION

	1 mile	2 miles	3 miles
Census 2020 Summary			
Population	14,286	63,346	117,998
Households	5,814	26,075	50,982
Average Household Size	2.44	2.38	2.27
2025 Summary			
Population	14,692	64,075	117,624
Households	5,856	26,435	51,362
Families	3,361	14,727	27,438
Average Household Size	2.50	2.37	2.24
Owner Occupied Housing Units	3,318	13,606	27,228
Renter Occupied Housing Units	2,538	12,829	24,134
Median Age	37.3	37.2	39.8
Median Household Income	\$61,456	\$57,627	\$60,803
Average Household Income	\$79,743	\$74,114	\$78,812
2030 Summary			
Population	14,937	64,529	117,909
Households	6,047	26,949	52,084
Families	3,407	14,763	27,374
Average Household Size	2.46	2.35	2.22
Owner Occupied Housing Units	3,357	13,946	27,871
Renter Occupied Housing Units	2,690	13,002	24,213
Median Age	38.6	38.6	41.2
Median Household Income	\$67,530	\$64,229	\$66,691
Average Household Income	\$90,119	\$83,383	\$88,431
Trends: 2025-2030 Annual Rate			
Population	0.33%	0.14%	0.05%
Households	0.64%	0.39%	0.28%
Families	0.27%	0.05%	-0.05%
Owner Households	0.23%	0.49%	0.47%
Median Household Income	1.90%	2.19%	1.87%

DEMOGRAPHIC AERIAL



ESRI Data



Collective Strength, Accelerated Growth

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