

3733 Eubank Blvd., NE Albuquerque, NM

Price: \$717,590



Presented by Tim House ☐☐ 505.998.1031



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14751, 18786, New Mexico

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Price:	\$717,590
Building SF:	4,141
Lot Size:	14,610 SF
Year Built:	1971

This well-maintained office space, currently operating as a law firm, is now for sale! It features quality construction and is perfectly situated in an established neighborhood with a high traffic count, ensuring excellent visibility. The layout allows for a single or shared occupancy with large offices and open workspace room, ready for your updating and customization. Don't miss this chance for a prime location!

The property fronts on Eubank Blvd., just north of Comanche Blvd. Eubank is a major north-south arterial and the 2023 traffic count was 30,000 cars per day.

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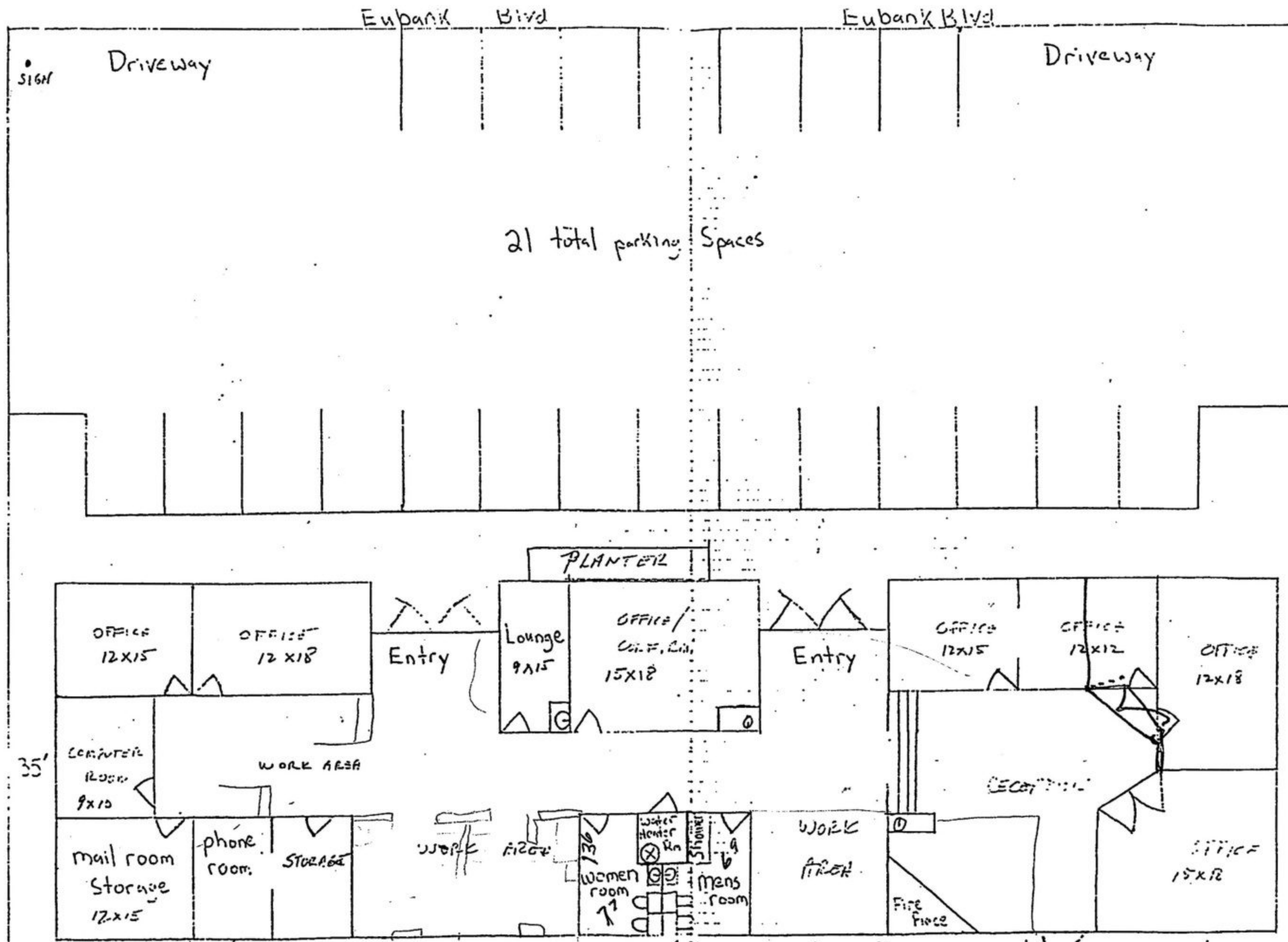
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EXB.C

Land
130' width x 115' T
14,950 Sq. Ft.

Bldg.
125' width x 35'
4,141 gross S
CFA has floor
Ref. A/C
& Ceilings

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Lots numbered Two (2) and Three (3) in Block numbered One (1) of Piermont Heights, a subdivision to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 12, 1952 in Volume D1, folio 67.

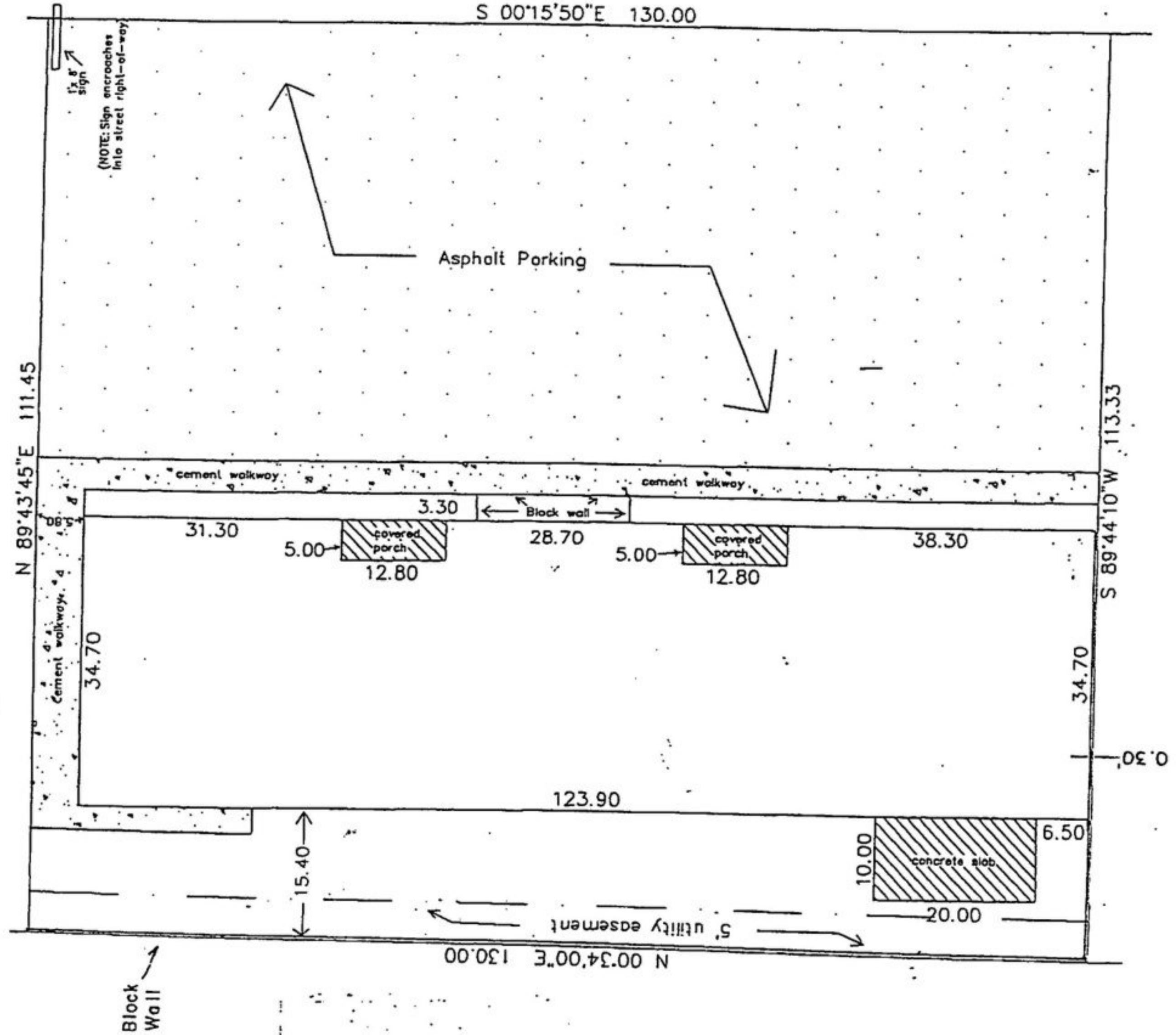
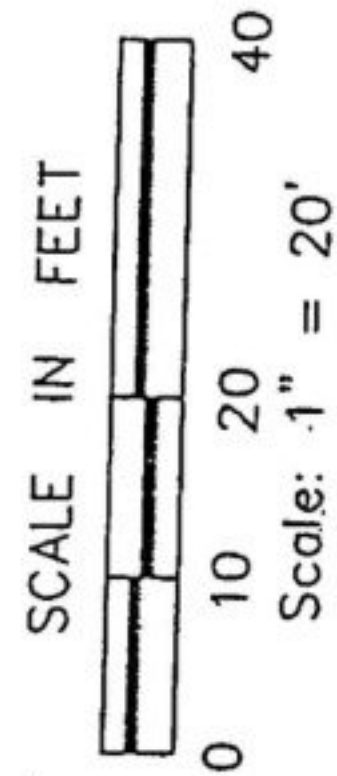
SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, certify that the following map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowledge and belief.

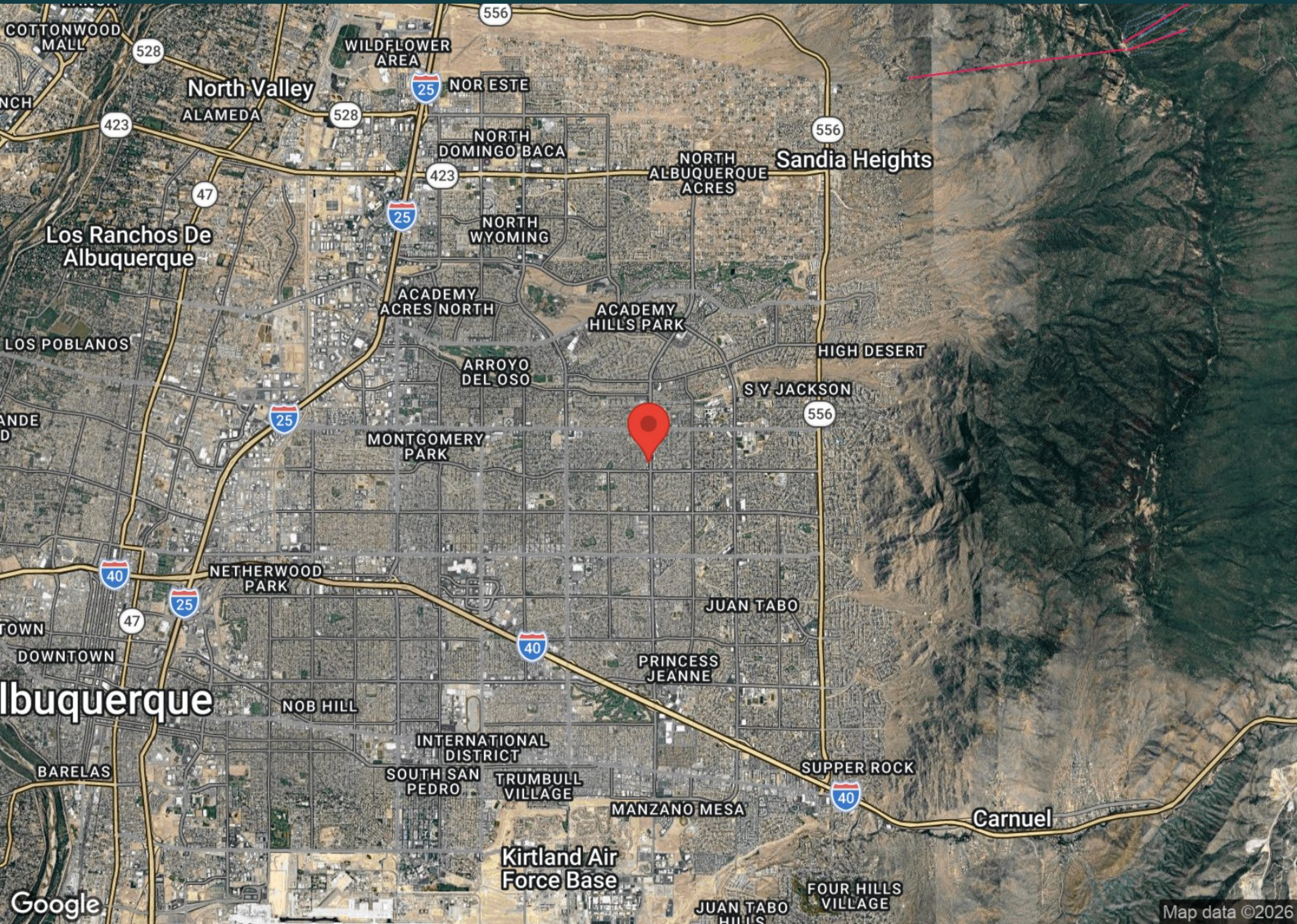
Leonard G. Martinez 7-13-94 date
Leonard G. Martinez, N.M.L.S. No. 9801

ENCROACHMENTS BY BLOCK WALL INTO THE 5' UTILITY EASEMENT
RESERVES ALONG THE ROAD OF THE 37' EUBANK BLVD. 3711N
ON THE N.W. CORNER OF EUBANK BLVD. N.E.

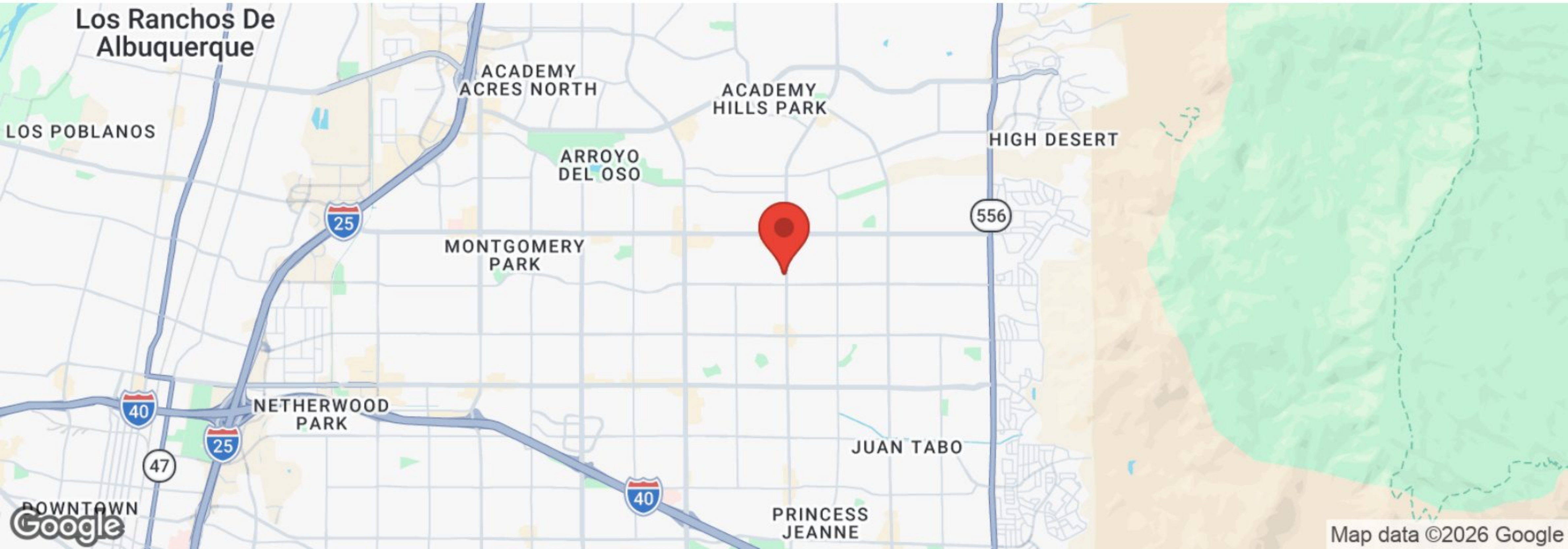
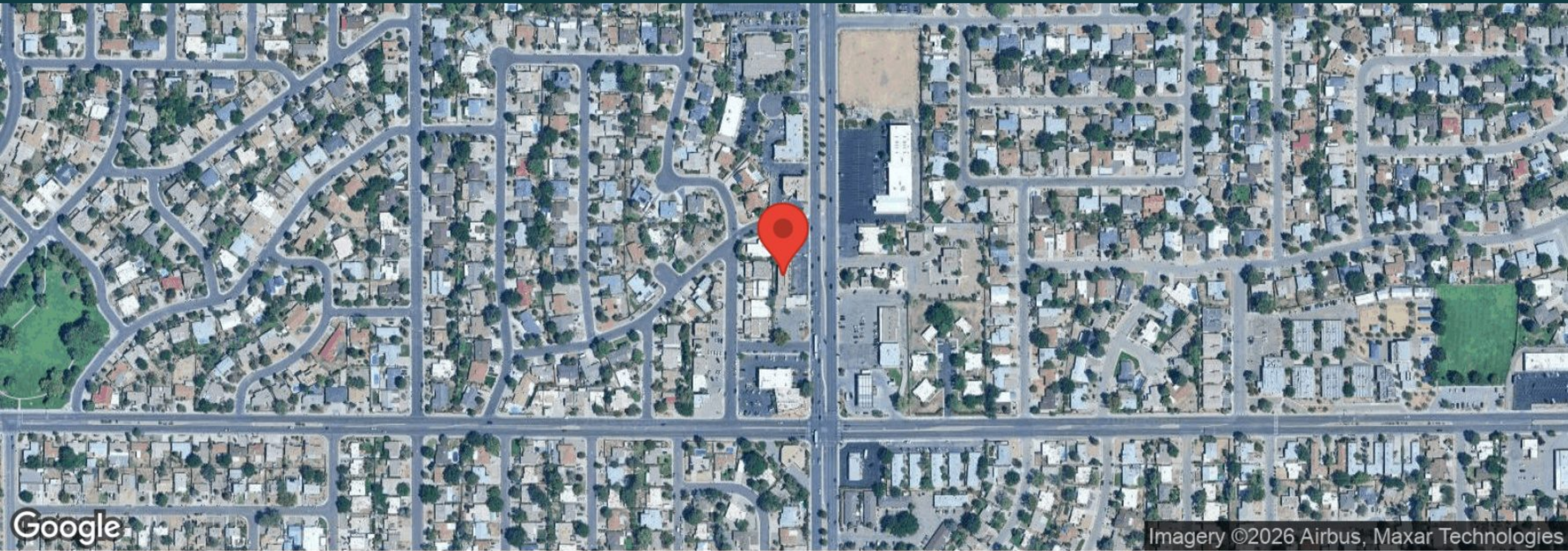
LINE UNDER ASSESSMENT
N.E. ASSESS TO COVER
1/14/94



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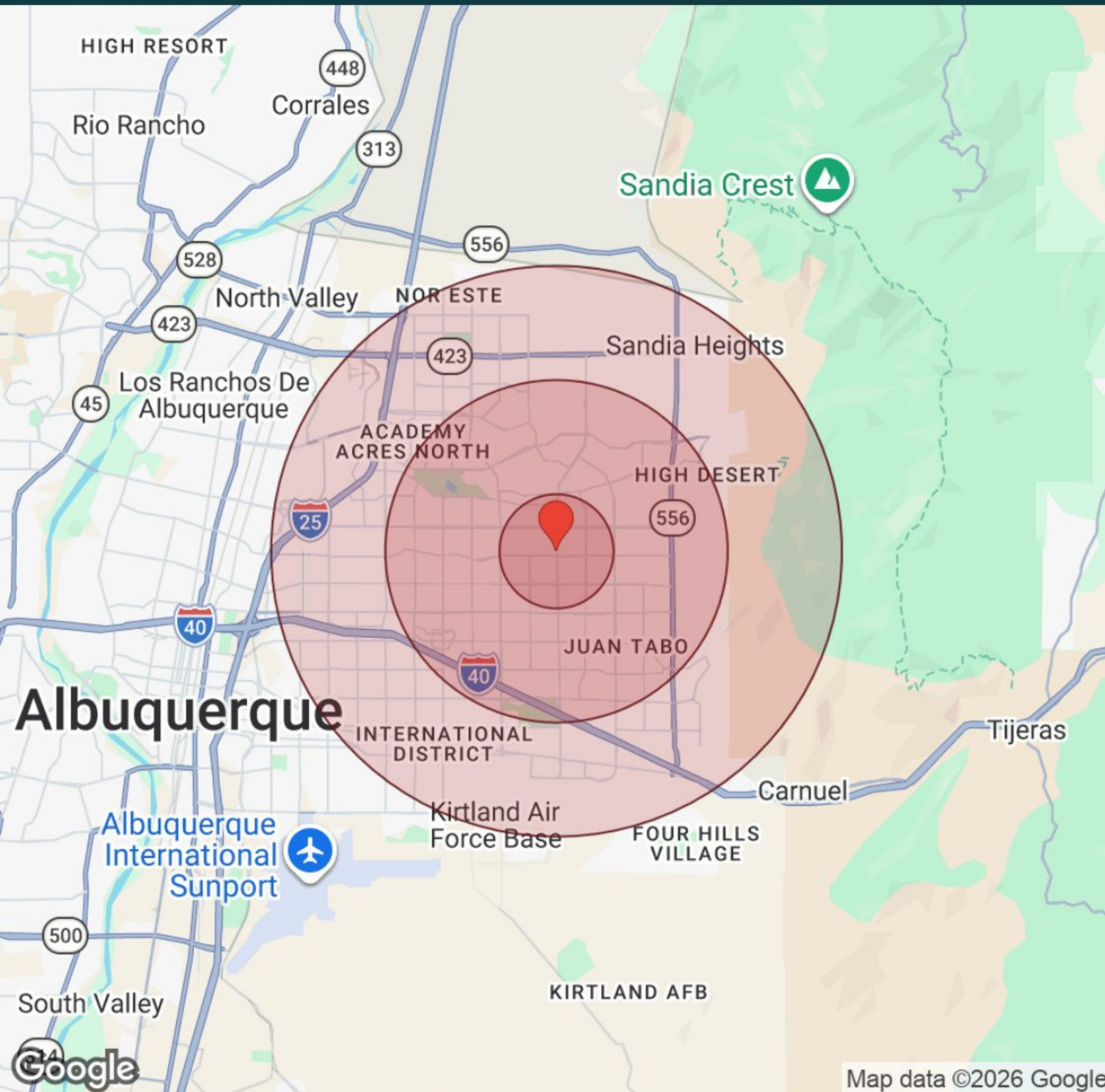


DEMOGRAPHICS

3733 Eubank NE

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Male	8,235	64,376	139,162
Female	8,942	67,853	142,830
Total Population	17,177	132,229	281,992

Total Units	8,676	66,895	139,528
Occupied	8,224	63,350	131,803
Owner Occupied	4,578	36,635	72,314
Renter Occupied	3,646	26,715	59,489
Vacant	452	3,545	7,725

Ages 0 - 14	2,498	18,936	42,232
Ages 15 - 24	1,898	13,954	31,706
Ages 25 - 54	6,483	49,386	109,373
Ages 55 - 64	2,129	16,972	35,548
Ages 65+	4,169	32,982	63,134

Median	\$78,922	\$80,595	\$74,558
Under \$15k	616	5,164	12,331
\$15k - \$25k	474	3,484	8,721
\$25k - \$35k	592	4,589	10,462
\$35k - \$50k	842	6,182	13,833
\$50k - \$75k	1,386	10,352	20,921
\$75k - \$100k	1,289	8,509	16,705
\$100k - \$150k	1,683	11,246	21,008
\$150k - \$200k	627	5,962	11,527
Over \$200k	715	7,863	16,296

TIM HOUSE
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Professional Background:

Tim House serves as President for Team Southwest CRE, overseeing a small group of specialized and dedicated advisors. Tim specializes in investment properties with an emphasis on NNN, REO, and value-added opportunities in the Albuquerque and Santa Fe, New Mexico market, and nationally. With an extensive commercial real estate background, covering more than 25 years, House is experienced in acquisitions and dispositions with complex transactions. Before entering the real estate field, he was a general contractor completing a wide variety of tenant improvements, light commercial and apartment projects.

House's clients range from Wells Fargo Bank, N.A., City National Bank, Farm Credit Bank of Texas, GE Capital, U.S. Bank, Aurora Bank Commercial Services, Perfection Honda, Santa Fe Harley-Davidson, and Indian Motorcycle, to Chapter 7 Bankruptcy Trustees, developers, and high net worth investors with varied requirements. He assists his clients with the complexities of financing, value-added properties, zoning issues, and the process necessary to reap the advantages of tax-deferred exchanges.

House is an active part of the commercial real estate community. He is Past President of the Commercial Association of Realtors of New Mexico (CARNM). He serves on the Professional Standards Committee and is a trustee for the Real Estate Community Political Action Committee (REPAC), and member of ICSC.

Education:

University of New Mexico

Memberships:

Commercial Association of Realtors of New Mexico (CARNM), Society of Exchange Counselors (SEC), and ICSC.

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