

FOR SALE OR BUILD-TO-SUIT

RARE CORNER COMMERCIAL LOT AVAILABLE



Paseo Del Norte & Eubank Blvd NE, Albuquerque, NM 87122



Ideal Location For:

Medical • Dental • Financial

Sale Price: \$20 Per Sq Ft

Lease Rate: See Agent

Land Size: ±1.28 Acres

- Unobstructed visibility located on the corner of Paseo Del Norte and Eubank
- Many Lease options available including: Build-To-Suit, NNN, and Ground Lease
- Over ±41,000 Vehicles Per Day
- Adjacent to planned Presbyterian site



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Executive Summary

Paseo Del Norte & Eubank Blvd NE, Albuquerque, NM 87122

Property Overview

- Great site for office, medical, dental, financial
- Many lease options available
- Tremendous visibility from Paseo & Eubank
- Adjacent to planned Presbyterian site

Purchase Information

Sale Price:	\$20 Per Sq Ft
Lease Rate:	See Agent
Land Size:	1.28 Acres

2020 Demographics

	1 Mile	3 Mile	5 Mile
Population:	7,008	77,145	156,775
Households:	2,414	33,729	69,779
Average HH Income:	\$163,502	\$114,742	\$93,199

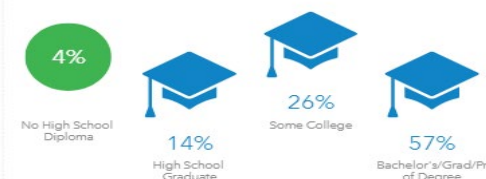
Traffic Counts



KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



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 users 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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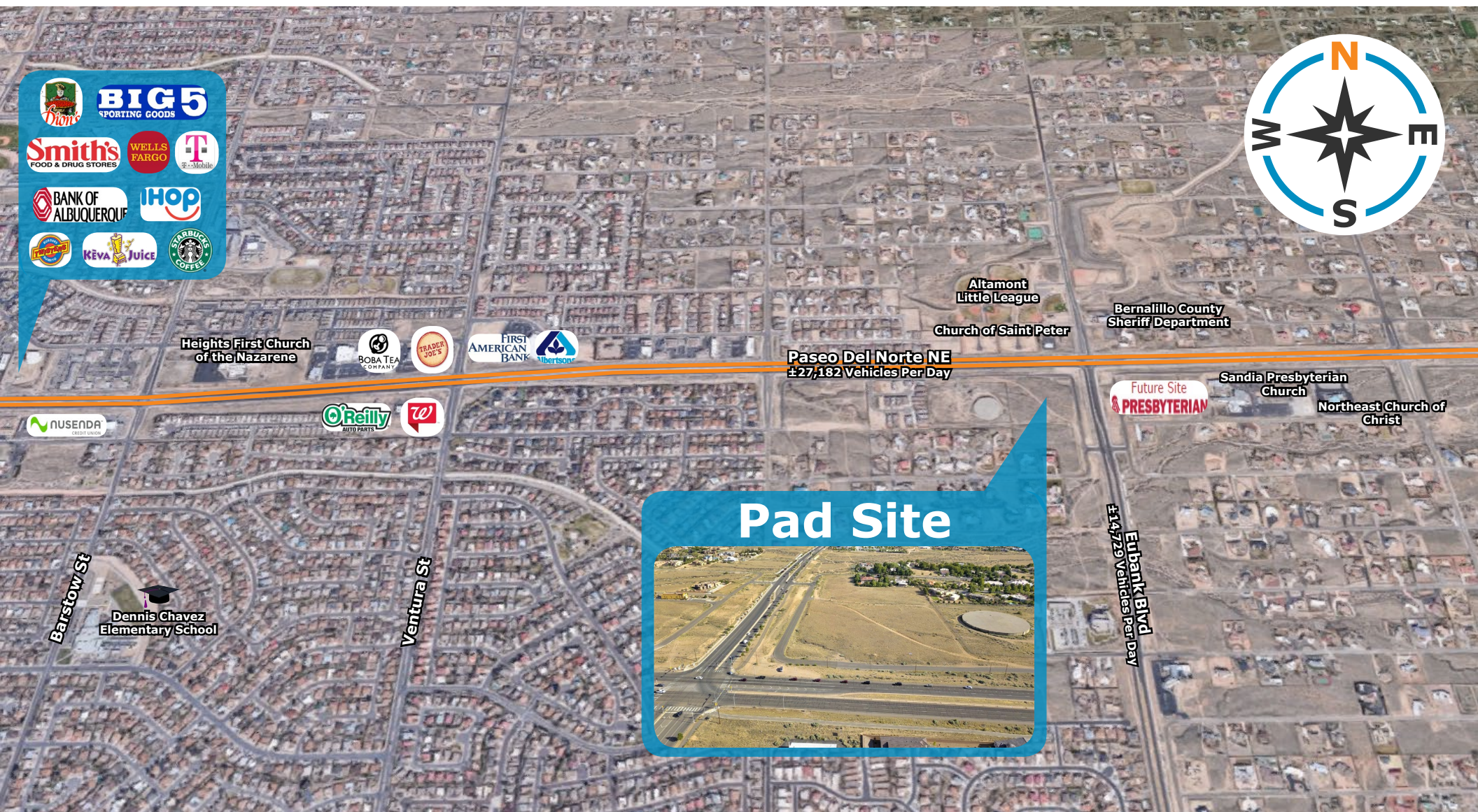
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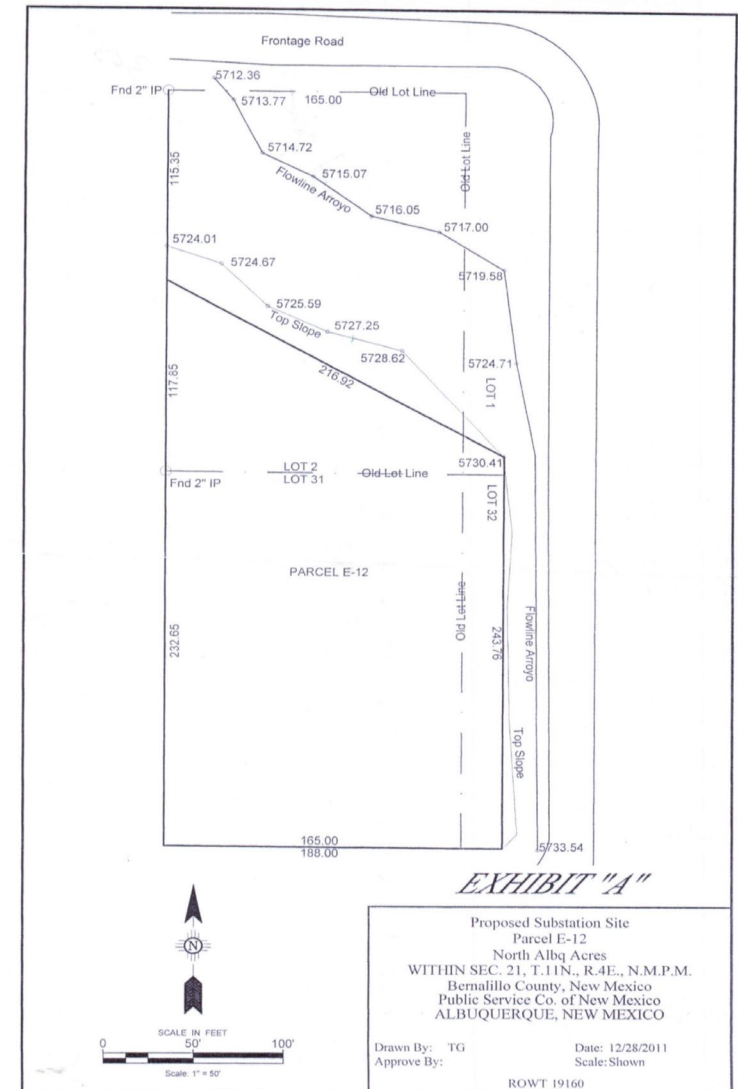
Aerial Map

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Site Plan

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