

BUILDING FOR LEASE

2308 Eubank Blvd, Albuquerque, NM 87112



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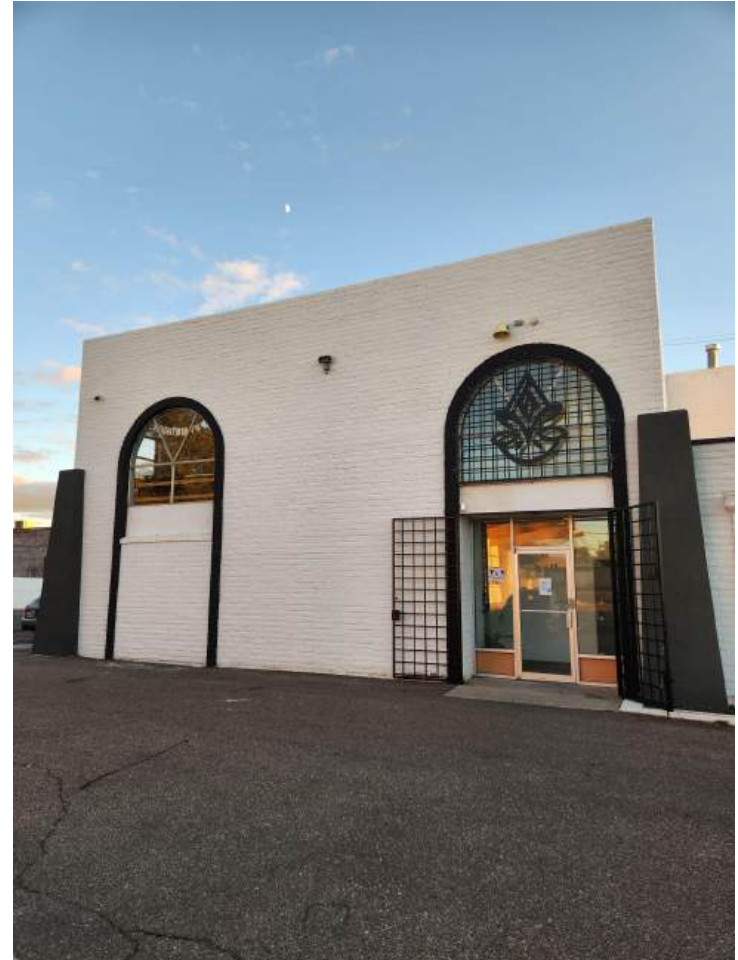
PROPERTY SUMMARY

Building For Lease

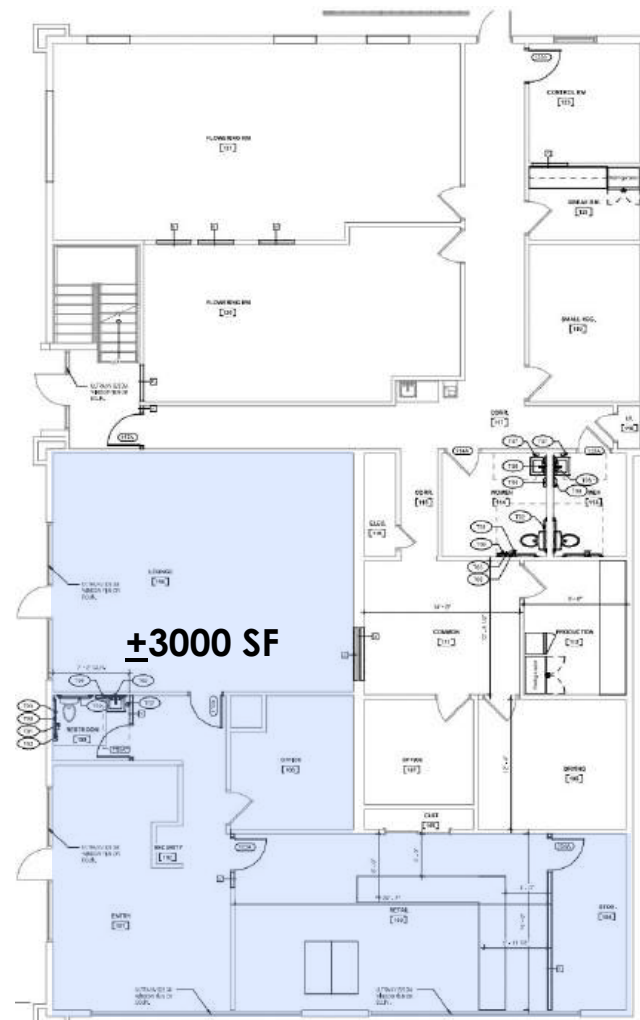
Price/SF:	\$12-30 (+\$3.17 CAM)
Downstairs:	±150 to ±5076 SF
Upstairs:	±340 to ±2583 SF
Building Size:	±7,659 SF
Zoning:	MX-M
Parking Ratio:	3:1000

Features:

- Building is currently licensed for cannabis.
- Suites available for retail, consumption, production or grow.
- Cannabis production/grow requires electric sub-meter.
- Shared event space available.
- 21,300 VPD on Menaul Blvd.
- 30,800 VPD on Eubank Blvd.
- 52,100 VPD total.



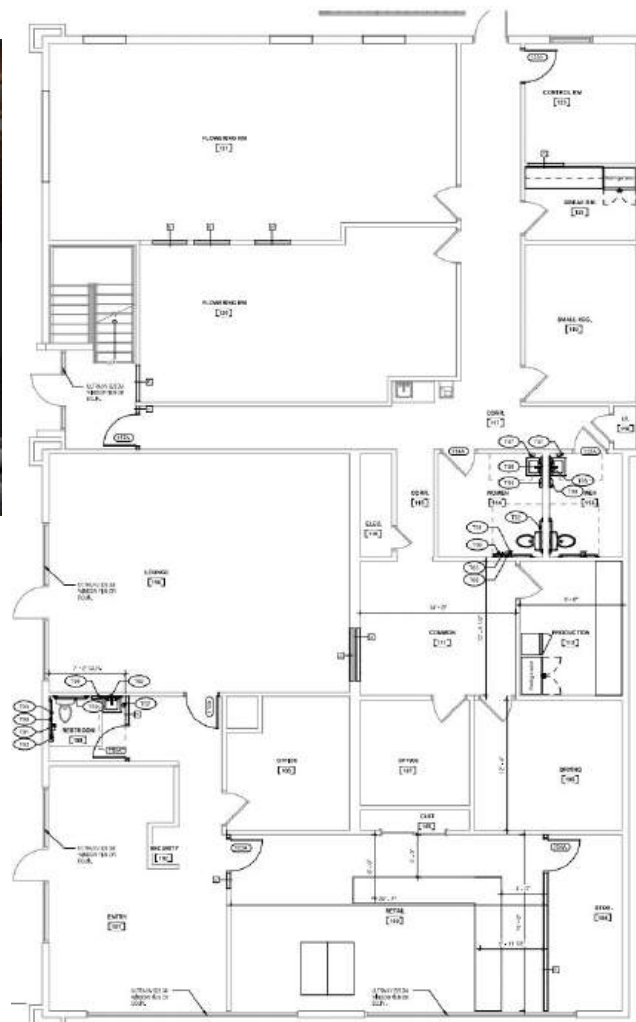
LOUNGE & DISPENSARY - DOWNSTAIRS



DOWNSTAIRS

Overview:

- Two smaller suites ± 150 SF and ± 180 SF.
- Large ± 1085 SF suite with semi-open floor plan. Previously a State Farm office gutted to accommodate cannabis production. Trenched for plumbing.
- Cannabis production/grow requires electric sub-meter.
- Licensed cannabis lounge & dispensary.
- ± 600 SF four room suite with entry/office plus 3 closed rooms.
- Max contiguous: ± 5076 SF

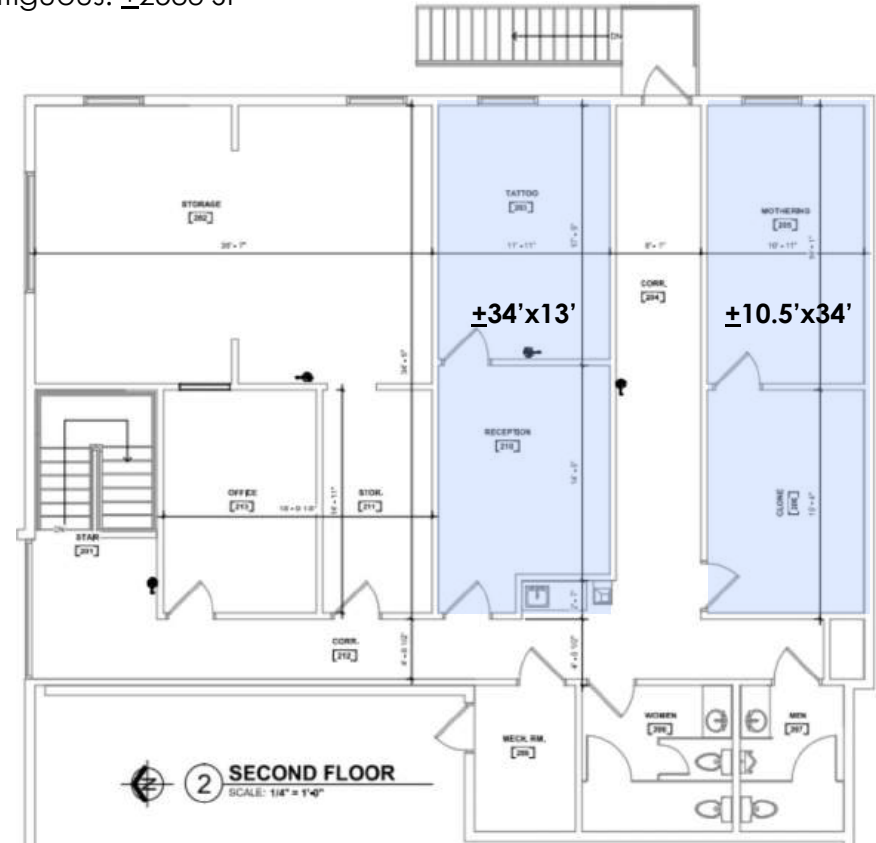


UPSTAIRS



Overview:

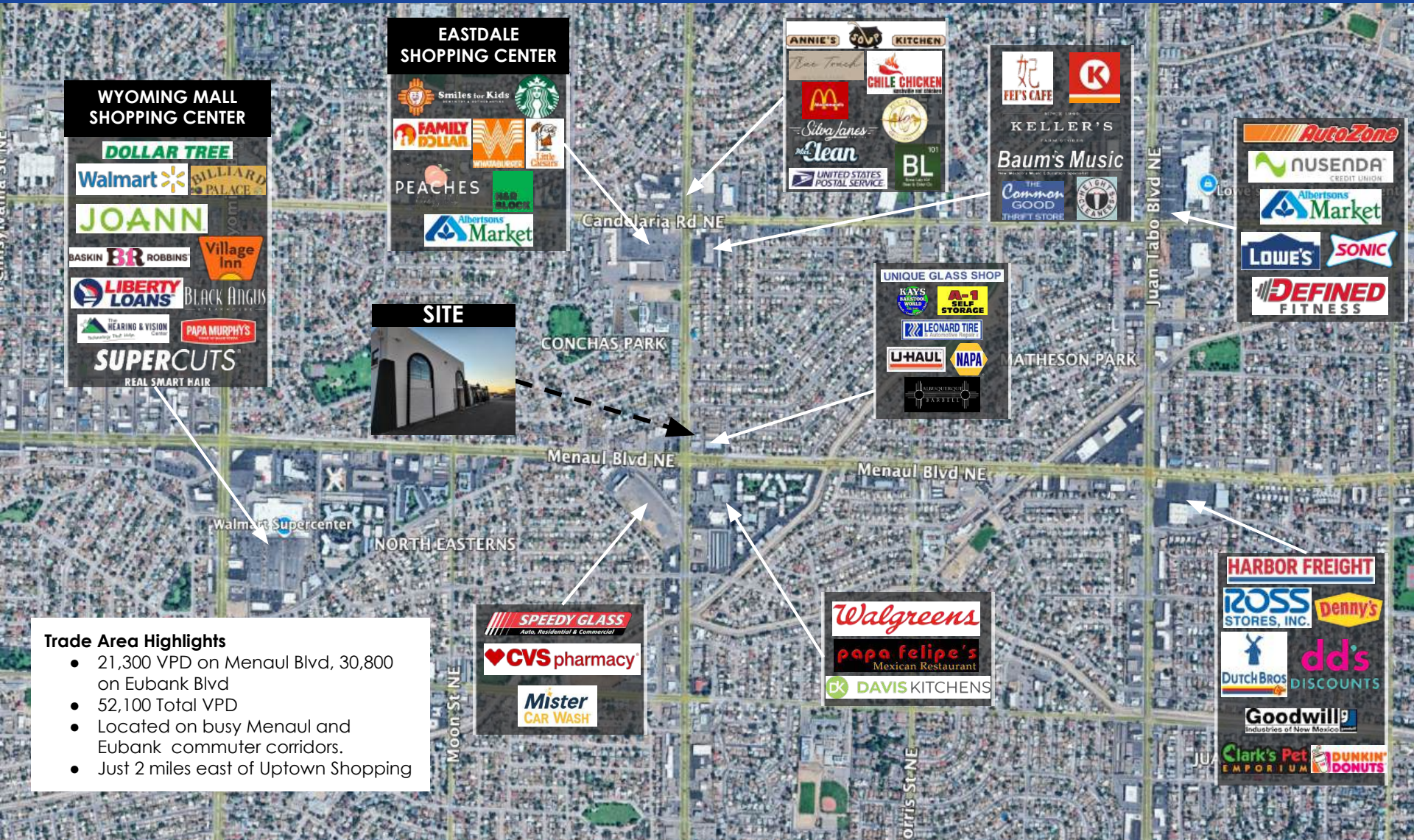
- ± 442 SF two room move in ready suite with wood style flooring.
- ± 340 SF two room suite, insulated.
- Cannabis production/grow requires electric sub-meter.
- Max contiguous: ± 2583 SF



SITE SUMMARY



TRADE AREA



Trade Area Highlights

- 21,300 VPD on Menaul Blvd, 30,800 on Eubank Blvd
- 52,100 Total VPD
- Located on busy Menaul and Eubank commuter corridors.
- Just 2 miles east of Uptown Shopping

DEMOGRAPHICS (WITHIN A 5-MILE RADIUS)



Population

1 Mile	33,900
3 Miles	204,800
5 Miles	317,600



Age

Median Age	41
Under 20	66,000
25 - 45	88,700
45 - 65	79,100
Over 65	52,400



Household Income

Median Income	\$65,600
2028 Estimate	\$76,800
\$25k - 50k	29,100
\$50k - 75k	40,600
Over \$100k	47,300



Employees

Total	264,800
Top Industries	Management, Business, Science, Arts, Educational Services, Health Care



Housing Occ. Ratio

Occupied	145,100
Vacant	9,199



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LOCATION SUMMARY: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)