

**For
Lease**



Retail/Office Space

NEAR KIRTLAND AFB AND SANDIA LABS



237 Eubank Blvd. NE | Albuquerque, NM 87123

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±777 SF Available

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

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PROPERTY

AVAILABLE

Suite B-1: ±777 SF

LEASE RATE

\$14.33/SF + \$4.96/SF NNN
(\$1,250/Mo. Including NNN)

HIGHLIGHTS

- Conveniently located 1/3 mi. south of I-40, 1/4 mi. north of Central and 1.5 mi. north of Kirtland AFB
- Parking ratio: 4.2:1,000
- 33,300 CPD on Eubank Blvd.
- Generously-sized monument signage for maximum visibility
- 3-phase power
- No cannabis

ZONING [MX-L](#) 

LOCATION

SWQ Eubank Blvd. &
Chico Rd. NE



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,559	123,504	229,894
Average HH Income	\$77,247	\$78,850	\$88,478
Daytime Employment	6,940	54,906	102,935

2025 Forecasted by Esri

HUB Zone



NAI SunVista

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Albuquerque, NM 87110

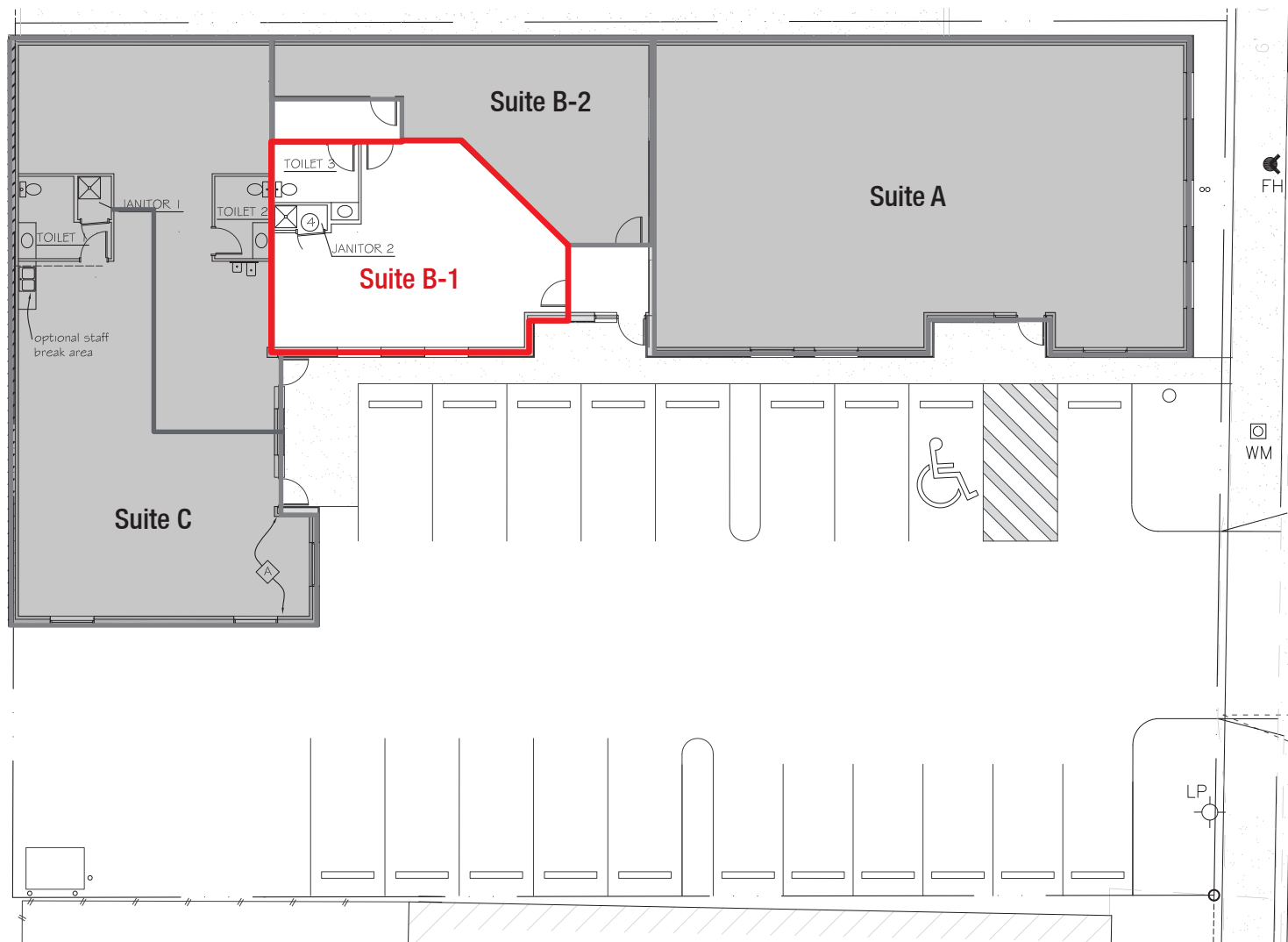
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FLOOR PLAN



AVAILABLE

Suite B-1: ±777 SF

- Available
- Leased

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