

**For  
Lease**



## Retail/Office Space

NEAR KIRTLAND AFB AND SANDIA LABS



**±777 SF Available**

237 Eubank Blvd. NE | Albuquerque, NM 87123

**Todd Strickland**

todd@sunvista.com | 505 450 1121

**Rob Bridges** CCIM

rob@sunvista.com | 505 977 5094

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

Suite B-1: ±777 SF

### LEASE RATE

\$998/Mo. Including NNN  
(\$10.45/SF + \$4.96/SF 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** [MORE INFO](#)



**NAISunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
 2424 Louisiana Blvd. NE | Suite 100  
 Albuquerque, NM 87110

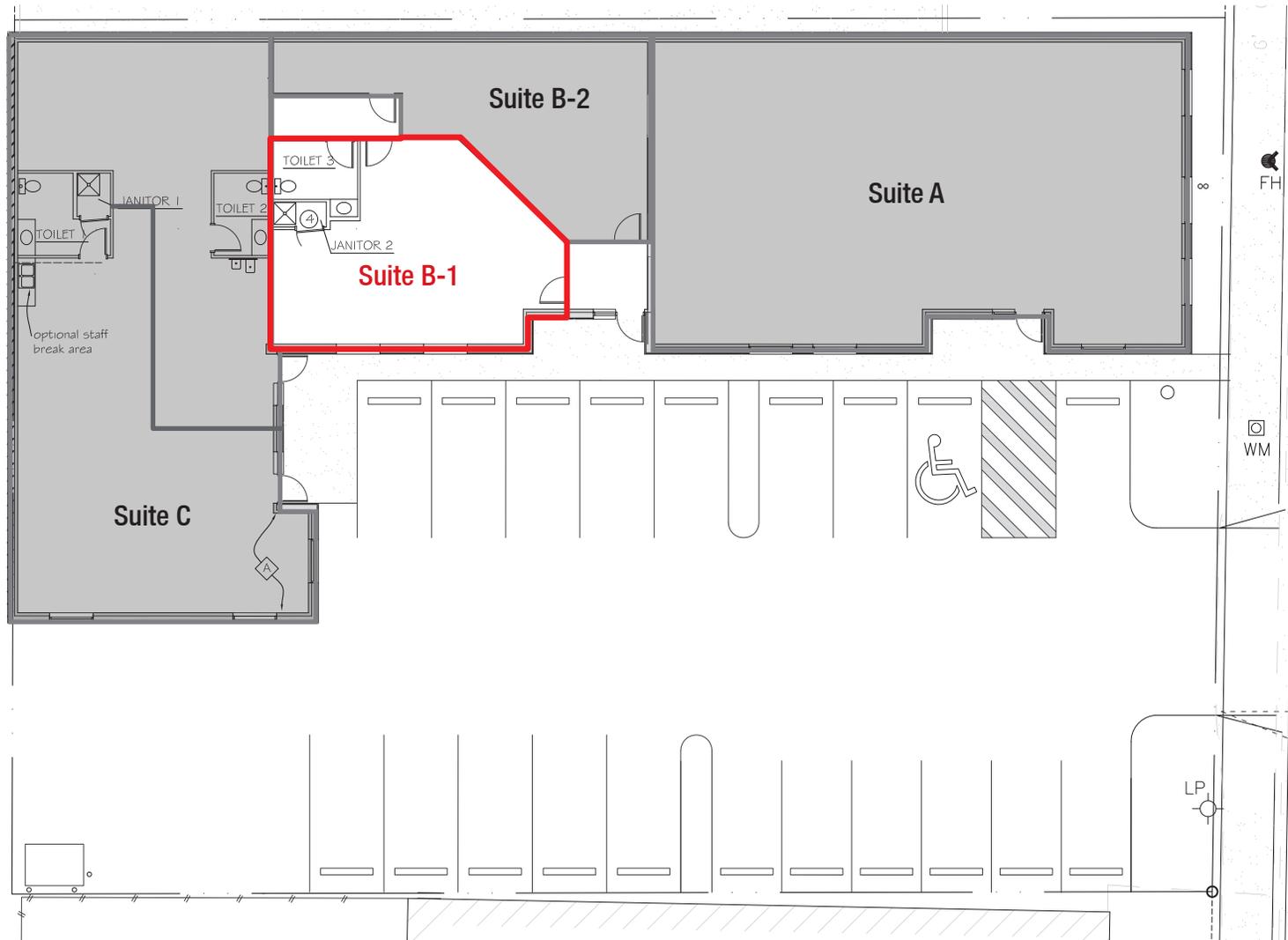
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FLOOR PLAN



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