

For Lease



Hard Corner Retail/Showroom

HIGH-TRAFFIC CORRIDOR ADJACENT TO MAJOR RETAILERS



±3,200 SF Available

241 Eubank Blvd. NE | Albuquerque, NM 87123

Todd Strickland

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Rob Bridges CCIM

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NAI SunVista] **Got Space**™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Building: ±3,200 SF

LEASE RATE

\$22.00/SF + \$4.25/SF NNN
(\$7,000/Month)

HIGHLIGHTS

- Pylon & on-building signage available
- On a high-traffic corridor visible to 36,700 cars per day
- Catty-corner from Sam's Club, Toyota, Walmart, and other high-traffic retailers
- Less than 0.5 miles away from I-40
- Beautiful showroom & work space
- 14 parking spaces

ZONING

- **MX-L**

LOCATION

SEC Eubank Blvd.
& Chico Rd. NE

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NAI SunVista

505 878 0001 | sunvista.com
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,058	123,785	230,076
Average HH Income	\$81,310	\$82,135	\$93,567
Daytime Employment	7,388	55,816	102,202

2025 Forecasted by Esri

HUB Zone MORE INFO



**SANDIA LABS/
KIRTLAND AFB**
±23,000 Employees

National
Museum of
Nuclear Science

Sandia National
Laboratories
Offices

Sandia/Kirtland
Eubank Gate

Manzano Mesa
Multi-Generation
Center

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FLOOR PLAN

AVAILABLE

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