

FIRST GENERATION

Retail/Office at an Affordable Price

237 Eubank Blvd. NE
Albuquerque, NM 87123

SWQ Eubank Blvd. & Chico Rd. NE

For Lease

Lease Rate

- \$12-\$15/SF Modified Gross

Available

- Suite A: ±2,017 SF
- Suite B: ±1,413 SF
- Suite C: ±1,946 SF

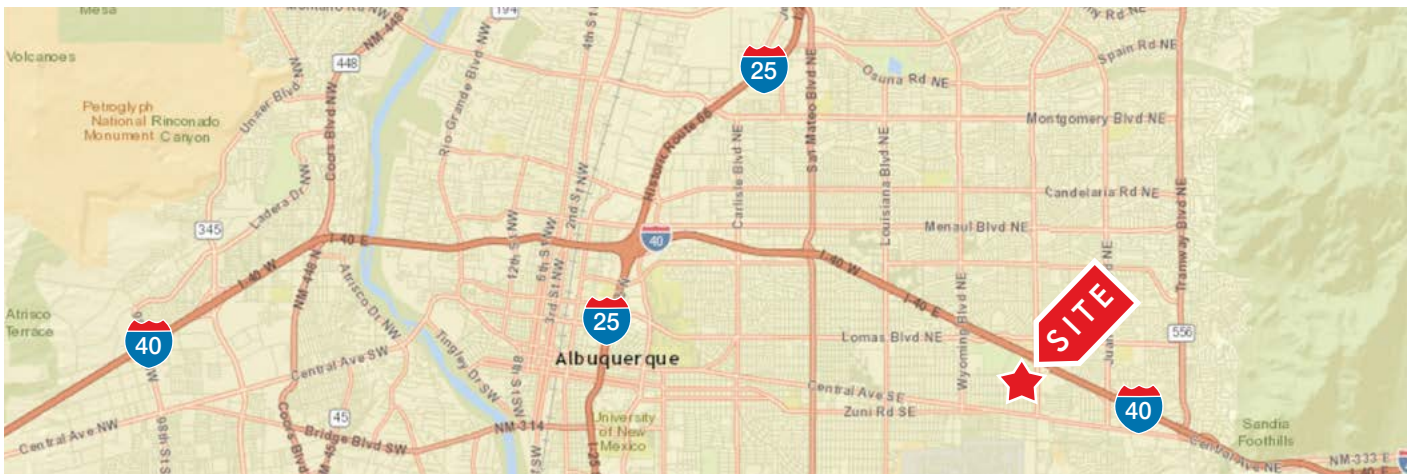
TOTAL: ±5,376 SF

Zoning

- SU-1 for C-1

Property Highlights

- Conveniently located 1/3 mi. south of I-40, 1/4 mi. north of Central and 1.5 mi. north of Kirtland AFB
- SU-2 for C-1 zoning accommodates a variety of uses
- Parking ratio: 4.2:1,000
- Beautifully-finished exterior awaits your custom finishes to the interior
- 28,700 CPD on Eubank Blvd.
- Generously-sized monument signage for maximum visibility (26' tall x 12' wide)
- 3-phase power



NAI Maestas & Ward

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 www.gotSPACEUSA.com

For more information:

Todd Strickland

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505 450 1121

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LOCATION

2016 Demographics	1 mile	3 mile	5 mile
Total Population	14,946	124,323	234,413
Average HH Income	\$53,280	\$53,951	\$60,948
Daytime Employment	7,535	54,671	118,969
2016 Forecasted by Esri			



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PHOTOS



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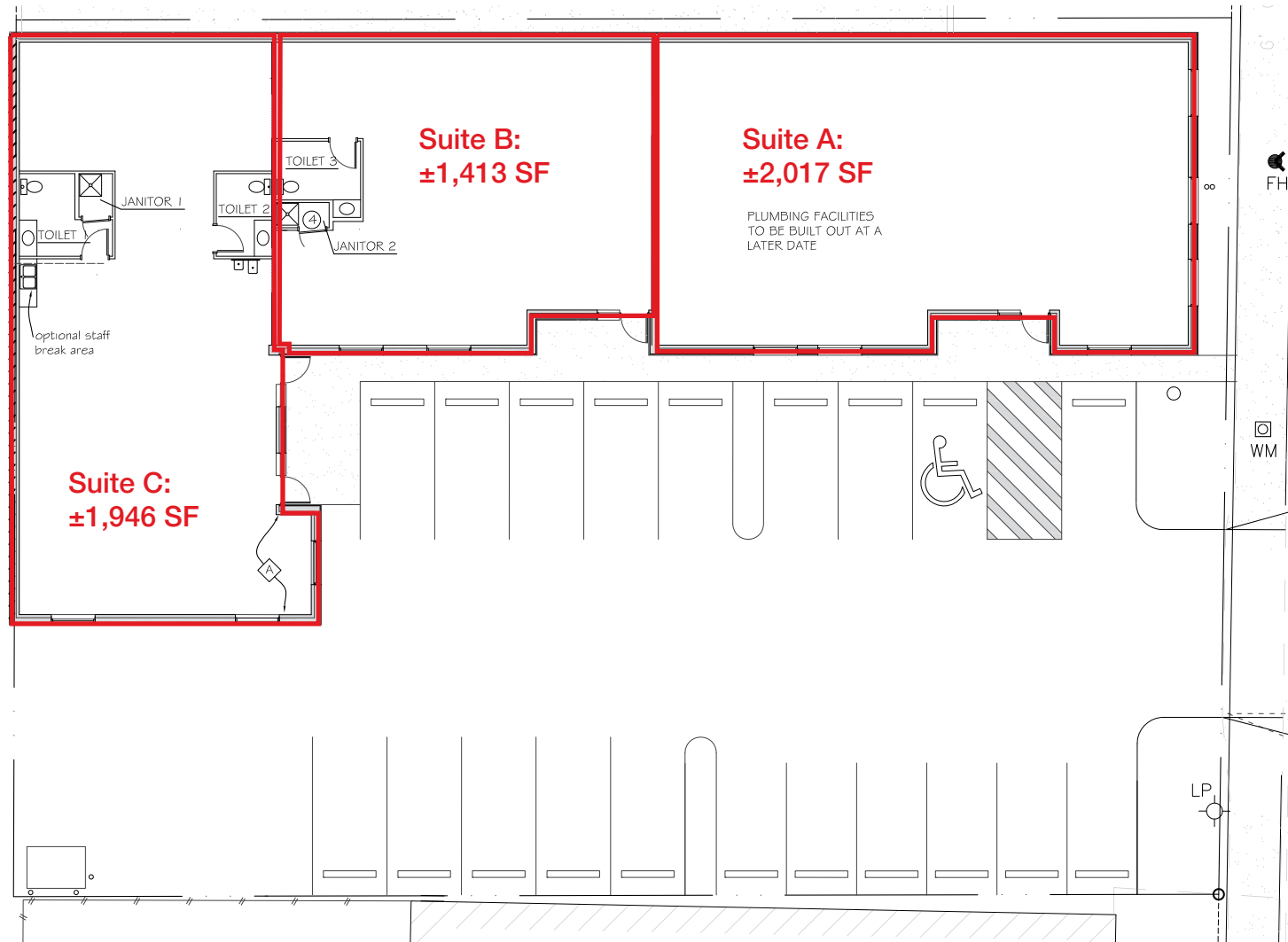
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FLOOR PLAN



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