



**FOR  
LEASE**

**AVAILABLE  
SPACE**  
905 SF

**RATE**

\$25.00 PSF NNN  
NNNs\* \$3.80

\* Estimate provided by Landlord and  
subject to change

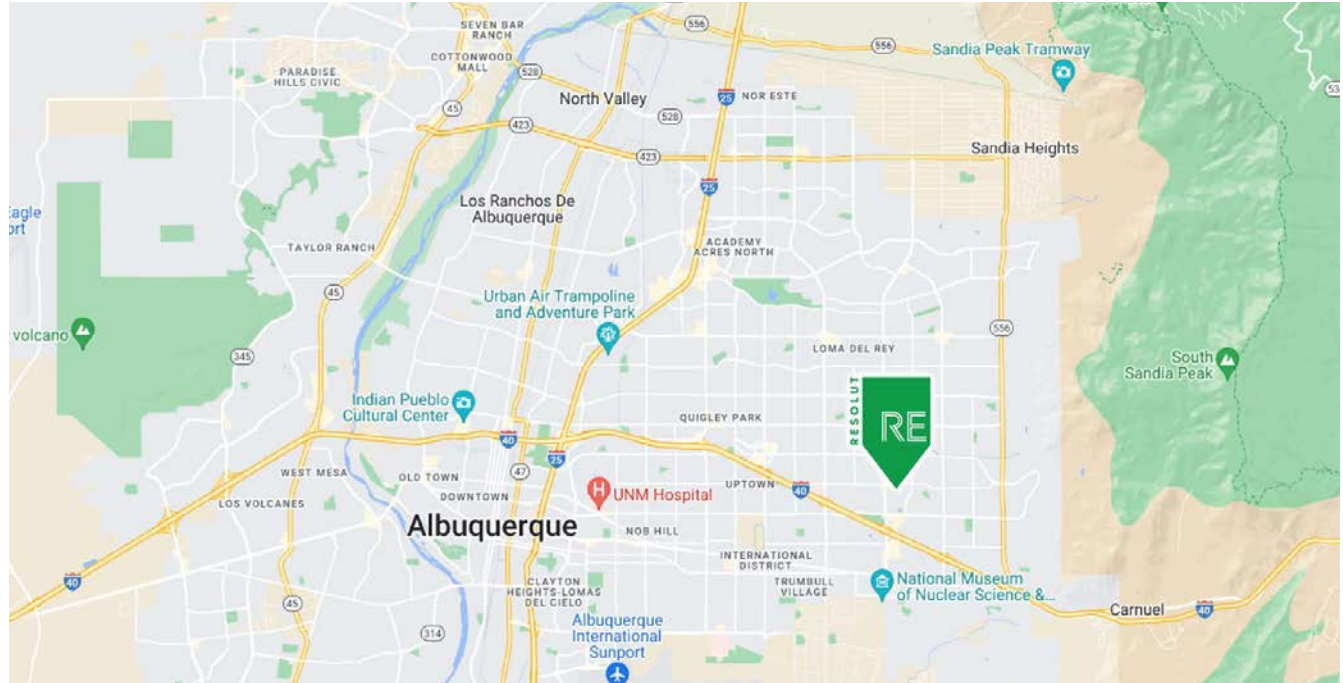
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**PROPERTY HIGHLIGHTS**

- Shadow-anchored retail space by Walmart and Sam’s Club
- Easy access from I-40
- Excellent Visibility and traffic counts
- Join WingStop and MetroPCS
- 2nd gen retail space



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2024**



**129,631  
POPULATION  
3-MILE RADIUS**



**\$86,035.00  
AVG HH INCOME  
3-MILE RADIUS**



**91,489  
DAYTIME POPULATION  
3-MILE RADIUS**



**TRAFFIC COUNTS**  
Eubank Blvd NE: 44,973 VPD  
(Sites USA 2024)



## PROPERTY OVERVIEW

425 Eubank Blvd NE is in the Indian Moon neighborhood in Northeast Heights, Albuquerque. This area is well-known for its retail vibrancy and accessibility, making it a prime location for various businesses.

The Northeast Heights is a well-established commercial area that supports a diverse range of retail and service businesses. This stability attracts new ventures and provides a robust customer base.

The Indian Moon neighborhood is known for its high walkability and bike-friendliness, making it accessible for residents.

## LOCATION OVERVIEW

425 Eubank Blvd NE in Albuquerque, NM 87123 is located in the Manzano Mesa neighborhood. This area is a mix of residential and commercial properties. Key points include:

- **Proximity to Kirtland Air Force Base**
- **Nearby Parks:** Manzano Mesa Park offers recreational activities.
- **Community Centers:** Manzano Mesa Multigenerational Center provides community services.
- **Transportation:** Accessible via Eubank Blvd NE and close to I-40, with public transit options available.
- **Amenities:** Various shopping and dining options nearby.
- **Education:** Served by Albuquerque Public Schools and near Central New Mexico Community College (CNM) and the University of New Mexico (UNM).
- **Healthcare:** Clinics and hospitals are easily accessible.

This location combines suburban living with convenient access to urban amenities.



