



# MULTI-TENANT RETAIL STRIP NEAR KAFB ENTRANCE

121 Eubank Blvd NE Albuquerque, NM 87123



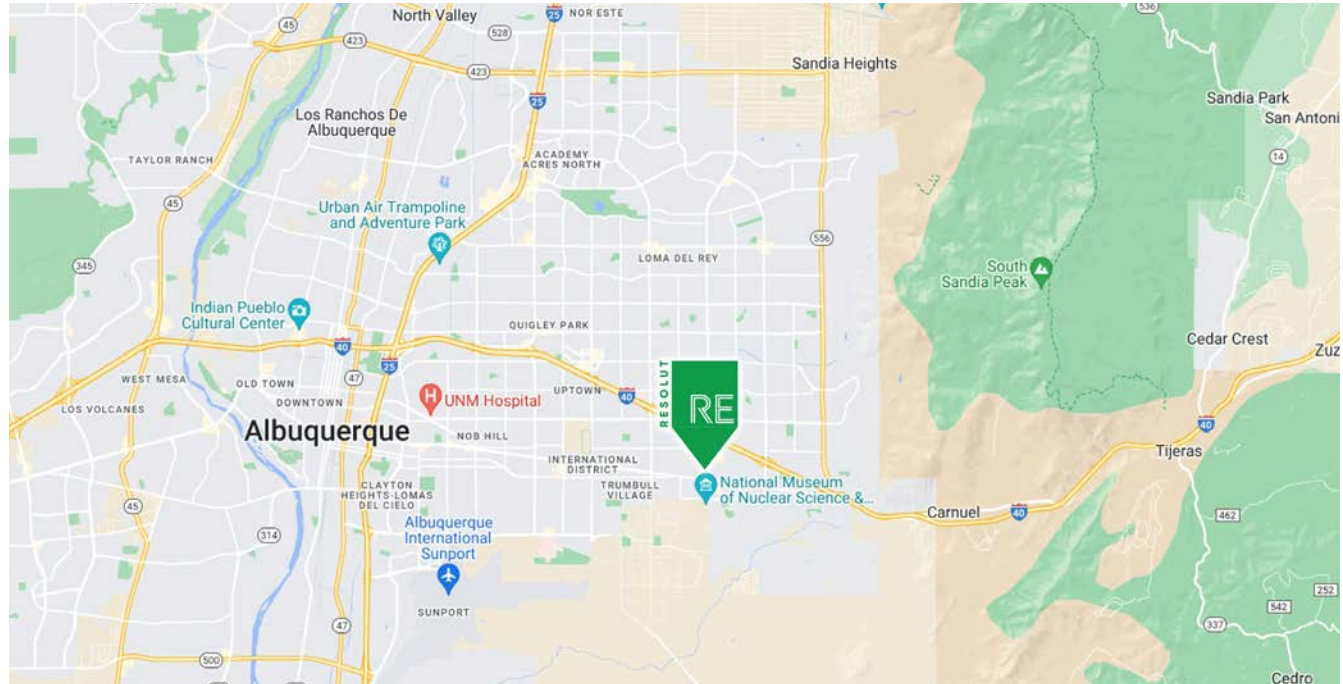
**SOLD**

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**PROPERTY HIGHLIGHTS**

- Strategic location near the entrance to Kirtland Air Force base and Sandia National Labs
- Great opportunity for an owner/user, investor with upside potential or to lease this second gen retail space
- Income generated day one from current leases
- Building recently renovated in 2022
- High traffic area with 28k VPD on Eubank
- Strong retail area with Costco, Home Depot, Walmart, and Sam’s Club driving traffic



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2025**



**119,709**  
**POPULATION**  
3-MILE RADIUS



**\$79,494.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**82,436**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Eubank Blvd: 28,787 VPD  
Central Ave: 26,625 VPD  
(SitesUSA 2025)

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### PROPERTY OVERVIEW

121 Eubank is a ±5,095 SF, 3 tenant retail strip in the SE heights submarket of Albuquerque. It is strategically located near the main entrance to the Kirtland Air Force Base and Sandia National Labs and features a great opportunity for owner/users and tenants alike to take advantage of this newly renovated opportunity. There is currently 2,089 SF available that can be leased, new owner can purchase the building and occupy the vacancy, or an investor can purchase with below market rents (\$11.00-\$13.00 NNN) to fill the vacancy and increase rents on current lease to improve the return.

### LOCATION OVERVIEW

121 Eubank is a ±5,095 SF retail center strategically located in Albuquerque's Southeast Heights, offering excellent visibility and convenient access along Eubank Boulevard, including left-in/left-out ingress. The property has historically maintained strong occupancy, catering to a mix of retail and service-oriented tenants.

### PROPERTY HIGHLIGHTS

Sale Price:	SOLD
Year Built:	1984/2022
Zoning:	MX-L
Submarket:	SE Heights



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