RESOLUT RE

MODERN TAPROOM SPACE IN THE FAR NE HEIGHTS

SEQ MONTGOMERY BLVD & EUBANK BLVD
9904 Montgomery Blvd NE, Albuquerque NM 87111



FOR SALE OR LEASE

BUILDING SIZE
10,900± SF

SUITE B:
8,650± SF

SALE PRICE
$4,500,000

LEASE RATE
$35.00 PSF NNN

Austin Tidwell, CCIM
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505.337.0777

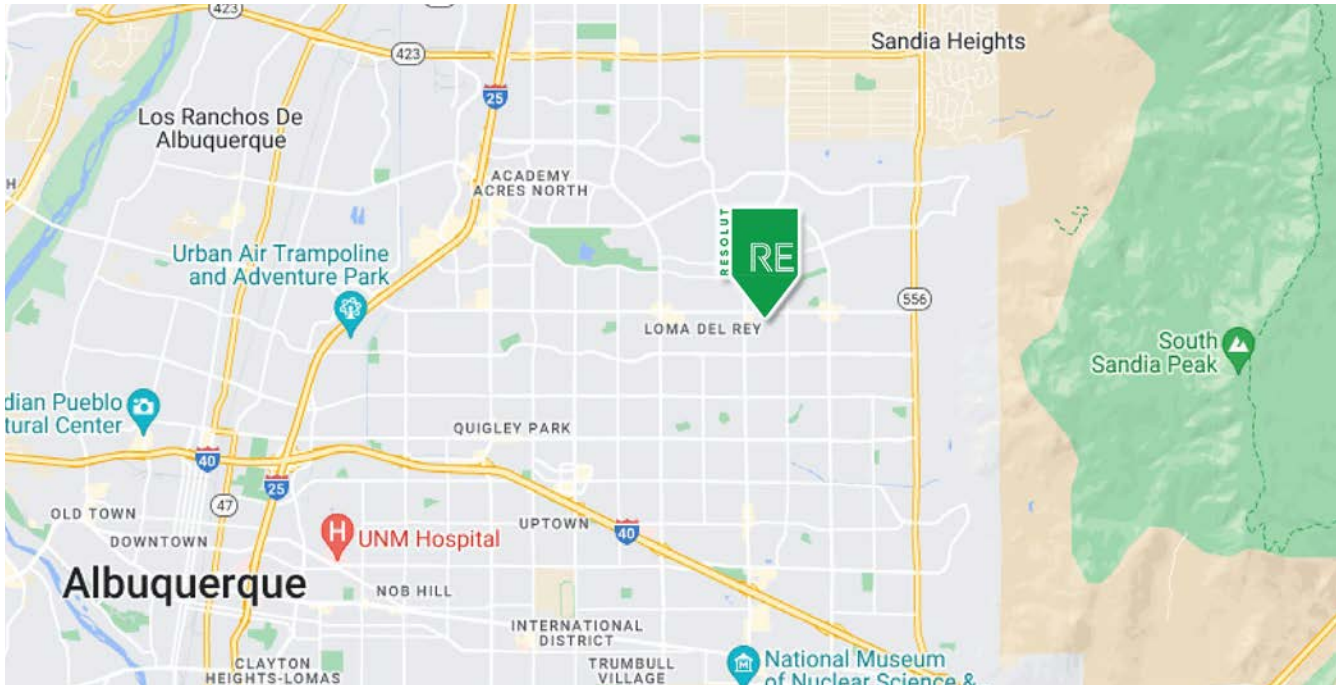
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PROPERTY HIGHLIGHTS

- Former Marble Heights Location Available 12/31/26
- Perfect opportunity to lease the brewery location or purchase the building with additional income from Slice Parlor
- Ideal build-out for new brewery, distillery or restaurant to benefit from the existing infrastructure
- Newer construction building with bright colors, beautiful facade and modern finishes throughout
- Industrial style garage doors with large patio spaces for outdoor dining
- Ability to demise Suite B to accommodate a 3rd tenant and make taproom space smaller



AREA TRAFFIC GENERATORS

Slice Parlor · SONIC · Whole Hog Cafe · DB · Staples · HOBBY LOBBY · Marshalls · SONIC · Taco Bell

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DEMOGRAPHIC SNAPSHOT 2026

130,556
POPULATION
3-MILE RADIUS

$117,263.00
AVG HH INCOME
3-MILE RADIUS

112,754
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
Montgomery Blvd: 28,700 VPD
Eubank Blvd: 26,101 VPD
(ArcGis 2026)

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PROPERTY OVERVIEW

After a great 10 year run in the location, Marble has announced that they will be closing their eastside location at the end of 2026. What they leave behind is one of the more modern, unique and architecturally beautiful spaces in Albuquerque for a new brewery, distillery or restaurant to expand to. This building is available simply to lease the former Marble space, or for an owner-occupant to buy the building and operate their business in the space and benefit from income from Slice Parlor next door. The taproom space does include a 1,170± SF member's lounge that could easily be leased to a new business, shrinking the size of the taproom to 7,480± SF. The property does benefit from an additional access & parking agreement for the lot to the south to grant necessary parking for a similar use for the next 20 years.



LOCATION OVERVIEW

The Far NE Heights Submarket continues to remain strong with low retail vacancy and climbing lease rates as a densely populated, desirable area of town. This taproom served as the local gathering spot and brings a great opportunity for the next occupant to be that draw from the numerous neighborhoods surrounding the property. The trade area has seen some great absorption as of late with the mixed-use redevelopment of the former AAA Building at 10501 Montgomery Blvd NE, some key new leases signed at the Sierra Vista Shopping Center at the SWC Montgomery & Eubank to include a new Burlington, Frozen Fix Ice Cream and The Rooted Lounge and Bernalillo County's purchase of the former VCA Animal Hospital adjacent to the site.

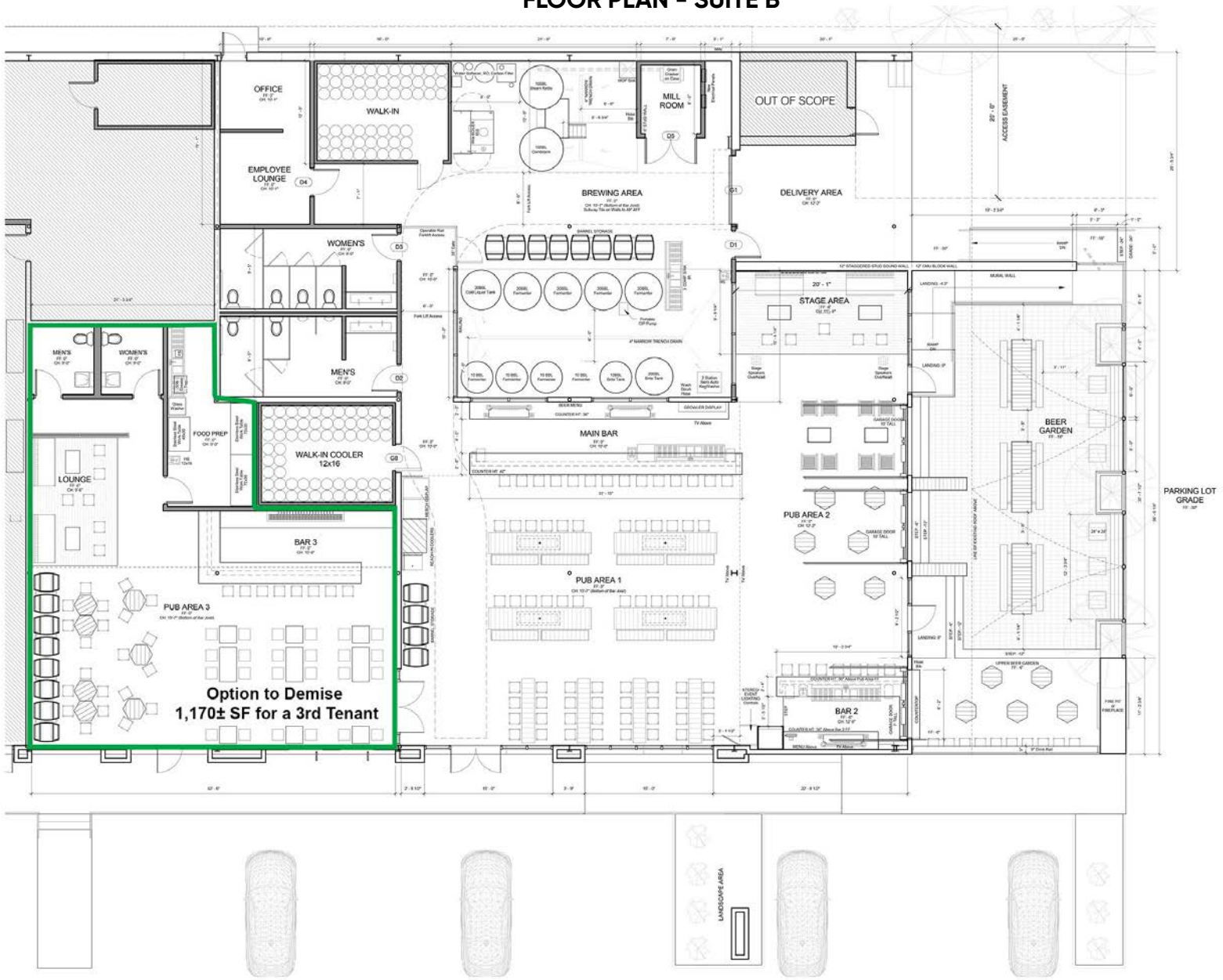
PROPERTY DETAILS

Sale Price:	$4,500,000
Lease Rate:	$35.00 PSF NNN
NNN:	$5.86 PSF
Suite Size:	8,650± SF (Suite B)
Building Size:	10,900± SF
Zoning:	MX-M
Submarket:	Far NE Heights

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FLOOR PLAN - SUITE B



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EXTERIOR PHOTOS









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SUITE B - FORMER TAPROOM









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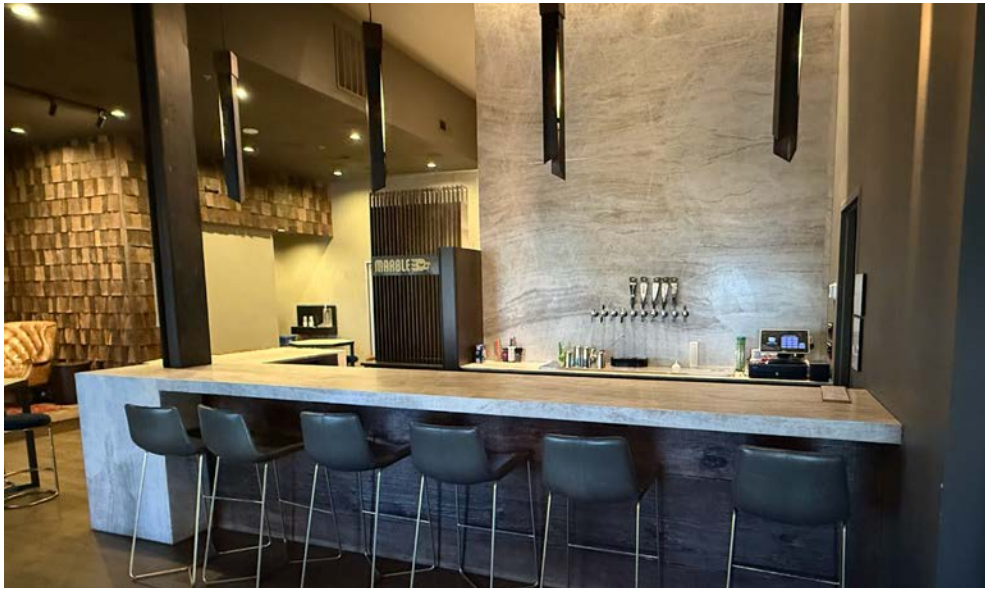
SUITE B -CONTINUED





MEMBER LOUNGE - OPTION TO DEMISE FOR 3RD SUITE





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SUITE A - SLICE PARLOR INTERIOR







Slice Parlor

TENANT PROFILE | Suite A: 2,250± SF

Authentic NY style pizza also offering calzones, wings, salads and local beers on tap

Serving Albuquerque since 2011

*** Current Rent and Lease Terms Available Upon Request***

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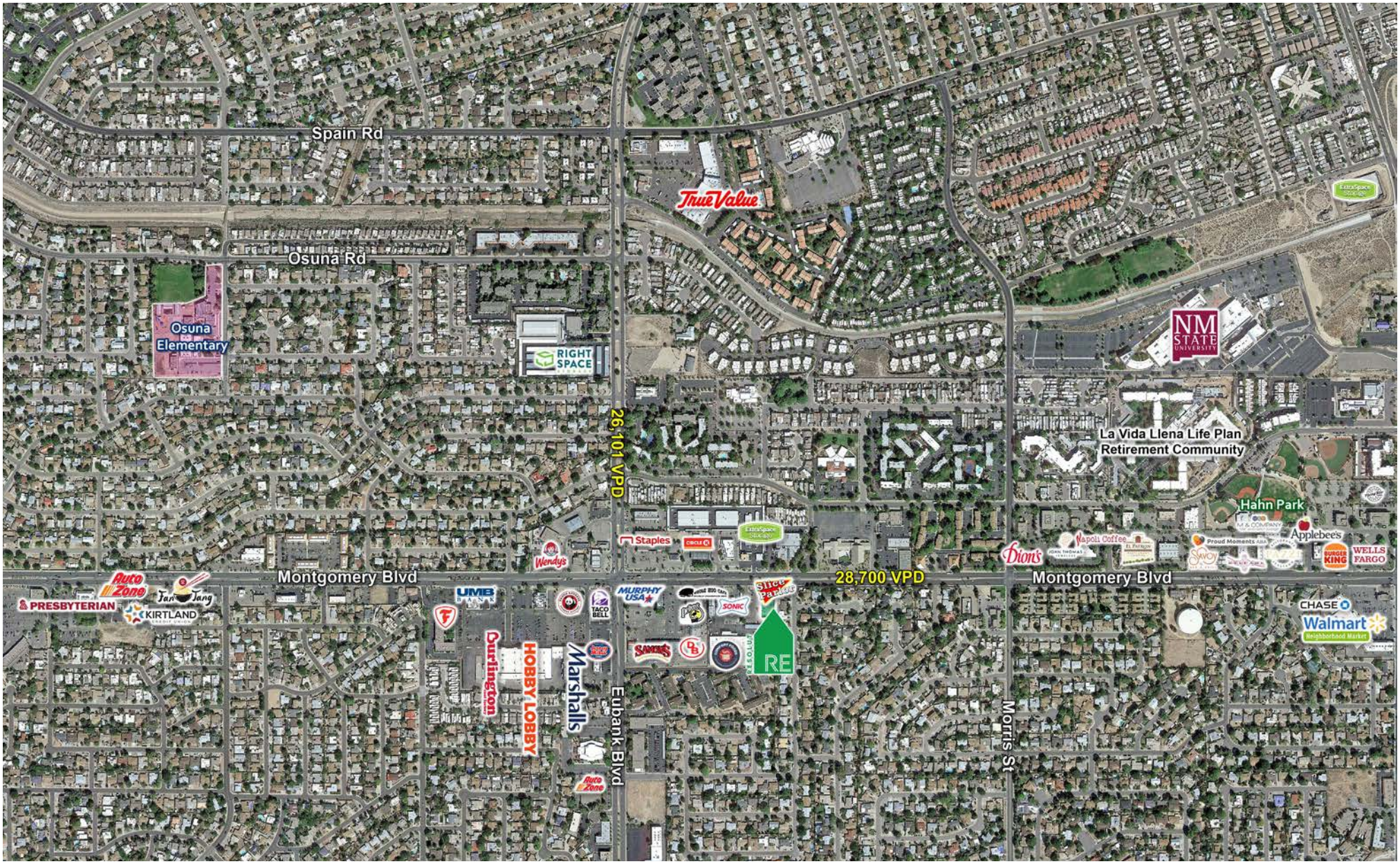
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SITE PLAN & PARKING EXHIBIT



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