

Site
.59 Acres
25,700 SF



Menaul Blvd NE

21,700 VPD

Eubank Blvd. NE

31,100 vpd

Snow Heights Cir. NE



Site
6.71 Acres
292,287 SF



LEASE

Sapir Center

2113 EUBANK BLVD. NE

Albuquerque, NM 87112

PRESENTED BY:

WALT ARNOLD, CCIM, SIOR

Managing Director

O: 505.256.1255

C: 505.269.9358

walt.arnold@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Broker
AVAILABLE SF:	900- 28,500 SF
LOT SIZE:	7.3 Acres
ZONING:	MX-M
MARKET:	Albuquerque
SUBMARKET:	Northeast Heights
TRAFFIC COUNT:	54,865

PROPERTY OVERVIEW

Take a good look at Sapir Center. We are centrally located between the highest paying employer in the state, Sandia Labs, and the highest median income neighborhood in the state, Tanoan. These potential customers pass Snow Heights Promenade twice everyday, going to work and then coming home from work. We also have surrounding rooftops from single family to multifamily buildings. Your customers are HERE! Bring your business to THRIVE at the signalized corner of Eubank & Menaul.

PROPERTY HIGHLIGHTS

- Drive Through Pads Available
- Adjacent Tenants Include: CVS, KFC, Bank of the West and Mister Car Wash

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SAPIR CENTER | 2113 Eubank Blvd. NE Albuquerque, NM 87112

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC. 2

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

CLOSE- IN AERIAL



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3 MILE RADIUS AERIAL



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GET TO KNOW *Albuquerque*



Recognized as one of the one of the most culturally diverse cities in the country, Albuquerque's architecture, artwork, cultural centers, cuisine and countless customs and traditions are what makes Albuquerque the cultural capital of the Southwest!

WHY *Albuquerque*

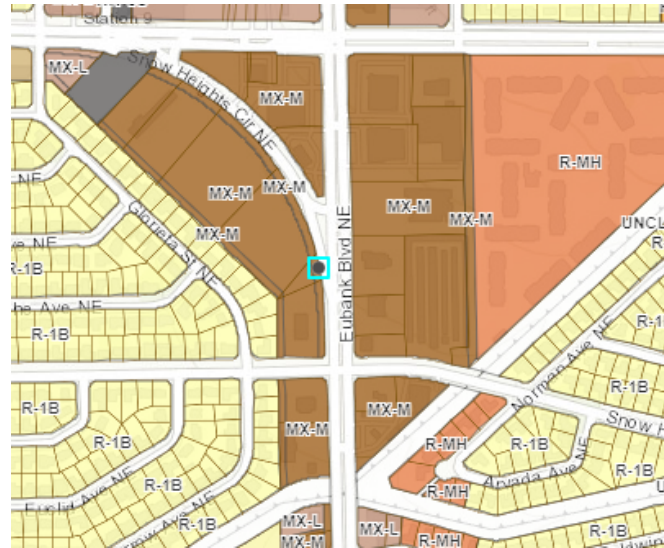
- New Mexico's largest city, the Albuquerque Metro area has over 908,200 residents and is growing at a steady pace of 1 to 2 percent a year. The area's five-year growth rate is projected at 7.2 percent compared with the national rate of 4.0 percent.
- Albuquerque enjoys blue skies and sunshine 310 days out of the year, making the city an outdoor enthusiast's paradise and a magnificent place to enjoy outdoor sporting events, concerts, festivals and more.



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- The city spans 187 square miles at elevations ranging from 4,500 to 6,500 feet above sea level.
- The breakfast burrito is said to have originated at the Albuquerque International Balloon Fiesta® in the 1970s.
- The Sandia Mountains on the city's east side rise to more than 10,600 feet in elevation and turn a watermelon pink color at sunset.
- The official New Mexico state question is "Red or Green?" referring to red or green chile when ordering New Mexican food. For those who want both red and green chile, tell the server "Christmas."
- Albuquerque has more than a dozen museums, an Old Town area featuring more than 150 shops, restaurants and galleries.
- Albuquerque is known as the "Hot Air Ballooning Capital of the World" and hosts the Albuquerque International Balloon Fiesta® annually.
- Albuquerque is home to several wineries. New Mexico is the oldest wine-producing region in the country.
- Chile is featured in nearly every meal from breakfast through dinner in New Mexico and it is one of the top cash crops in the state with more than 66,000 tons of chile being produced annually.



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MIXED-USE – MODERATE INTENSITY ZONE DISTRICT (MX-M)

Purpose: The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors



Traffic Count Map



Traffic Count Map - Close Up

2113 Eubank Blvd NE, Albuquerque, New Mexico, 87112
Drive Time: 1, 3, 5 minute radii

Prepared by Carl
Latitude: 35.10651
Longitude: -106.53329

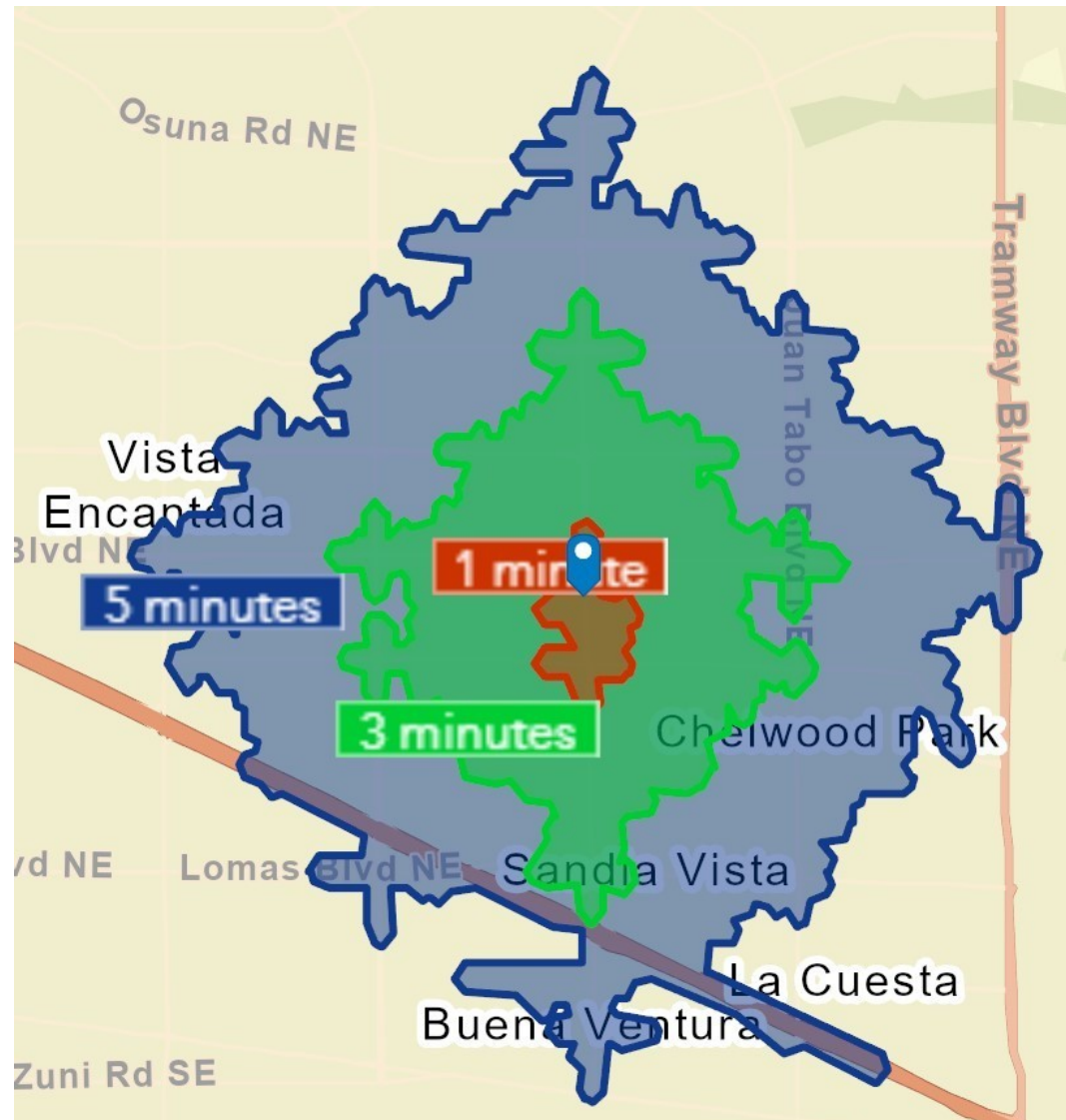


Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day

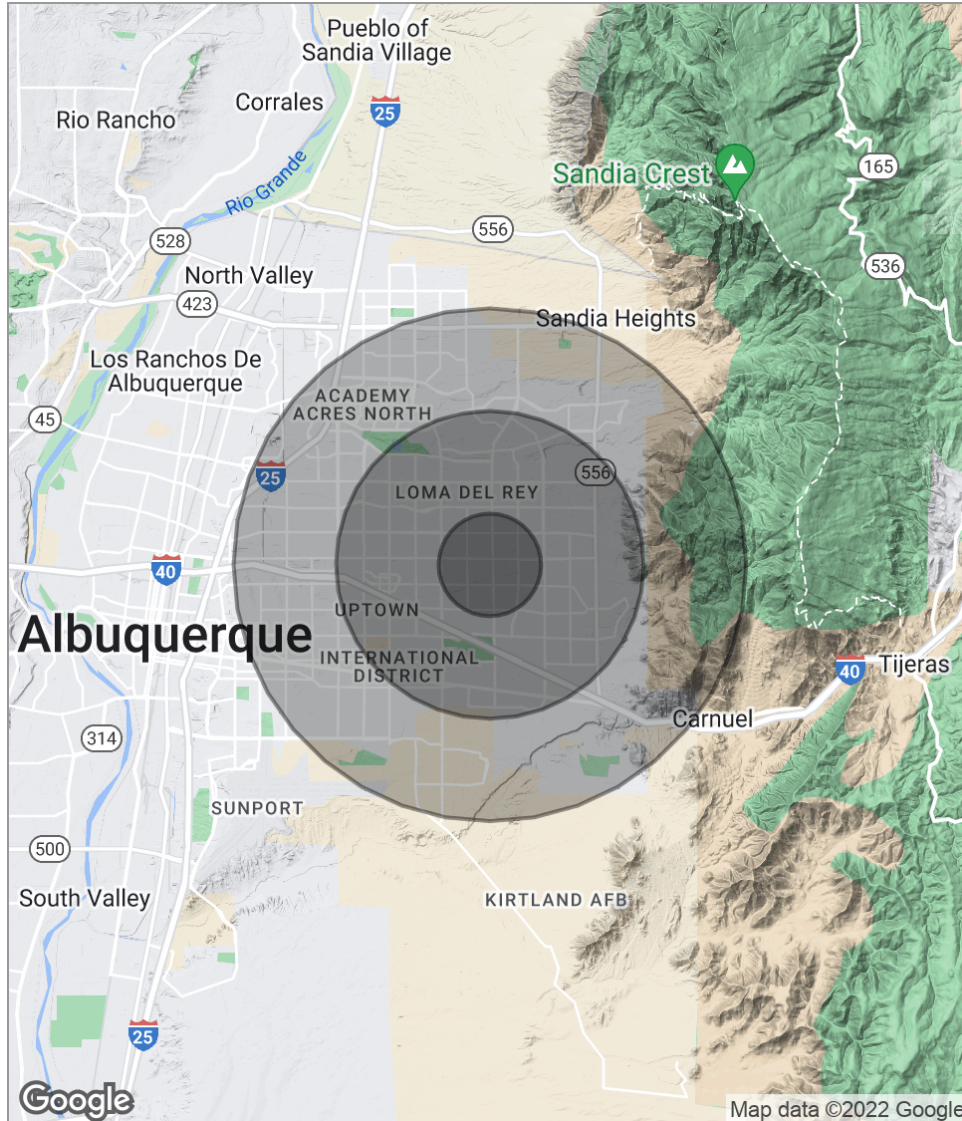


Source: ©2020 Kalibrate Technologies (Q4 2020).

Drive Time Map [1, 3, 5 Minutes]



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	19,410	149,977	304,572
Median age	38.9	39.6	39.8
Median age [Male]	37.0	37.7	38.2
Median age [Female]	40.7	41.5	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	8,442	65,475	134,432
# of persons per HH	2.3	2.3	2.3
Average HH income	\$49,779	\$57,398	\$61,345
Average house value	\$171,471	\$211,621	\$228,904

** Demographic data derived from 2020 ACS - US Census*

KEY FACTS

812

Population



Average Household Size

40.5

Median Age

\$44,497

Median Household Income

EDUCATION

15%

No High School Diploma



24%

High School Graduate



33%

Some College



28%

Bachelor's/Grad/Prof Degree

BUSINESS



99

Total Businesses



609

Total Employees

EMPLOYMENT



69%

White Collar



16%

Blue Collar



15%

Services

13.9%

Unemployment Rate

INCOME



\$44,497

Median Household Income



\$25,042

Per Capita Income



\$67,496

Median Net Worth

Households By Income

The largest group: \$35,000 - \$49,999 (20.2%)

The smallest group: \$200,000+ (1.3%)

Indicator ▲	Value	Diff	
<\$15,000	14.8%	+0.6%	
\$15,000 - \$24,999	10.5%	+0.4%	
\$25,000 - \$34,999	10.5%	0	
\$35,000 - \$49,999	20.2%	+6.8%	
\$50,000 - \$74,999	17.5%	+0.3%	
\$75,000 - \$99,999	9.7%	-1.4%	
\$100,000 - \$149,999	13.7%	+0.1%	
\$150,000 - \$199,999	2.2%	-2.5%	
\$200,000+	1.3%	-4%	

Bars show deviation from

Bernalillo County

KEY FACTS

17,996

Population



Average
Household Size

41.0

Median Age

\$43,473

Median Household
Income

EDUCATION

10%

No High
School
Diploma



23%

High School
Graduate



36%

Some College



31%

Bachelor's/Grad/Prof
Degree

BUSINESS



818

Total Businesses



5,474

Total Employees

EMPLOYMENT



67%

White Collar



17%

Blue Collar



17%

Services

12.1%

Unemployment
Rate

INCOME



\$43,473

Median Household
Income



\$25,139

Per Capita Income



\$42,600

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$200,000+ (1.1%)

Indicator ▲	Value	Diff	
<\$15,000	15.8%	+1.6%	
\$15,000 - \$24,999	10.7%	+0.6%	
\$25,000 - \$34,999	12.7%	+2.2%	
\$35,000 - \$49,999	16.7%	+3.3%	
\$50,000 - \$74,999	18.2%	+1%	
\$75,000 - \$99,999	10.3%	-0.8%	
\$100,000 - \$149,999	12.1%	-1.5%	
\$150,000 - \$199,999	2.3%	-2.4%	
\$200,000+	1.1%	-4.2%	

Bars show deviation from

Bernalillo County

KEY FACTS

51,608

Population



Average
Household Size

41.7

Median Age

\$48,072

Median Household
Income

EDUCATION

8%

No High
School
Diploma



22%

High School
Graduate



36%

Some College



34%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,318

Total Businesses



19,161

Total Employees

EMPLOYMENT



68%

White Collar



14%

Blue Collar



17%

Services

11.8%

Unemployment
Rate

INCOME



\$48,072

Median Household
Income



\$27,698

Per Capita Income



\$57,872

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.5%)

The smallest group: \$200,000+ (1.9%)

Indicator ▲	Value	Diff	
<\$15,000	13.4%	-0.8%	
\$15,000 - \$24,999	9.8%	-0.3%	
\$25,000 - \$34,999	12.2%	+1.7%	
\$35,000 - \$49,999	16.2%	+2.8%	
\$50,000 - \$74,999	18.5%	+1.3%	
\$75,000 - \$99,999	11.5%	+0.4%	
\$100,000 - \$149,999	13.2%	-0.4%	
\$150,000 - \$199,999	3.3%	-1.4%	
\$200,000+	1.9%	-3.4%	

Bars show deviation from

Bernalillo County