



Menaul Blvd NE

21,700 VPD

Eubank Blvd. NE

31,100 vpd

Snow Heights Cir. NE

Mister
CAR WASH

SPEEDY
GLASS

CVS
pharmacy

KFC

W
Telenor

Papa
Felipe's

DAVIS
KITCHENS

NM
HOSPITAL

Teriyaki
SUSHI & MORE

Blake's
LOTABURGER

BANK OF
WEST

Site
6.71 Acres
292,287 SF

Site
Size varies based
on requirement.

LEASE

Sapir Center Pad Site 2

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:	65,340 SF
LOT SIZE:	1.5 Acres
ZONING:	MX-M
MARKET:	Albuquerque
SUBMARKET:	Northeast Heights
VIDEO:	View Here

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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

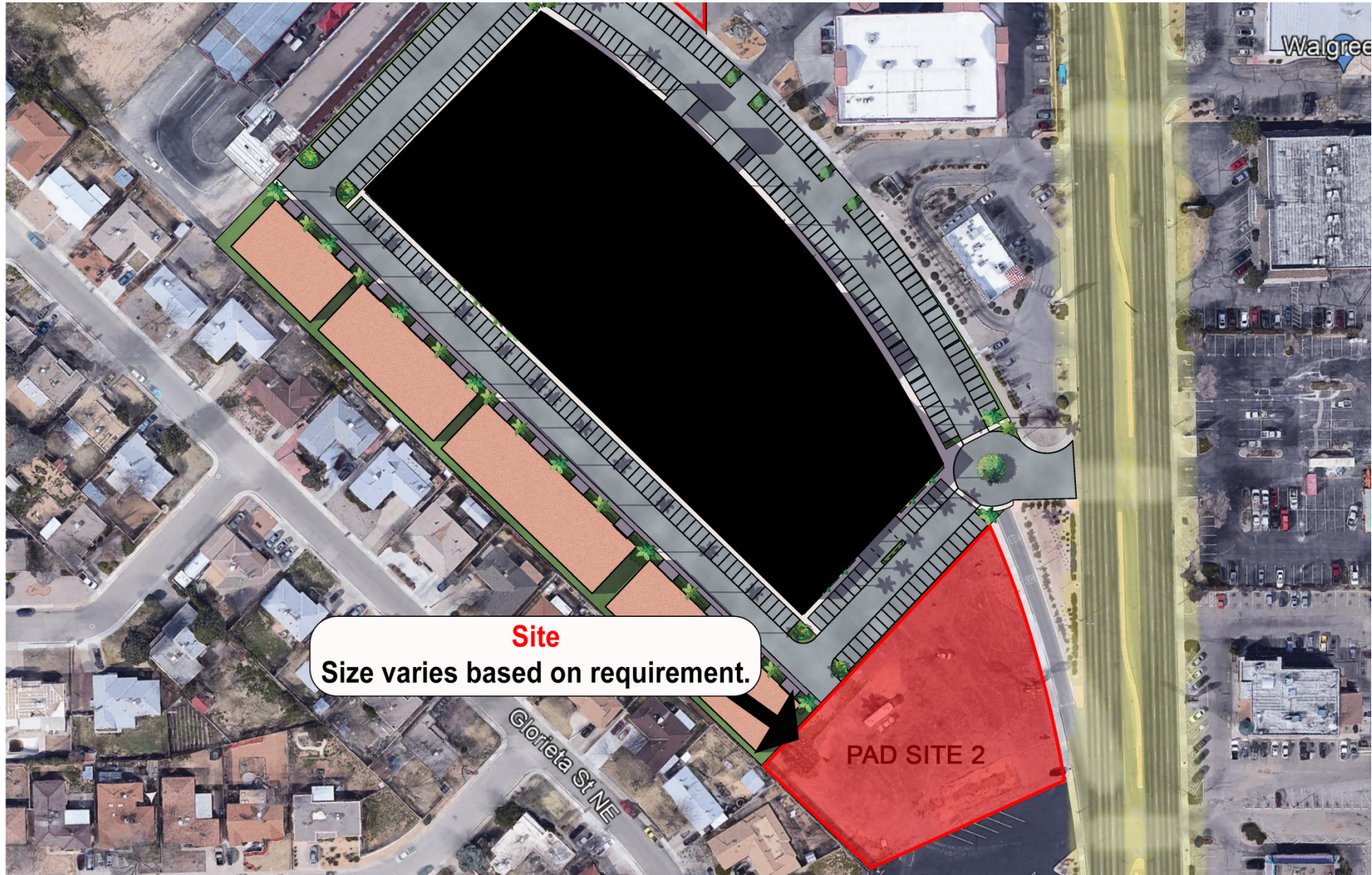
- Drive Through Pads Available
- Adjacent Tenants Include: CVS, KFC, Bank of the West and Mister Car Wash

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

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SITE PLAN



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CLOSE IN AERIAL



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MEDIUM AERIAL



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3 Mile Radius
Population: 147,049
Number of HH: 66,056
Average HH Income: \$58,481

SANDIA

macy's KOHL'S jcpenny DICK'S SPORTING GOODS SHERATON CHIPOPEE IHOP NorthFace Apple J. Jill Sunglass Hut Chicos Sleep number MAC Cosmetics Mattress Firm Jared Fine Jewelry William Sonoma Pottery Barn Gymboree Eddie Bauer Gap

CORONADO CENTER

BANK OF AMERICA Total Wine & MORE ABQ UPTOWN

Hilton Garden Inn Marriott Target WINRCK Dillard's NORDSTROM rack DSW DAVIDS BRIDAL TJ-maxx PETSMART ULTA

Walmart Save money. Live better. DOLLAR TREE Walgreens CVS pharmacy Mister CAR WASH Site KFC Wendy's WaFd Bank American Market

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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,410	149,977	304,572
AVERAGE AGE	38.9	39.6	39.8
AVERAGE AGE (MALE)	37.0	37.7	38.2
AVERAGE 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

RACE

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION - WHITE	14,361	108,558	217,762
TOTAL POPULATION - BLACK	903	5,158	9,856
TOTAL POPULATION - ASIAN	651	4,282	9,819
TOTAL POPULATION - AMERICAN INDIAN	996	6,833	14,495
TOTAL POPULATION - OTHER	1,614	19,261	41,192

* Demographic data derived from 2020 ACS - US Census

WALT ARNOLD, CCIM, SIOR

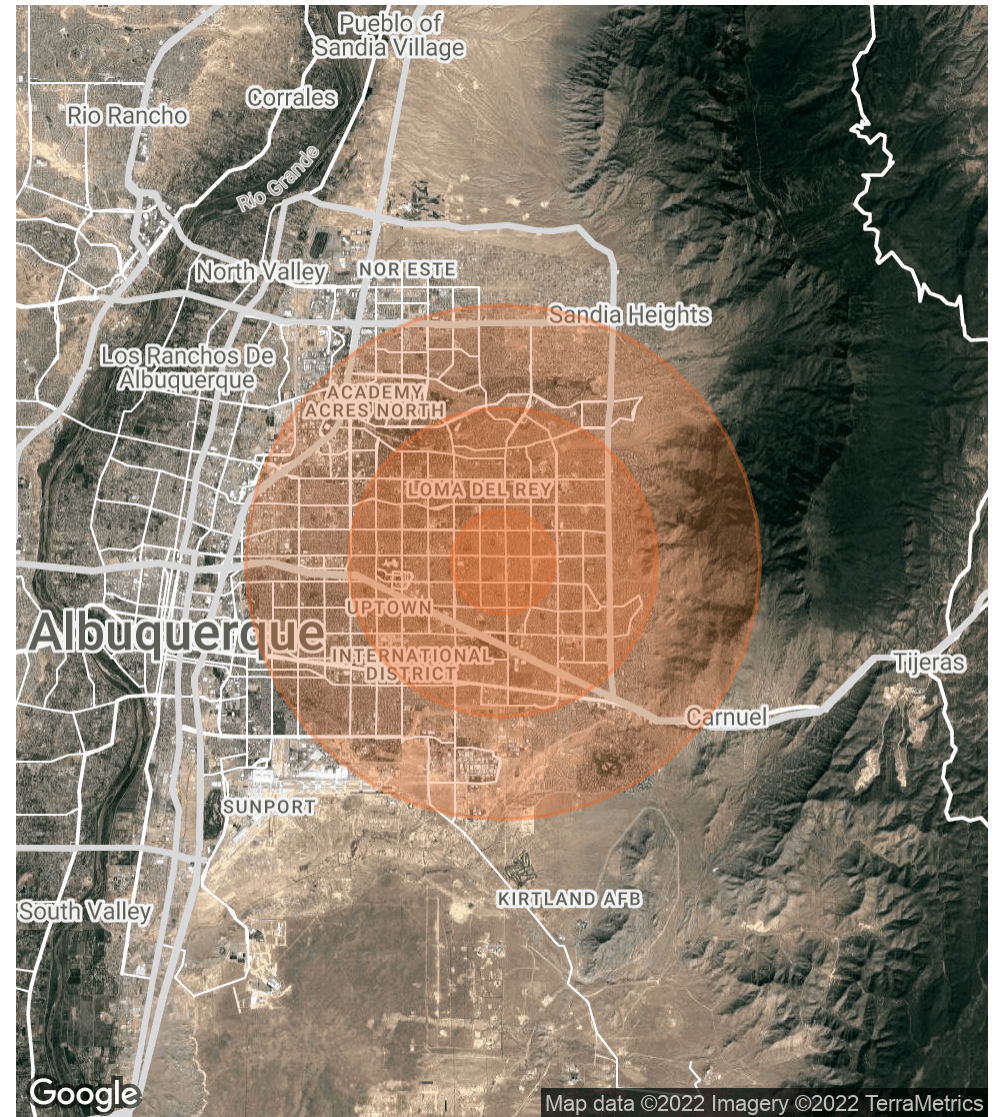
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