

Site
.59 Acres
25,700 SF



Menaul Blvd NE

21,700 VPD

Eubank Blvd. NE

31,100 vpd

Snow Heights Cir. NE

Mister
CAR WASH



Site
6.71 Acres
292,287 SF



LEASE

Sapir Center Pad Site 1

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:	25,700 SF
LOT SIZE:	.59 Acres
ZONING:	MX-M
MARKET:	Albuquerque
SUBMARKET:	Northeast Heights
VIDEO:	View Here

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

WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

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.

SITE PLAN



WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

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

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC. 3

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



WALT ARNOLD, CCIM, SIOR

Managing Director

O: 505.256.1255 | C: 505.269.9358

walt.arnold@svn.com

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

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.

4

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.

MEDIUM AERIAL



WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

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

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.

5

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.

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

SANDIA

macy's KOHL'S
jcpenny DICK'S SPORTS GOODS
CORONADO CENTER

BANK OF AMERICA
Total Wine & MORE
Hilton Garden Inn
Marriott

SHERATON
CHIPOTLE
ABQ UPTOWN
TARGET
WINRCK

IHOP
NorthFace
J. Jill
Chicos
MAC Cosmetics
Jared Fine Jewelry
Pottery Barn
Eddie Bauer
Apple
Sunglass Hut
Sleep number
Mattress Firm
William Sonoma
Gymboree
Gap

Dillard's
NORDSTROM
rack
DAVID'S BRIDAL
PETSMART
ULTA
DSW
TJ-maxx

Walmart
Save money. Live better.
DOLLAR TREE
Walgreens

CVS pharmacy
Mister CAR WASH
Site
KFC
Walgreens

WaFd Bank
Anytime Market

walt.arnold@svn.com

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC. 6

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.

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

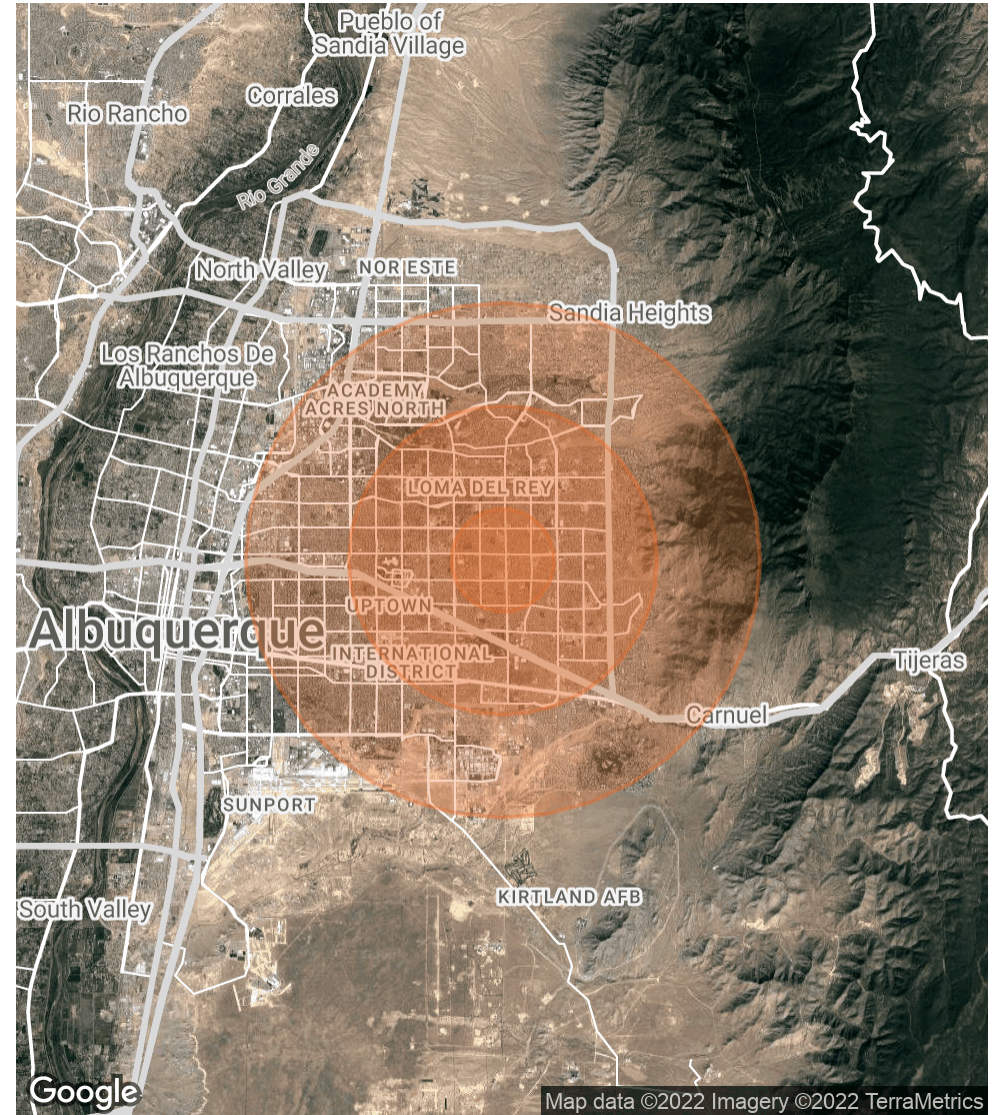
Managing Director

O: 505.256.1255 | C: 505.269.9358

walt.arnold@svn.com

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

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.



SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.