

FOR LEASE

NE HEIGHTS GROUND LEASE OR BUILD TO SUIT

4521 EUBANK BLVD NE

ALBUQUERQUE, NM 87111

RETAIL

AVAILABLE

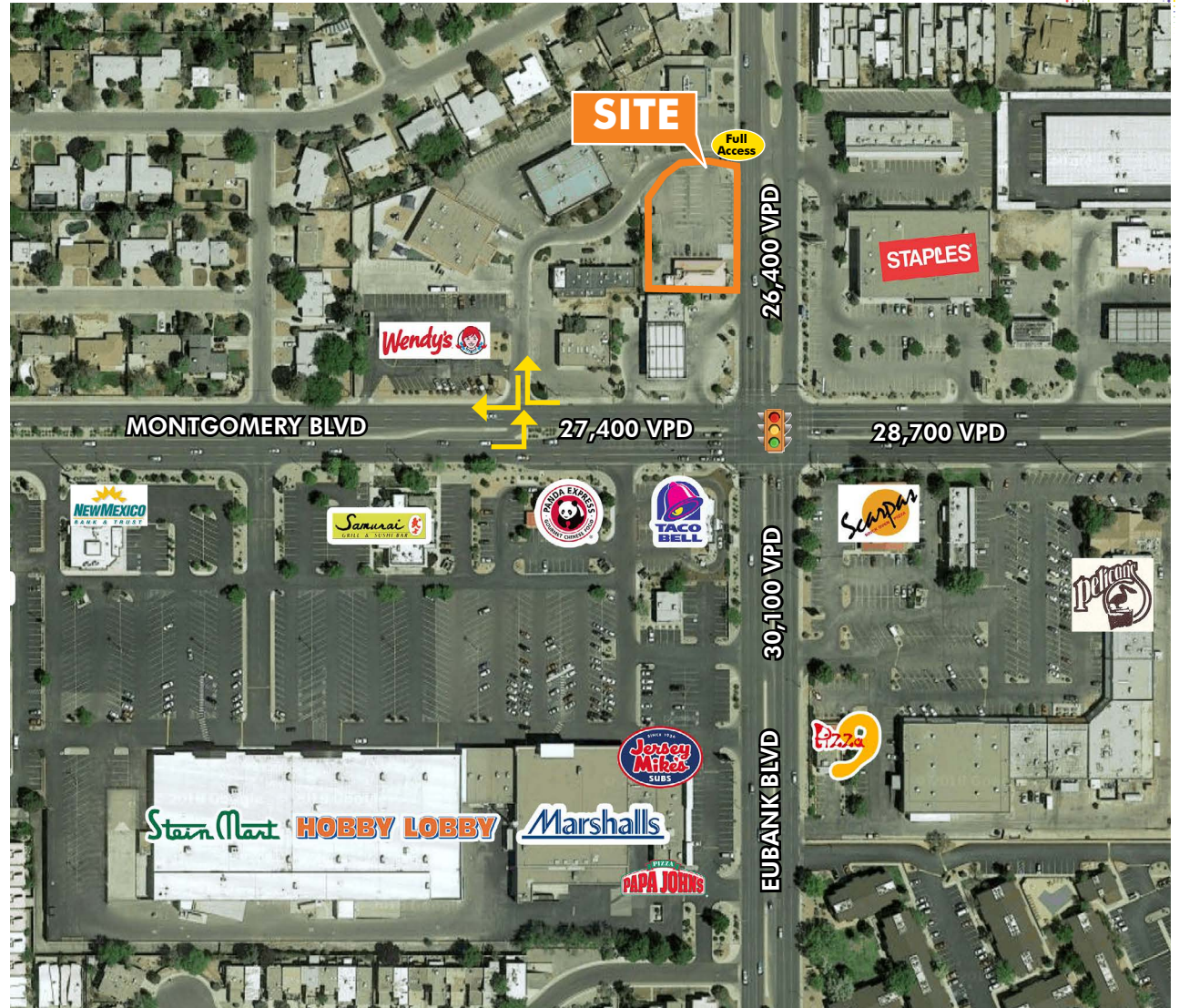
- + Approximately 2,304 ± SF on 0.65 ± Acres
- + Existing 2nd generation restaurant space available for lease
- + Ground Lease and build-to-suit options also available
- + Zoned: MX-M (Mixed-Use/Moderate Intensity)

PROPERTY BENEFITS

- + Property located in predominant NE Heights trade area
- + Located just north of Montgomery Blvd/Eubank Blvd intersection
- + 26,400 VPD on Eubank Blvd
27,400 VPD on Montgomery Blvd

CONTACT US KYLA STOKER

Associate
+1 505 837 4927
kyla.stoker@cbre.com



FOR LEASE

NE HEIGHTS GROUND LEASE OR BUILD TO SUIT

4521 EUBANK BLVD NE

ALBUQUERQUE, NM 87111

RETAIL



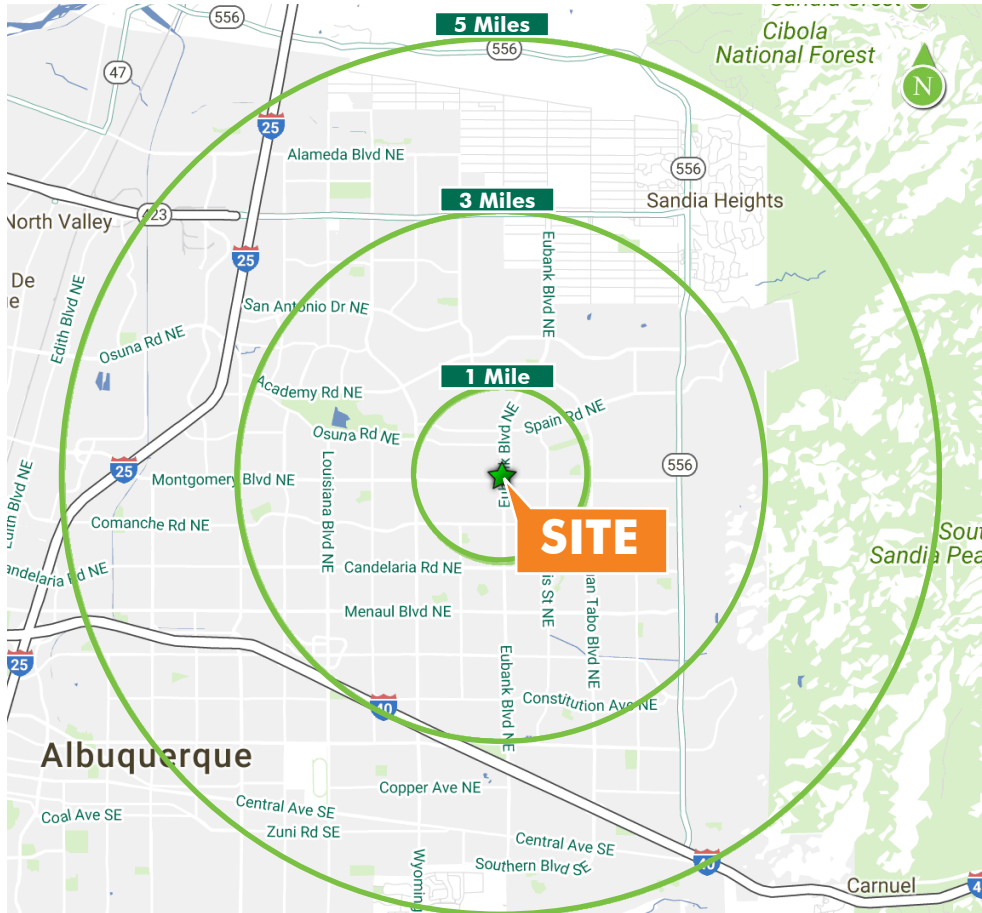
FOR LEASE

NE HEIGHTS GROUND LEASE OR BUILD TO SUIT

4521 EUBANK BLVD NE

ALBUQUERQUE, NM 87111

RETAIL



Not to scale

	1 MILE	3 MILES	5 MILES
POPULATION			
2018 Population - Current Year Estimate	17,756	137,555	277,909
2023 Population - Five Year Projection	17,909	139,041	282,706
2010 Population - Census	17,731	136,943	274,453
2000 Population - Census	17,700	134,698	257,486
2010-2018 Annual Population Growth Rate	0.02%	0.05%	0.15%
2018-2023 Annual Population Growth Rate	0.17%	0.22%	0.34%
HOUSEHOLDS			
2018 Households - Current Year Estimate	8,161	61,630	120,434
2023 Households - Five Year Projection	8,208	62,080	121,981
2010 Households - Census	8,205	61,846	120,128
2000 Households - Census	7,705	57,976	109,313
2010-2018 Annual Household Growth Rate	-0.07%	-0.04%	0.03%
2018-2023 Annual Household Growth Rate	0.11%	0.15%	0.26%
2018 Average Household Size	2.15	2.21	2.29
HOUSEHOLD INCOME			
2018 Average Household Income	\$73,159	\$79,472	\$75,105
2023 Average Household Income	\$81,342	\$87,251	\$83,067
2018 Median Household Income	\$55,818	\$57,407	\$52,837
2023 Median Household Income	\$60,270	\$61,699	\$57,061
2018 Per Capita Income	\$33,964	\$35,779	\$32,717
2023 Per Capita Income	\$37,616	\$39,128	\$36,010
HOUSING UNITS			
2018 Housing Units	8,626	65,709	129,409
2018 Vacant Housing Units	465 5.4%	4,079 6.2%	8,975 6.9%
2018 Occupied Housing Units	8,161 94.6%	61,631 93.8%	120,434 93.1%
2018 Owner Occupied Housing Units	4,986 57.8%	38,479 58.6%	70,913 54.8%
2018 Renter Occupied Housing Units	3,175 36.8%	23,152 35.2%	49,521 38.3%
EDUCATION			
2018 Population 25 and Over	13,410	102,147	198,897
HS and Associates Degrees	7,048 52.6%	52,636 51.5%	104,623 52.6%
Bachelor's Degree or Higher	5,833 43.5%	44,665 43.7%	79,444 39.9%
PLACE OF WORK			
2018 Businesses	716	5,432	13,311
2018 Employees	6,062	47,239	155,098

Source: Esri

CONTACT US

KYLA STOKER

Associate
+1 505 837 4927
kyla.stoker@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Updated 03/2019