

FOR LEASE

MONTGOMERY & EUBANK HARD CORNER

LEASE, GROUND LEASE OR BUILD-TO-SUIT

9700 MONTGOMERY BLVD NE, ALBUQUERQUE, NM

RETAIL

AVAILABLE

- + 0.9150± Acres
- + 6,300± SF Existing Building (demisable)
- + Lease, Ground Lease or Build-to-Suit Available
- + Prominently positioned at the hard corner of Montgomery Blvd & Eubank Blvd
- + Restaurant is currently fully equipped

PROPERTY BENEFITS

- + Zoned: MX-M (Mixed-Use/Moderate Intensity)
- + Entire building may be leased or owner will demise into shops space
- + Hard corner of a highly trafficked NE Heights intersection with multiple full access points from Montgomery and Eubank
- + Excellent visibility located along two major arterials
Eubank Blvd 30,100 VPD (2017)
Montgomery Blvd 28,700 VPD (2017)
- + Prime redevelopment opportunity



CONTACT US

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CBRE

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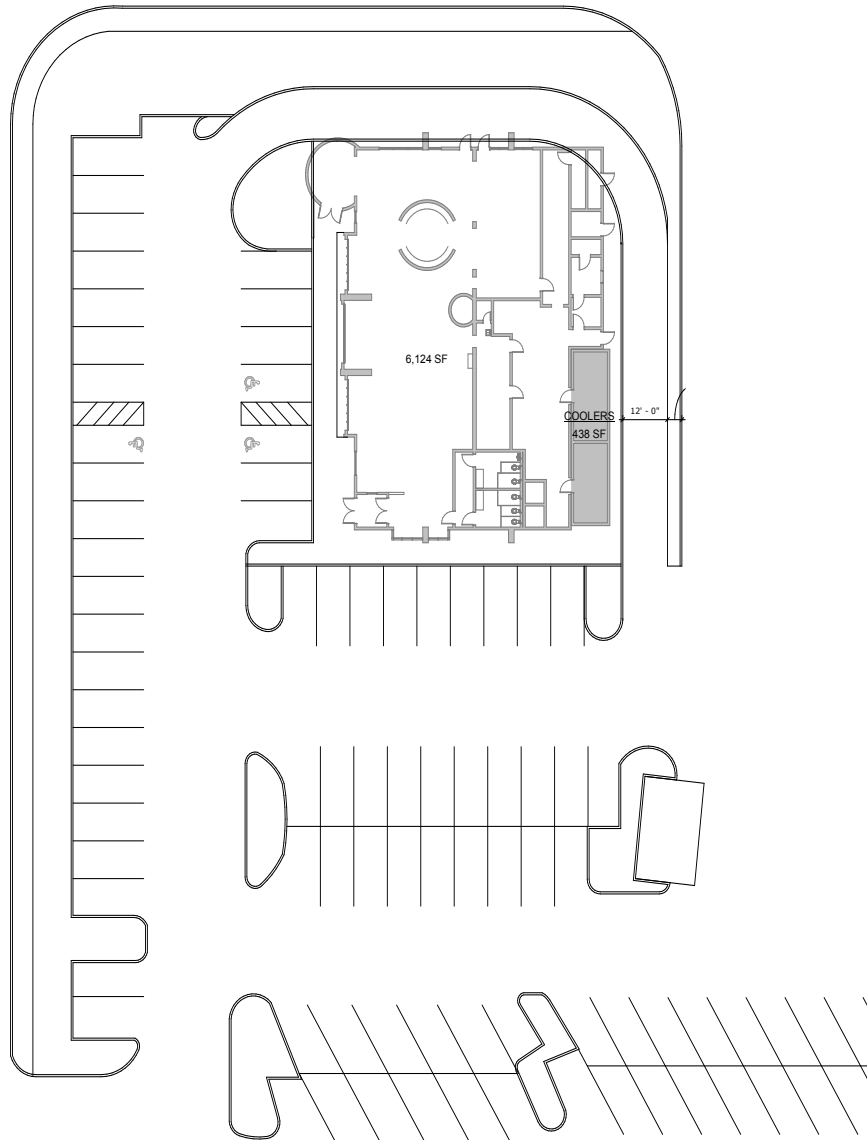
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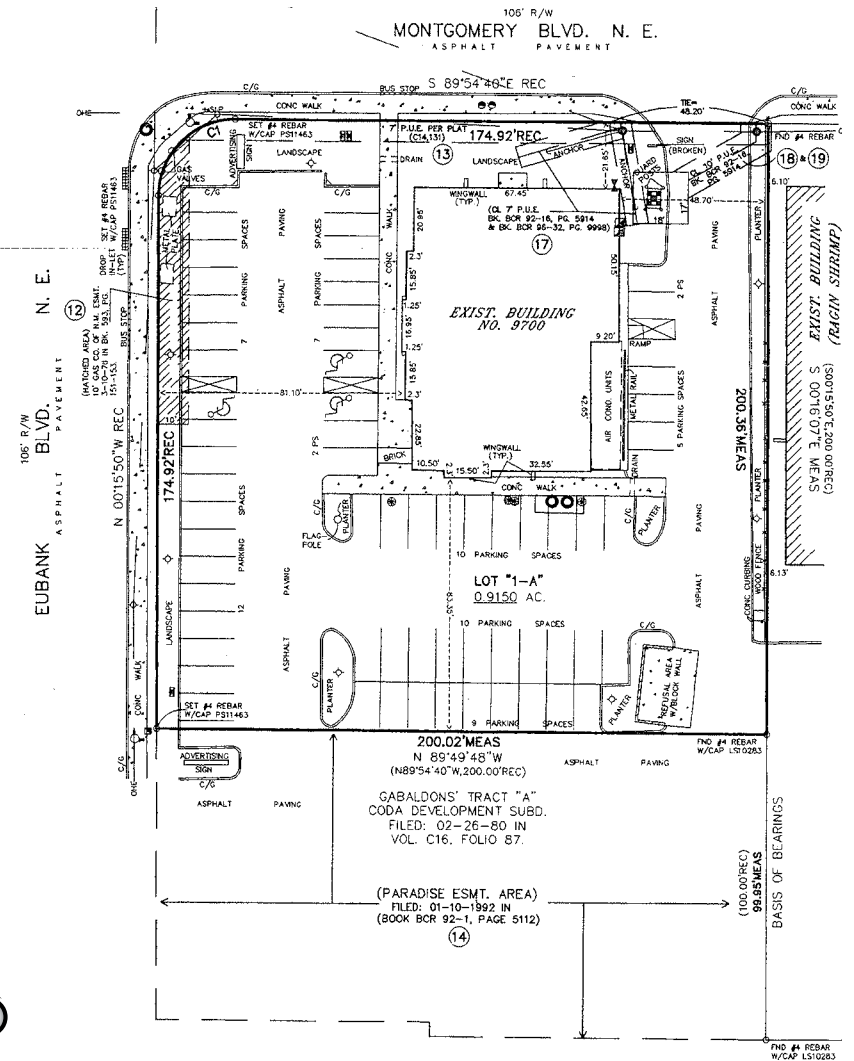
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SITE PLAN



SURVEY



not to scale

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CONCEPTUAL RENDERING



Conceptual - Subject to change

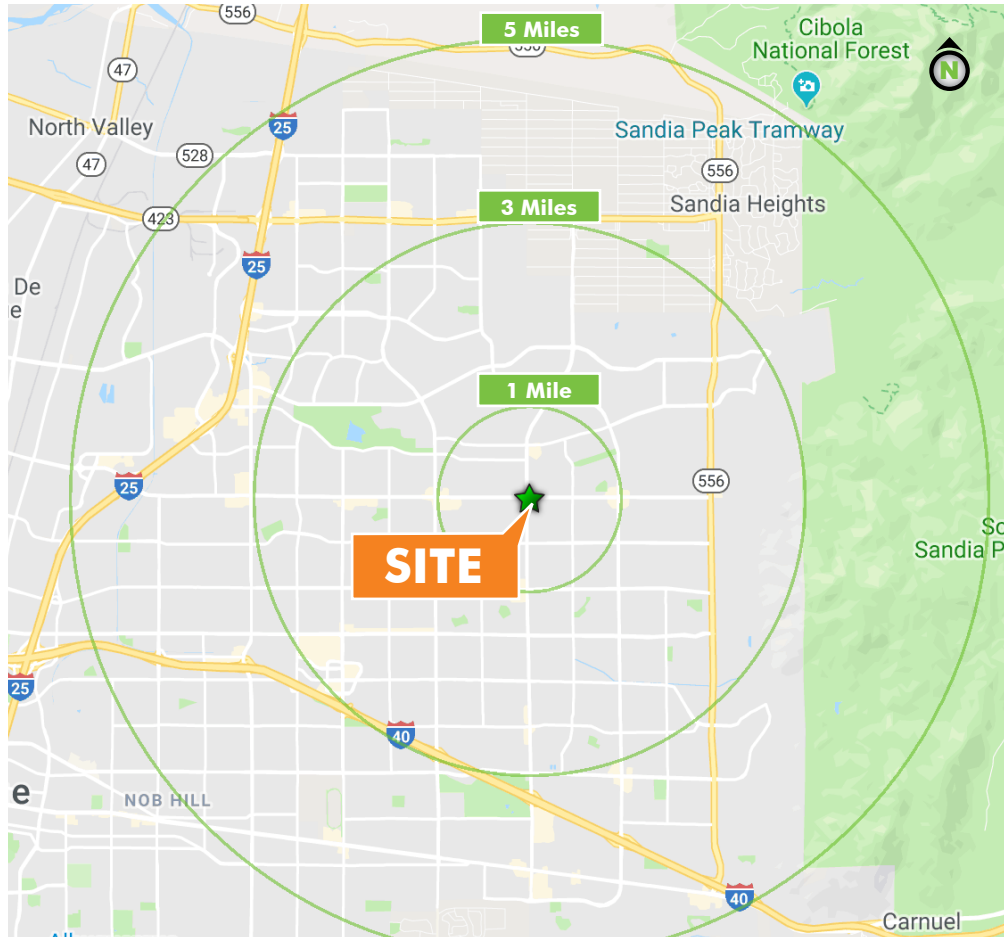
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	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Population - Current Year Estimate	17,719	136,462	279,333
2024 Population - Five Year Projection	17,813	137,811	283,733
2010 Population - Census	17,926	136,724	275,140
2000 Population - Census	17,858	134,424	258,621
2010-2019 Annual Population Growth Rate	-0.13%	-0.02%	0.16%
2019-2024 Annual Population Growth Rate	0.11%	0.20%	0.31%
HOUSEHOLDS			
2019 Households - Current Year Estimate	8,073	61,386	121,254
2024 Households - Five Year Projection	8,095	61,845	122,814
2010 Households - Census	8,209	61,839	120,424
2000 Households - Census	7,708	57,997	109,756
2010-2019 Annual Household Growth Rate	-0.18%	-0.08%	0.07%
2019-2024 Annual Household Growth Rate	0.05%	0.15%	0.26%
2019 Average Household Size	2.16	2.21	2.29
HOUSEHOLD INCOME			
2019 Average Household Income	\$75,730	\$80,581	\$75,926
2024 Average Household Income	\$83,241	\$87,707	\$82,946
2019 Median Household Income	\$57,563	\$57,451	\$52,269
2024 Median Household Income	\$61,409	\$61,581	\$55,890
2019 Per Capita Income	\$34,795	\$36,239	\$32,969
2024 Per Capita Income	\$38,149	\$39,346	\$35,916
HOUSING UNITS			
2019 Housing Units	8,602	65,657	130,481
2019 Vacant Housing Units	529 6.1%	4,271 6.5%	9,227 7.1%
2019 Occupied Housing Units	8,073 93.9%	61,386 93.5%	121,254 92.9%
2019 Owner Occupied Housing Units	4,888 56.8%	37,733 57.5%	70,135 53.8%
2019 Renter Occupied Housing Units	3,185 37.0%	23,653 36.0%	51,119 39.2%
EDUCATION			
2019 Population 25 and Over	13,459	101,884	200,814
HS and Associates Degrees	6,906 51.3%	53,817 52.8%	106,816 53.2%
Bachelor's Degree or Higher	5,915 43.9%	43,429 42.6%	79,559 39.6%
PLACE OF WORK			
2019 Businesses	735	5,373	13,149
2019 Employees	6,042	49,503	153,069

Source: Esri

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