

**Site**  
**.59 Acres**  
**25,700 SF**



Menaul BlvdNE 21,700 VPD



Eubank Blvd. NE  
31,100 vpd



**Site**  
**6.71 Acres**  
**292,287 SF**



Snow Heights Cir. NE

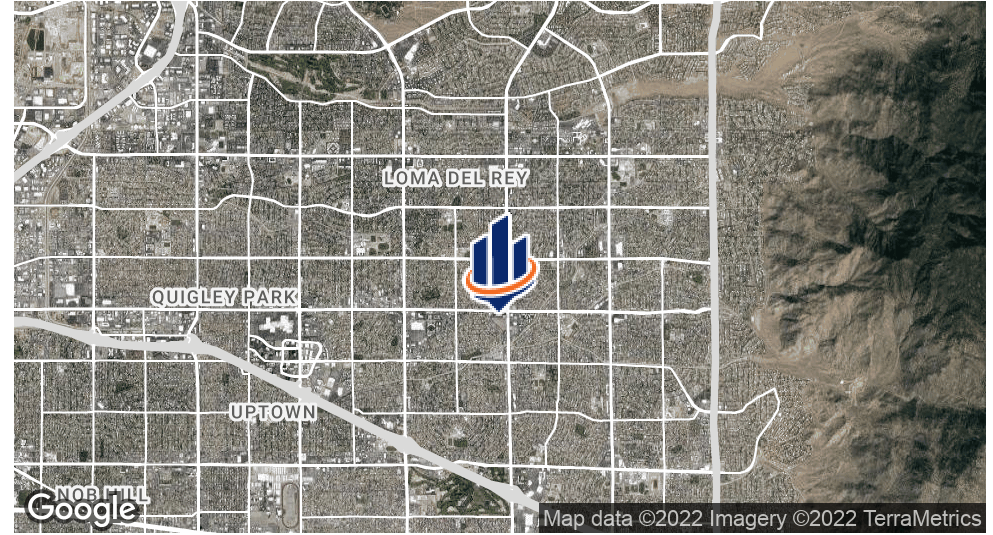


**LEASE**  
**Sapir Center**  
**Pad Site 1**

**2113 EUBANK BLVD. NE**  
Albuquerque, NM 87112

**PRESENTED BY:**  
**WALT ARNOLD, CCIM, SIOR**  
Managing Director  
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.00/SF/YR
<b>AVAILABLE SF:</b>	25,700 SF
<b>LOT SIZE:</b>	.59 Acres
<b>ZONING:</b>	MX-M
<b>MARKET:</b>	Albuquerque
<b>SUBMARKET:</b>	Northeast Heights
<b>VIDEO:</b>	<a href="#">View Here</a>

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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

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# SITE PLAN



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# CLOSE IN AERIAL



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# MEDIUM AERIAL



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# THREE MILE RADIUS MAP



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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

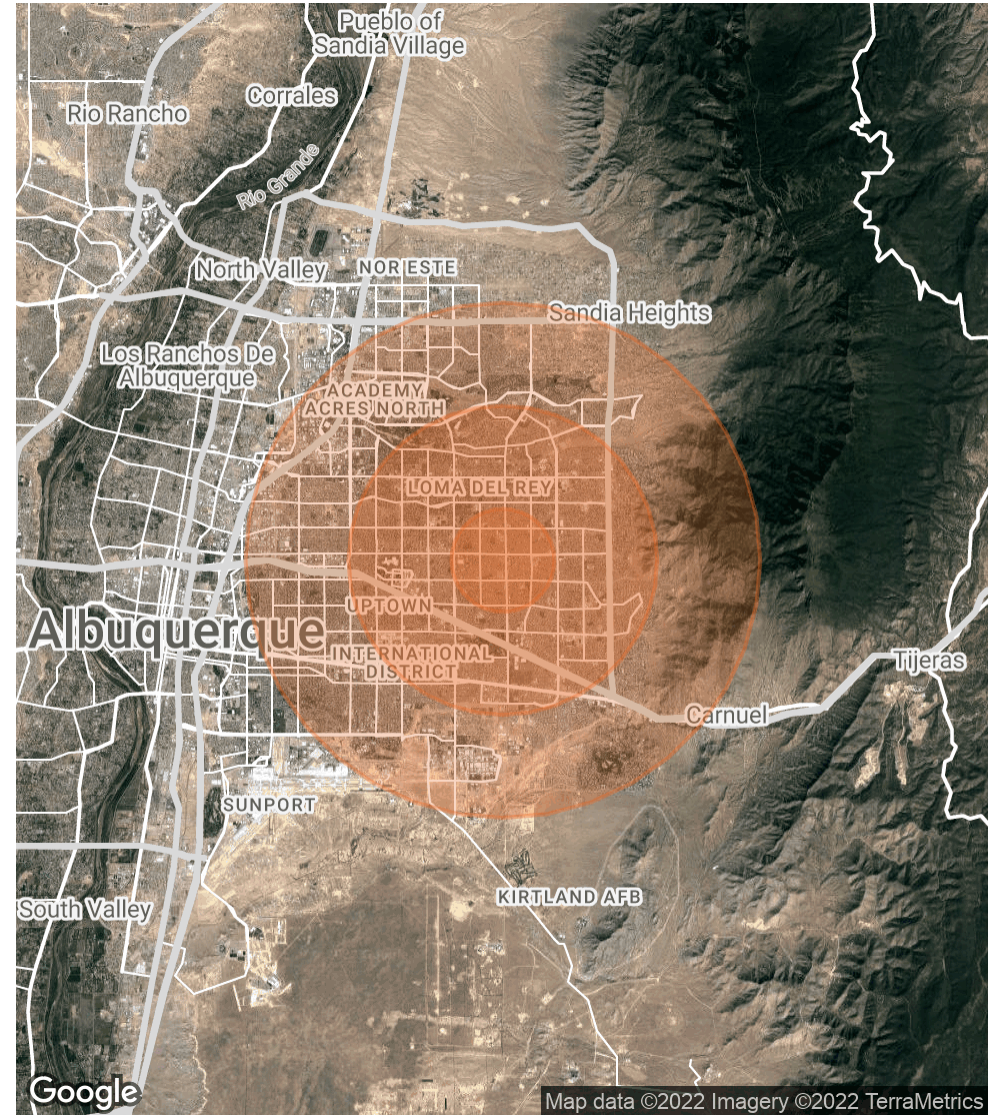
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