



NEWLY RENOVATED NE HEIGHTS OFFICE

NWC EUBANK BLVD & SAN GABRIEL RD
3801 Eubank Boulevard Northeast Albuquerque, NM 87111



**FOR SALE
OR LEASE**

AVAILABLE SPACE
7,376± SF

SALE PRICE
\$1,844,000
LEASE RATE
Call Broker for Pricing

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

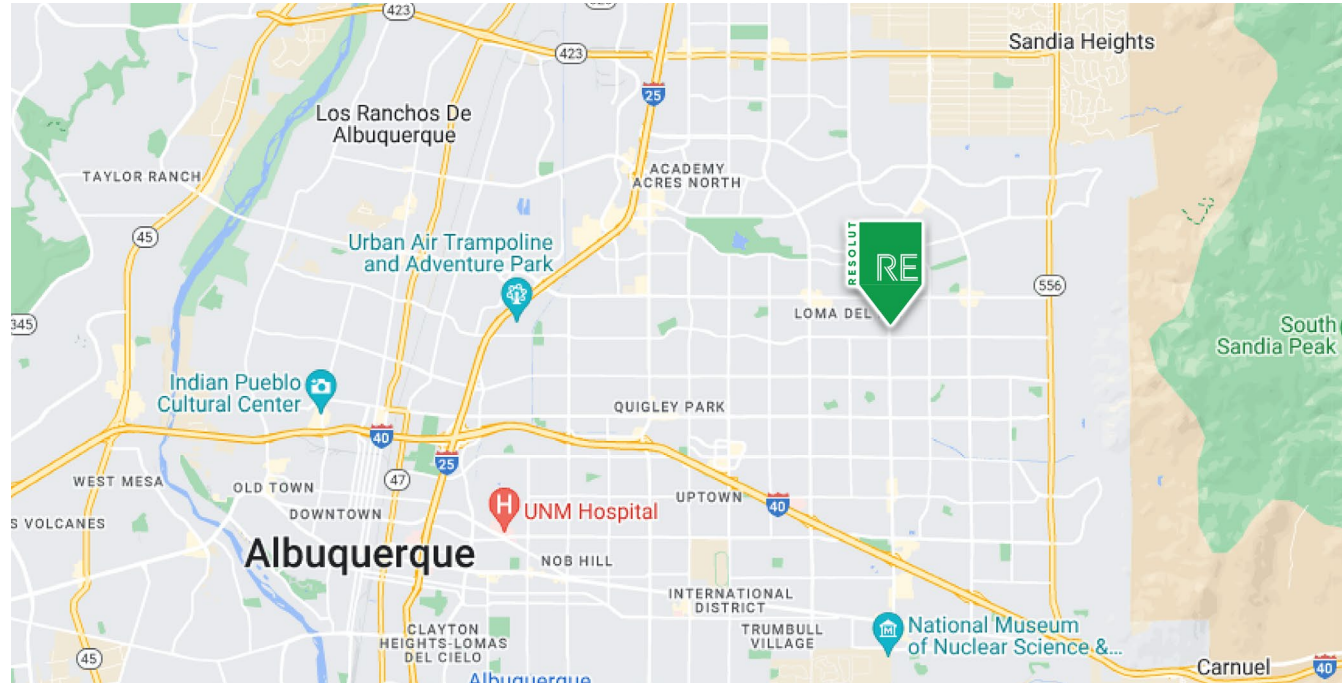
Jeremy Salazar, CCIM
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PROPERTY HIGHLIGHTS

- Fully renovated, two-story freestanding office
- Perfect owner/user opportunity with flexibility to break up building for multiple tenants
- Building improvements include new TPO roof, installed elevator and new staircase, new electrical service, new stucco and windows, new parking lot, and bathroom remodel
- Excellent Eubank Blvd visibility with full access and large pylon sign
- Seller Financing Available - See Broker for Terms!**



AREA TRAFFIC GENERATORS



Austin Tidwell, CCIM

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Jeremy Salazar, CCIM

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DEMOGRAPHIC SNAPSHOT 2025



131,527
POPULATION
3-MILE RADIUS



\$115,626.00
AVG HH INCOME
3-MILE RADIUS



103,358
DAYTIME POPULATION
3-MILE RADIUS

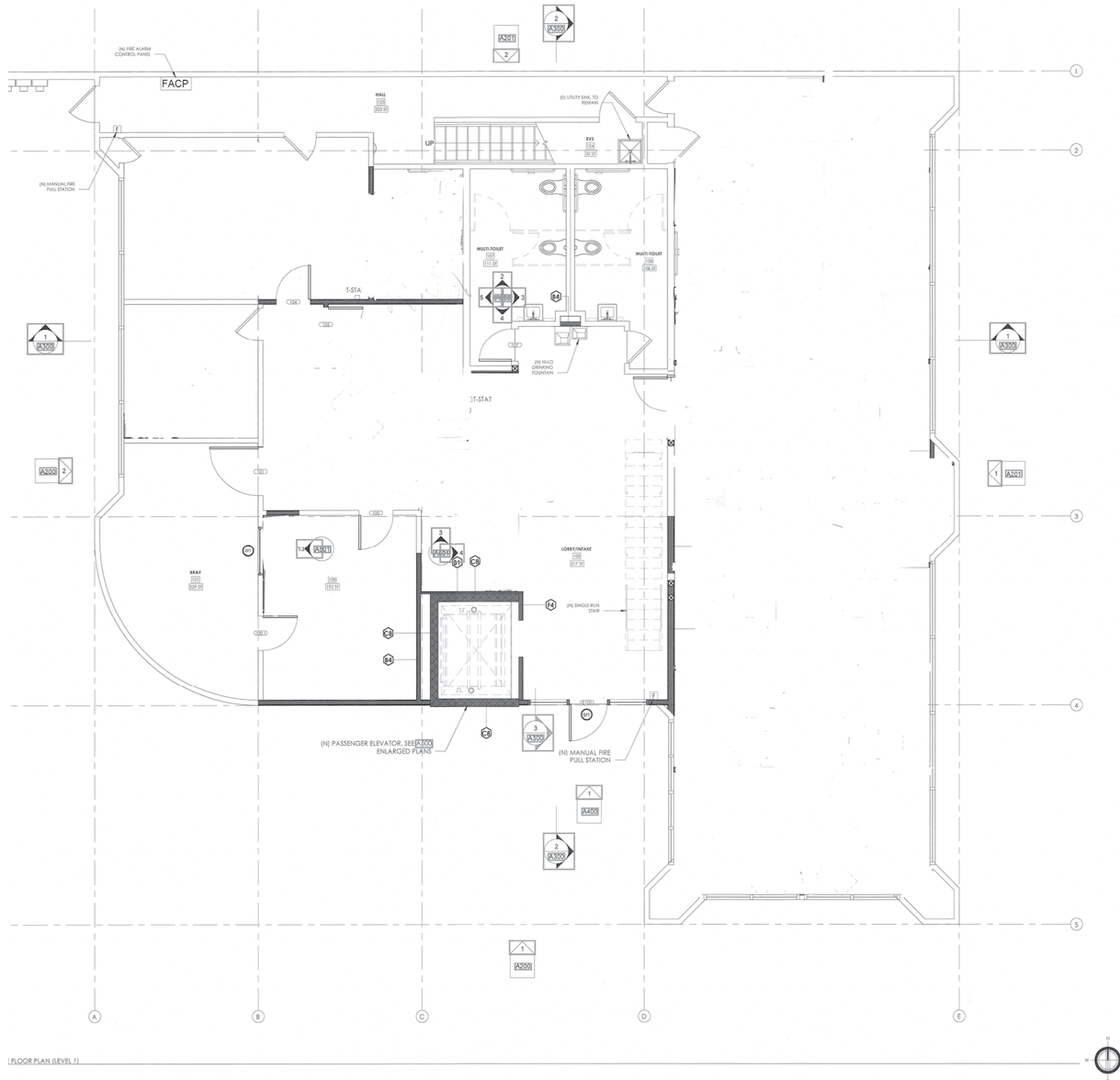


TRAFFIC COUNTS
Eubank Blvd: 26,101 VPD
(Kalibrate 2025)

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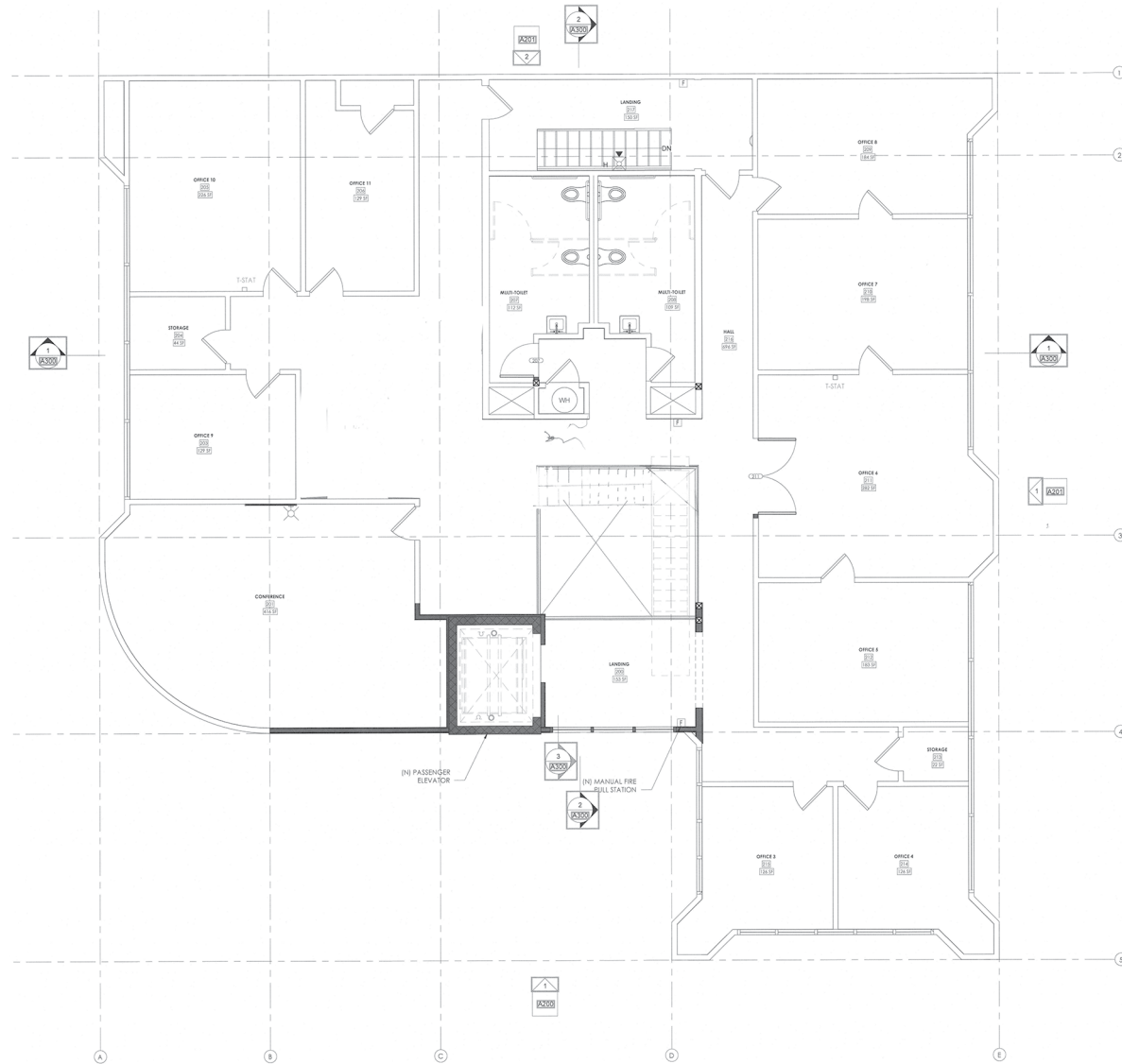
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FLOOR 1



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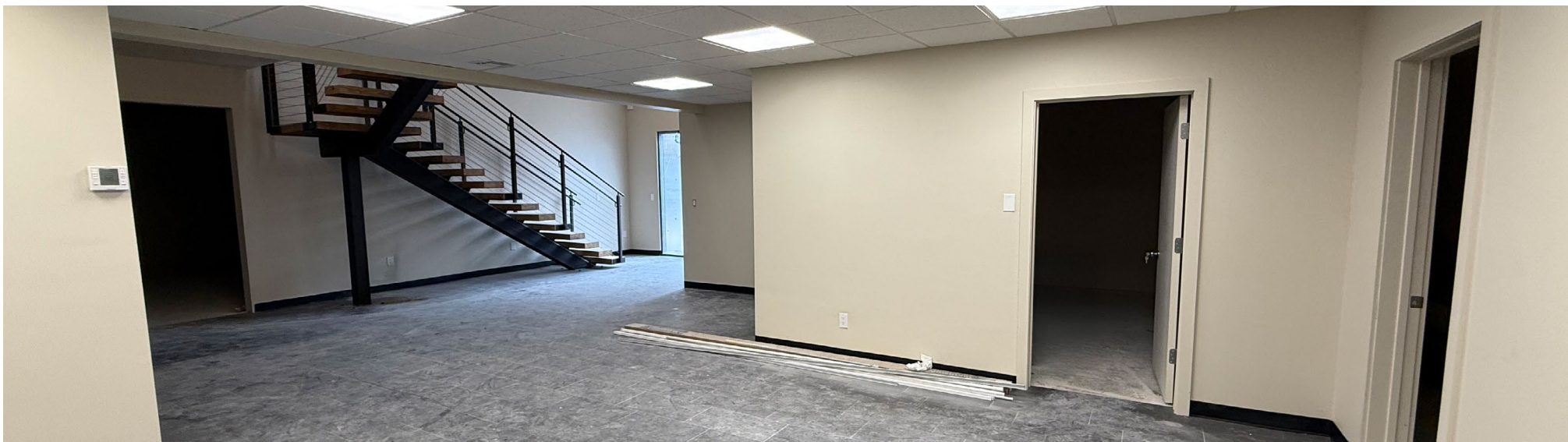
FLOOR 2



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