

For Lease

Princess Jeanne Shopping Center

JOIN NATIONAL TENANTS



1400 Eubank Blvd. NE | Albuquerque, NM 87112

NEC Eubank Blvd. & Constitution Ave. NE



LEASE RATE

- See Advisors

AVAILABLE

- Suite 1400: $\pm 2,585$ SF
- Suite 1408: $\pm 2,529$ - $\pm 5,058$ SF
- Suite 1410: $\pm 2,529$ - $\pm 5,058$ SF

IDO ZONING

- MX-L, Low Intensity

PROPERTY HIGHLIGHTS

- High-traffic retail intersection with more than 42,000 cars per day
- Full access off Eubank Blvd.
- Ample parking
- Prominent pylon signage
- Tenant improvement allowance available
- On-site security
- Quick access to I-40

got space

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com



FOR MORE INFORMATION:

John Algermissen

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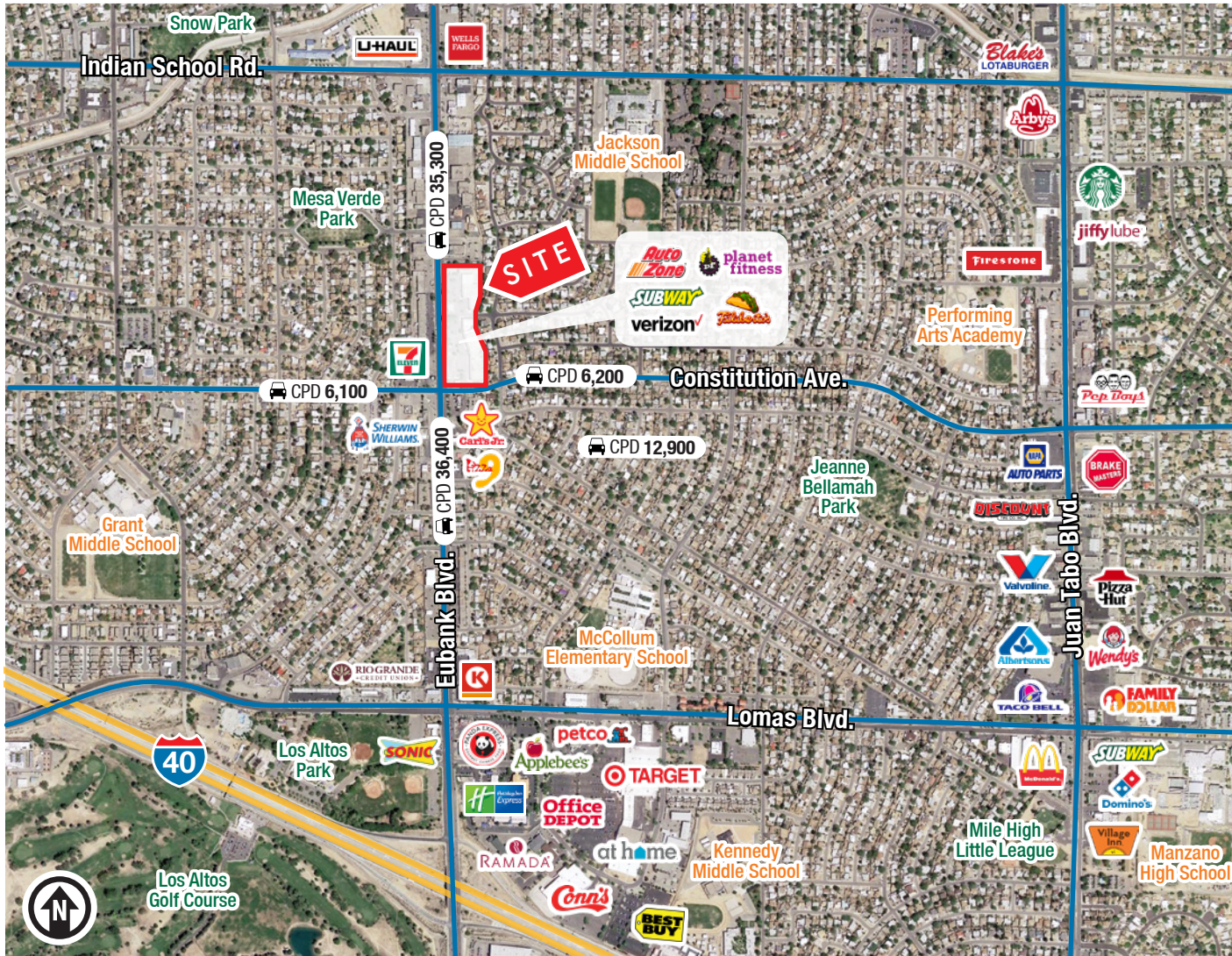
planet
fitness

AutoZone

FAMILY DOLLAR

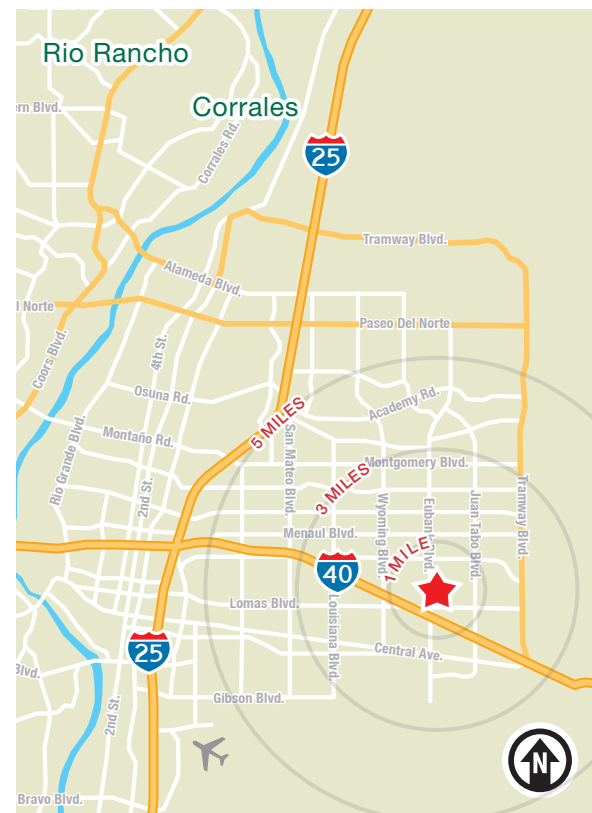
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LOCATION



2021 Demographics	1 mile	3 mile	5 mile
Total Population	15,453	146,856	272,352
Average HH Income	\$62,525	\$67,446	\$76,604
Daytime Employment	4,224	64,418	138,379

2021 Forecasted by Esri



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PHOTOS



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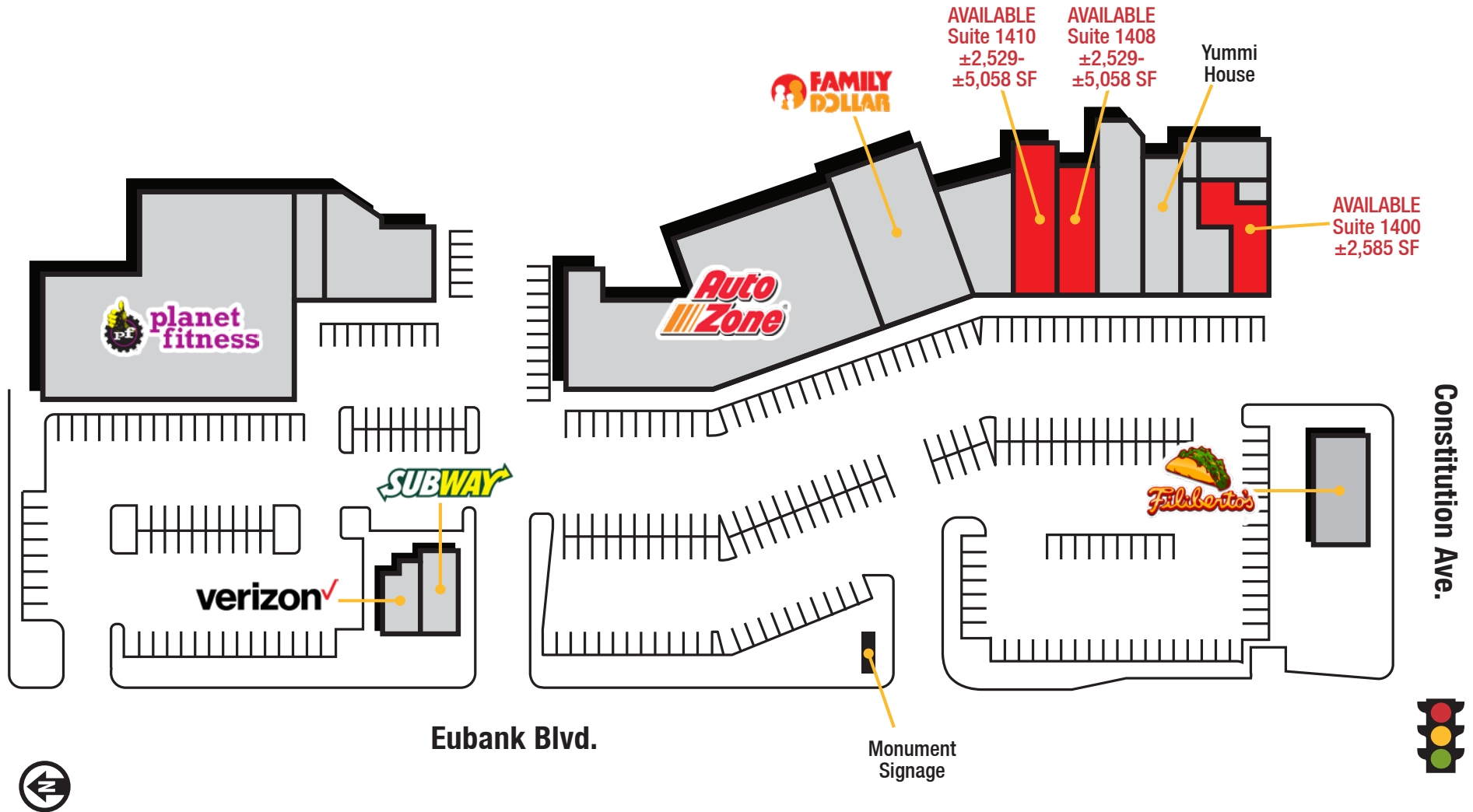
planet
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FAMILY DOLLAR

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SITE PLAN



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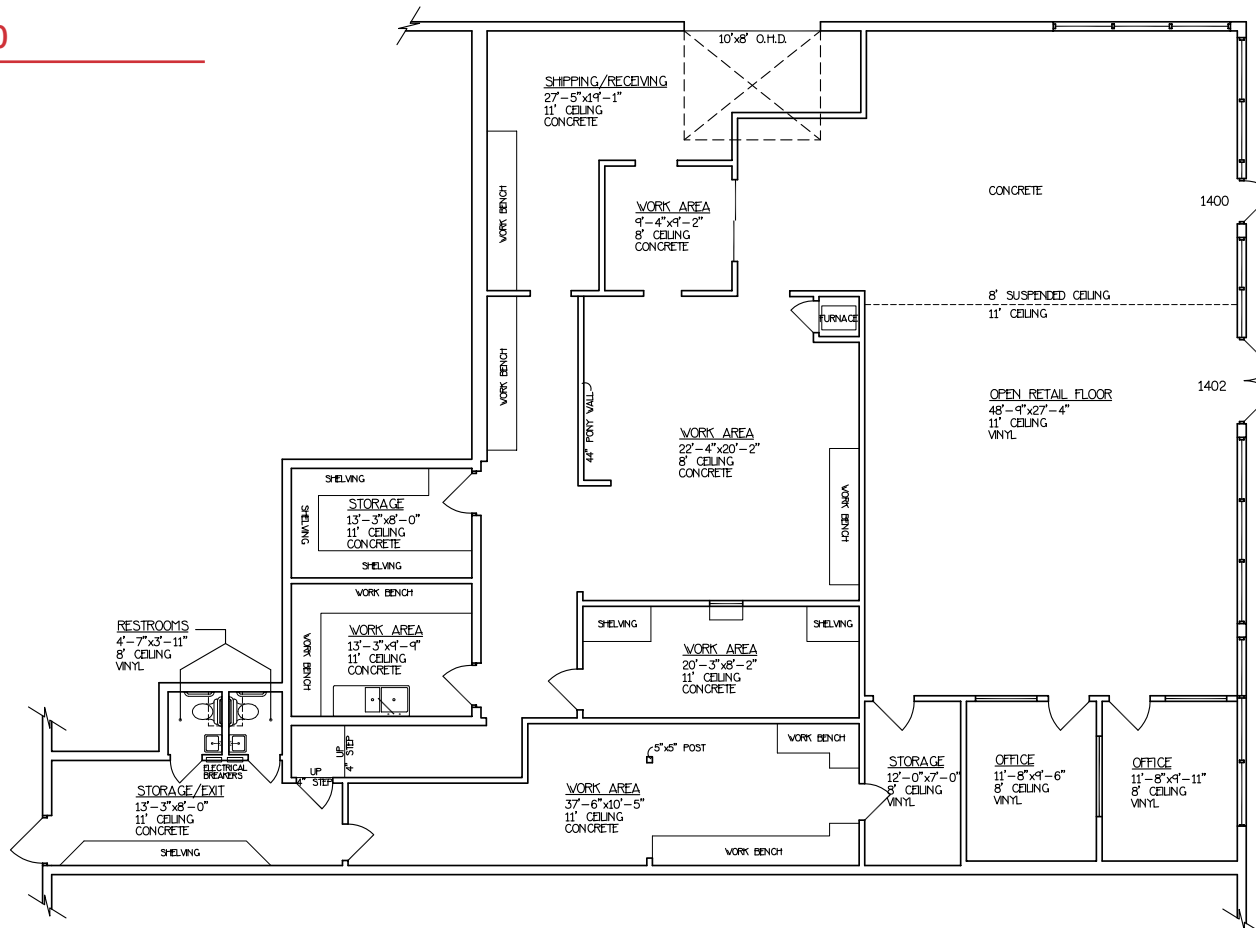


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FLOOR PLAN

SUITE 1400

±2,585 SF



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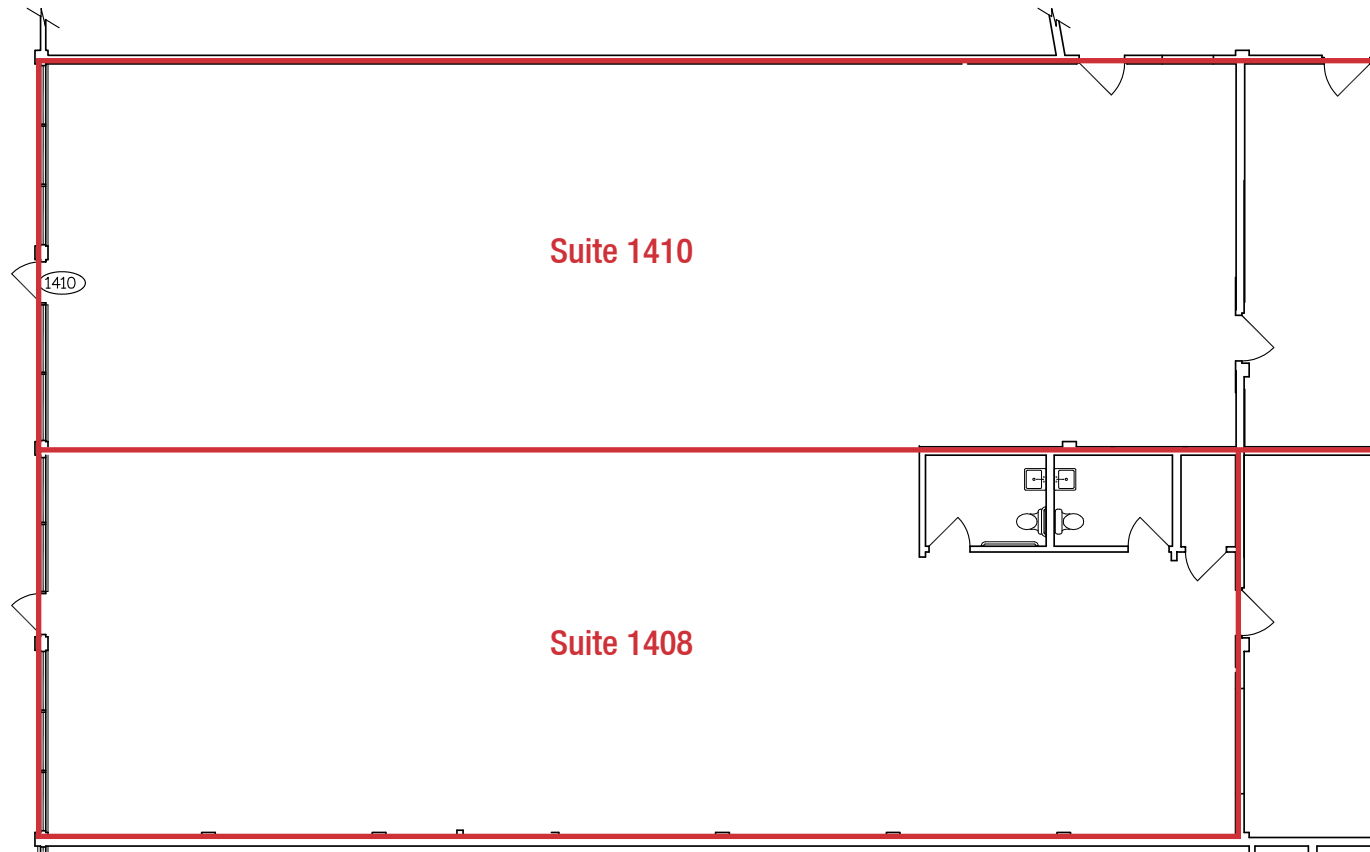


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FLOOR PLAN

SUITE 1408/1410

±2,529 - ±5,058 SF



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Albuquerque

TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, **Albuquerque** is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

City of Albuquerque by the Numbers (ESRI 2021 Demographics)



654,217

City Population



264,145

Households



\$77,810

Avg. Household Income



\$45,730

Md. Disposable Income



23,491

Total Businesses



332,805

Total Employees



936,582

Albuquerque Metro Population

#1

The Largest
City in the State

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



EDUCATION | SKILLED WORKFORCE

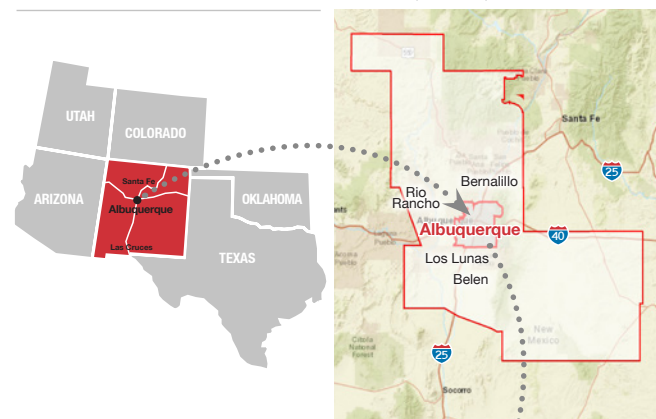
Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



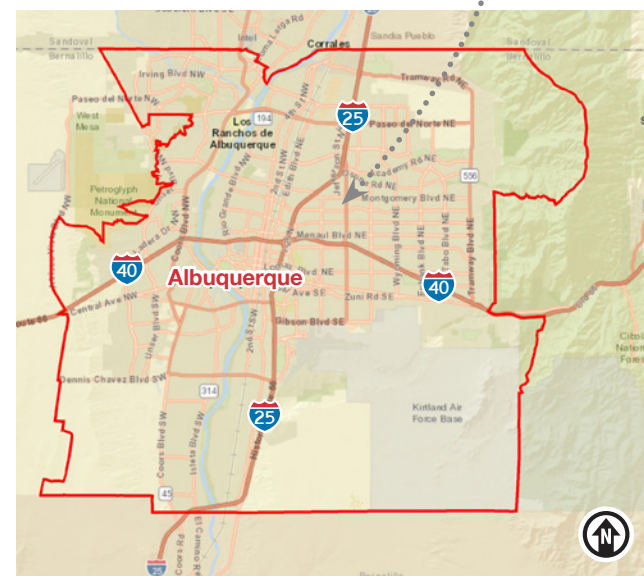
COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

ALBUQUERQUE METRO



ALBUQUERQUE CITY



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