

**CALL FOR MORE INFORMATION**



**FOR LEASE**

100% LEASED

**PROPERTY HIGHLIGHTS**

- End cap Space
- Retail ready space
- Left in/Left out access
- High-income area

**TRAFFIC COUNT**

Montgomery Blvd: 23,677 VPD  
Eubank Blvd: 33,048 VPD  
(Sites USA 2022)

**AREA TRAFFIC GENERATORS**



**PROPERTY SNAPSHOT**



**129,419**  
2022 POPULATION  
3 MILE RADIUS



**92,606**  
2022 DAYTIME POPULATION  
3 MILE RADIUS



**\$90,356**  
2022 AVERAGE INCOME  
3 MILE RADIUS



**33,048 VPD**  
EUBANK BLVD

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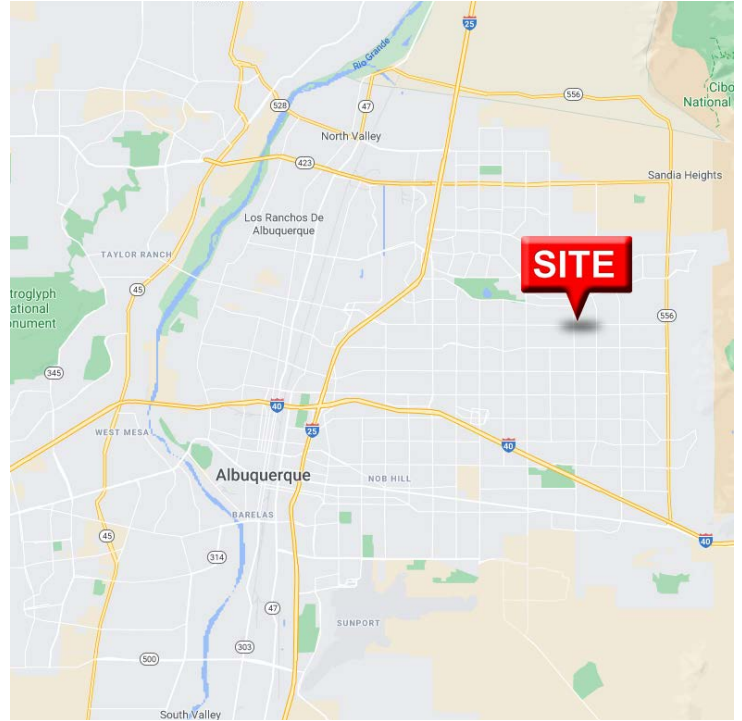
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# Retail Suite in Far NE Heights

NEC OF MONTGOMERY AND EUBANK  
9821 MONTGOMERY BLVD NE  
ALBUQUERQUE, NM 87111



## PROPERTY OVERVIEW

For Lease:	100% LEASED
Lot Size:	1.13
Parking:	8.3:1,000
Frontage:	180'
Ceiling Height:	12'
Zoning:	MX-L
Submarket:	Far NE Heights

## PROPERTY OVERVIEW

9821 Montgomery is the HOTTEST restaurant property available in Albuquerque's NE Heights. The property is highly prominent to the over 30,000 VPD on Montgomery Blvd. and is the endcap space with left in/left out access. Parking is abundant at over 8.3:1,000 parking spots available. This property is READY for a new retailer in one of ABQ's most exclusive markets.

## LOCATION OVERVIEW

This property is located in the heart of Montgomery's "restaurant row" to the NE of Montgomery & Eubank. Within and immediate 1 mile, there are a number of successful restaurants including; Marble Brewery, Whole Hog BBQ, Slice Parlor, Pelicans, Dions, Savoy Bar & Grill, Scarpas, El Patron, Farina Alto, Flying Star, Il Vicino, Grassburger, etc. All these restaurants have proven year over year that there is success to be had in this area. The property has strong population density of high income earners in the immediate 1 & 3 miles.

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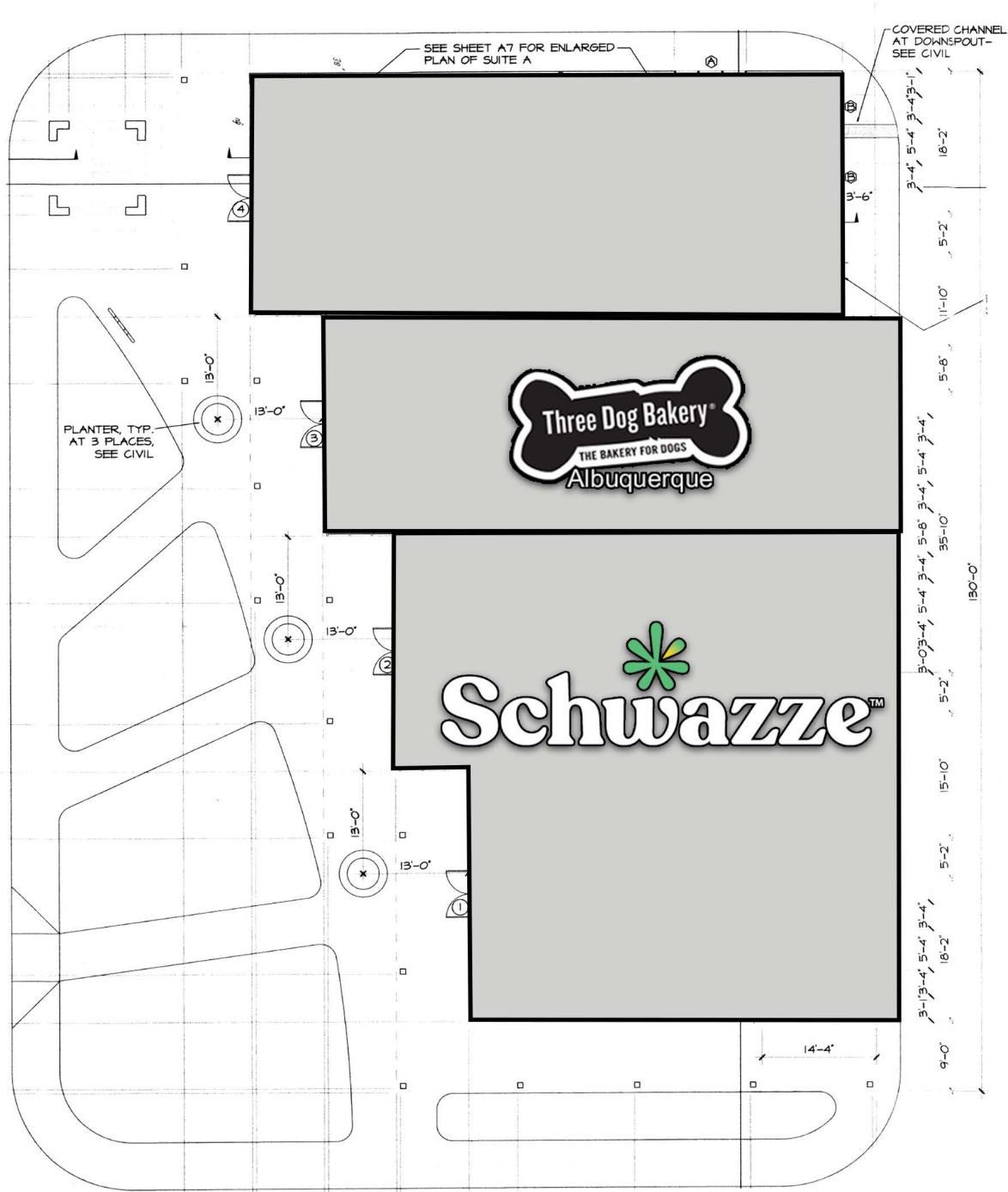
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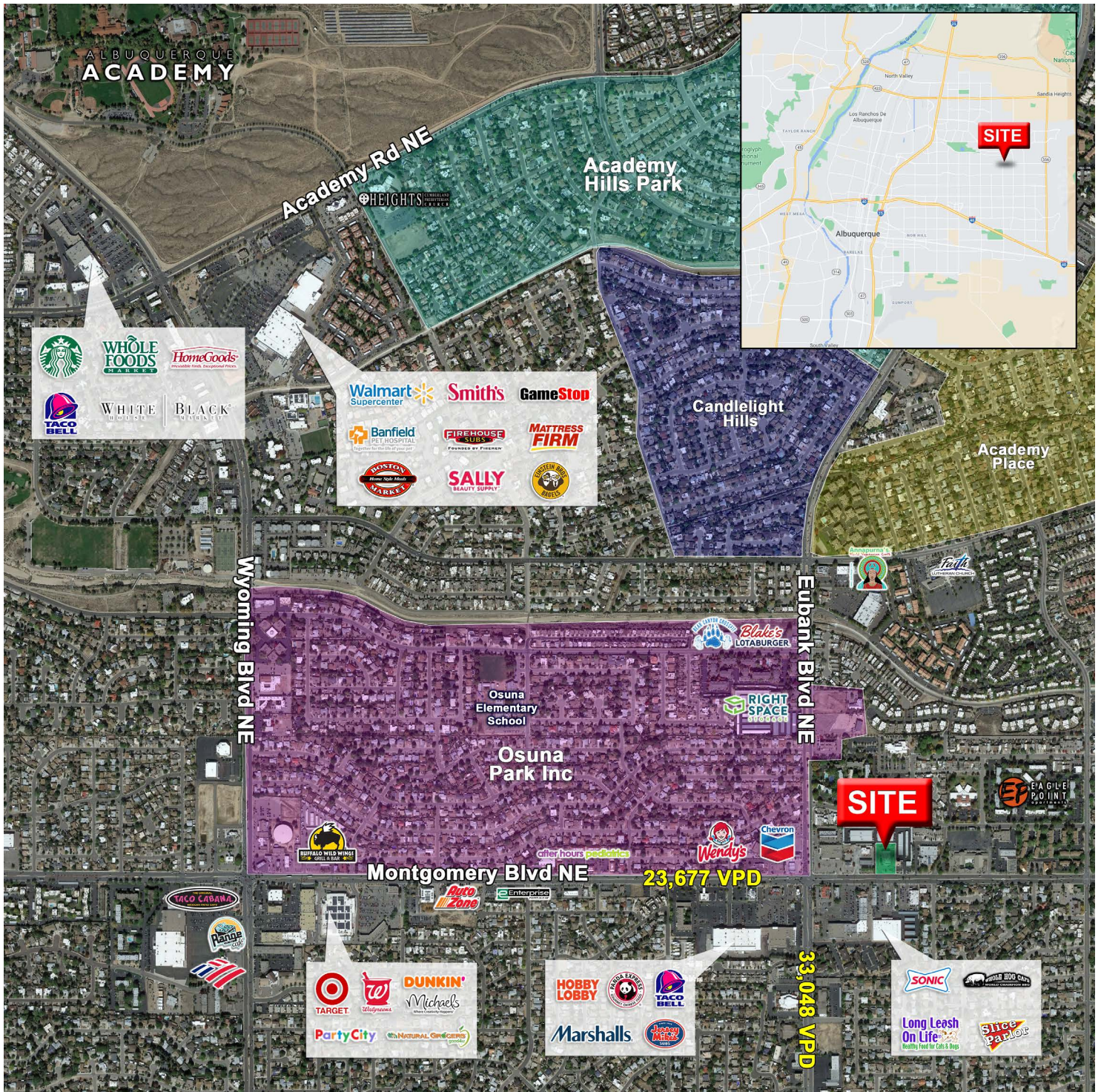


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