

**CALL FOR MORE INFORMATION**



**PROPERTY SNAPSHOT**



**112,242**  
2023 POPULATION  
3 MILE RADIUS



**69,777**  
2023 DAYTIME POPULATION  
3 MILE RADIUS



**\$87,123**  
2023 AVERAGE INCOME  
3 MILE RADIUS



**24,568 VPD**  
CENTRAL AVE

**FOR SALE**

**\$575,000 (\$12.00 PSF)**

**AVAILABLE SPACE**

1.1 Acres

47,916 SF

**PROPERTY HIGHLIGHTS**

- 1.1 acre available for sale near the intersection of Central & Eubank
- Fully fenced site and shares access with the new Champion Carwash
- MX-H zoning for high density development
- Great developments happening in the area with Luminaria, the new 92 unit senior community, Valer Dental, Chick-fil-A and Little Caesars

**TRAFFIC COUNT**

Central Ave: 24,568 VPD  
Eubank Blvd: 37,465 VPD  
(Sites USA 2023)

**AREA TRAFFIC GENERATORS**

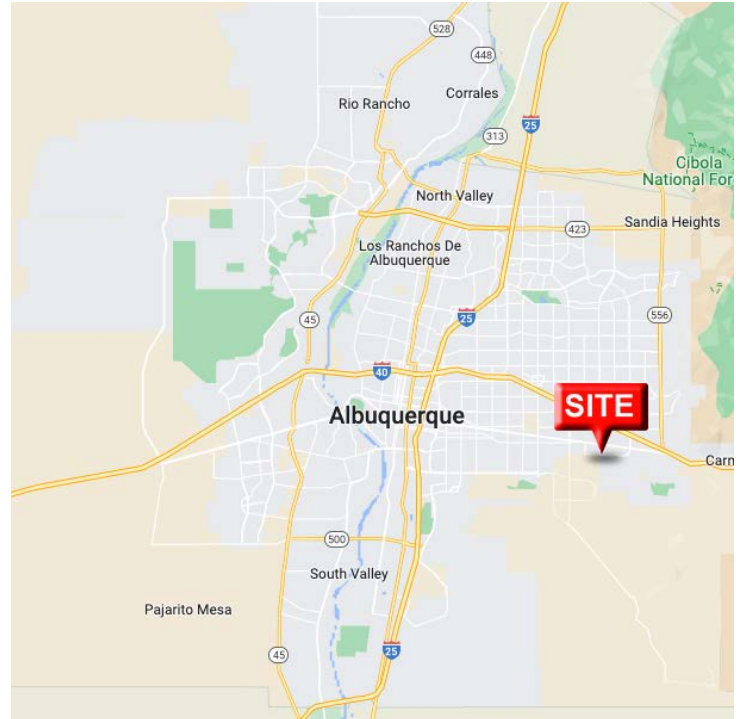


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### PROPERTY OVERVIEW

Sale Price:	\$575,000
Price Per SF:	\$12.00 PSF
Lot Size:	1.1 Acres
Square Feet:	47,916 SF
Zoning:	MX-H
Traffic:	41,368 VPD
Frontage (in feet):	75'
Submarket:	SE Heights

### PROPERTY OVERVIEW

This 1.1 acre land parcel is a fee simple opportunity for retail and commercial customers to find a development-ready site to join the great activity happening at Eubank and Central. The site was designed for a multi-tenant retail strip to share access with the new car wash but the owner has decided to offer it to a new buyer for their use. This area has seen some great improvement over the past couple of years and its best days are still ahead of it. The Luminaria Senior Center has opened and developed on a very blighted part of this corridor, now bringing density and investment to the area. Recent retailers to the area include Chick-fil-A, Valer Dental and Little Caesars, all of whom join Home Depot, Starbucks, Walgreens, Freddy's & more. More development is on the horizon with the Golden Corral being sold to a new group, the State Land Office now making the land across from Luminaria available and Mod Wash announcing their location on Eubank east of Central.

### LOCATION OVERVIEW

Central Ave & Eubank Blvd has been a very desirable corridor due to it being a thoroughfare between the base and the NE Heights. This intersection is exposed to heavy traffic throughout the day, but concentrated at the start and end of the workday for a large portion of New Mexico's workforce. Central to the east brings traffic from the Four Hills communities as well as commuters from the East Mountains. Although this submarket is seen as lower income and less desirable overall, it remains an important connector with our city and the major employment centers that will inevitably improve as the city continues to sprawl, increasing drive-times from work to home.

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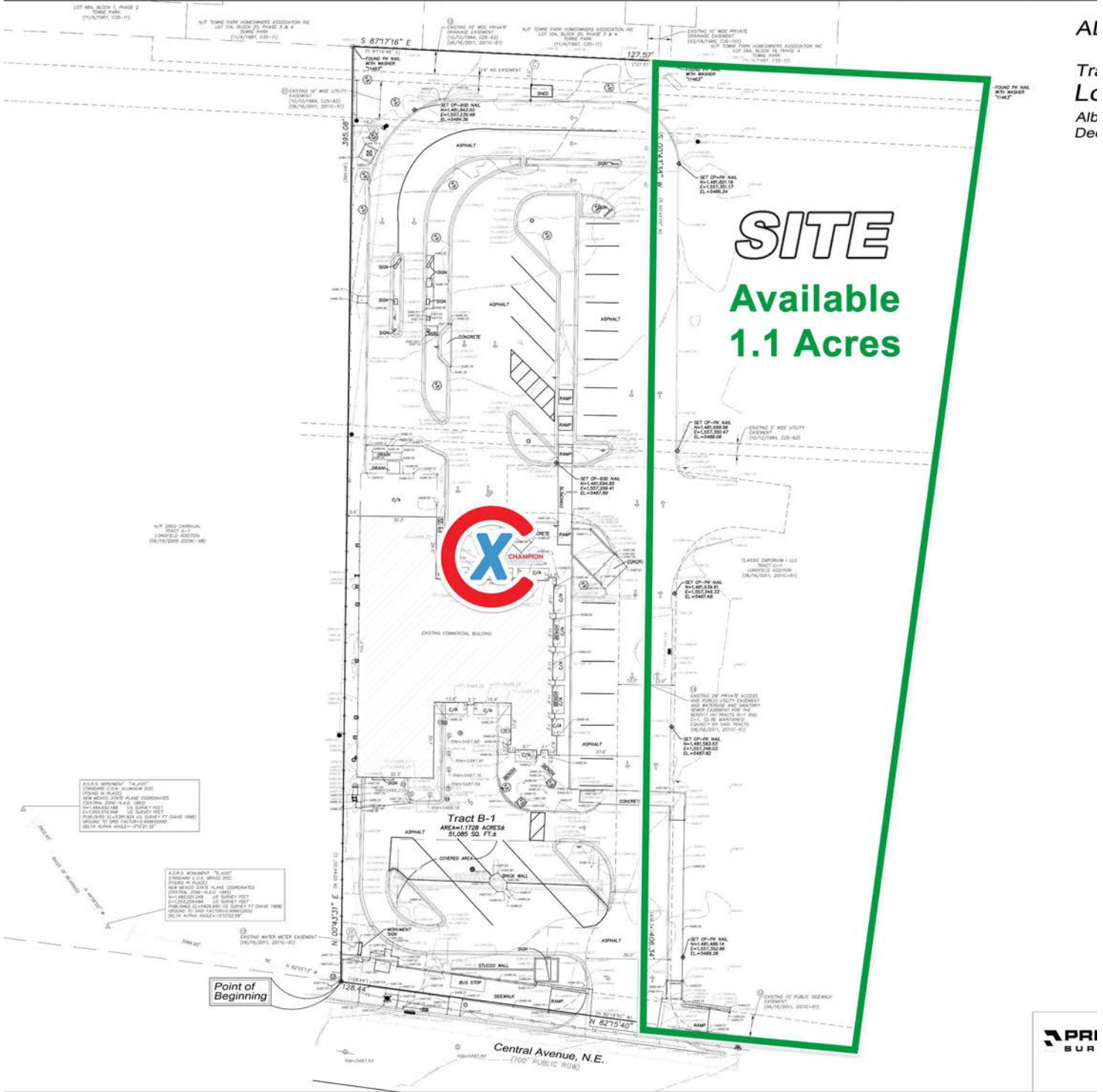
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**SITE**  
**Available**  
**1.1 Acres**

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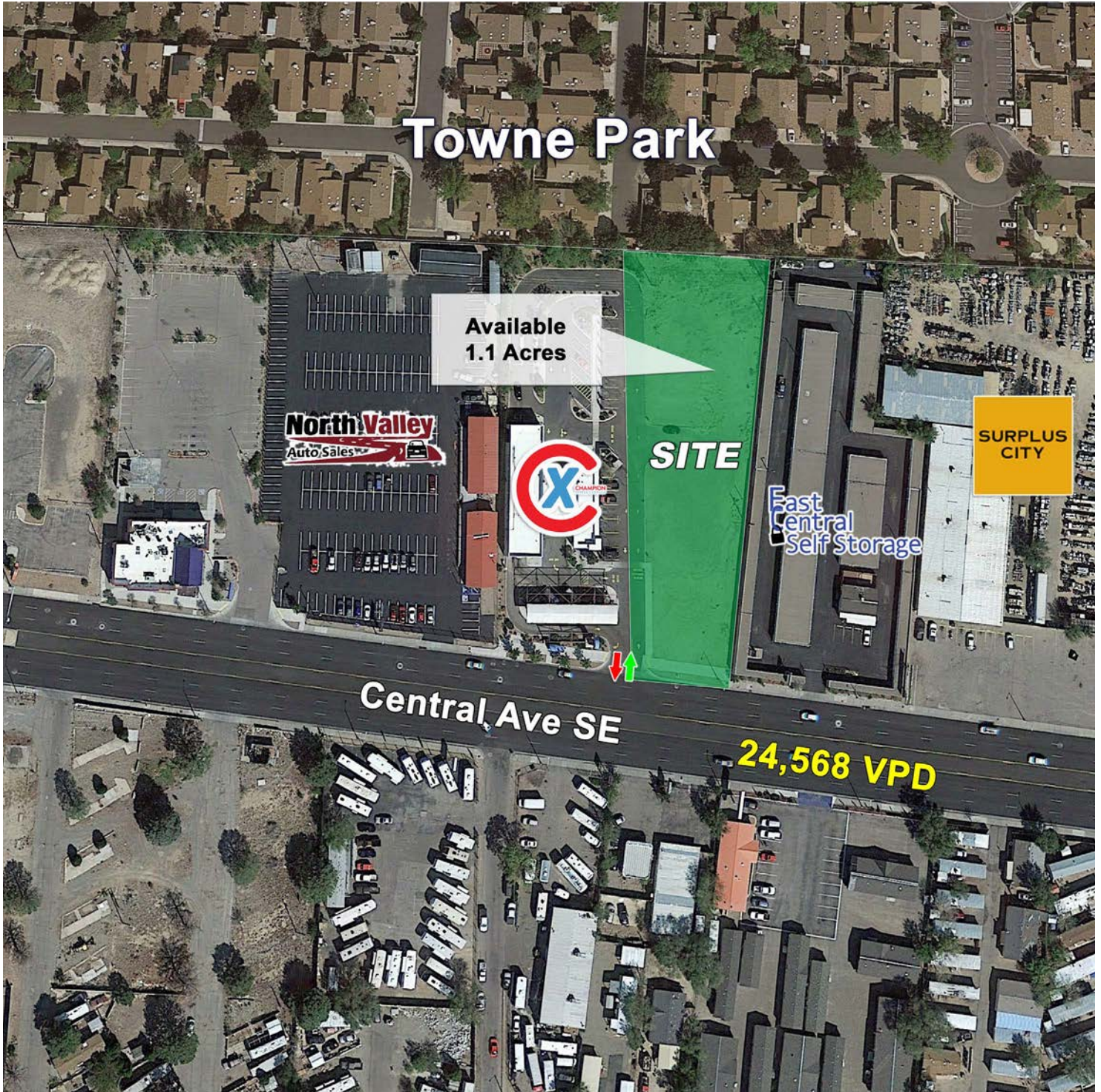
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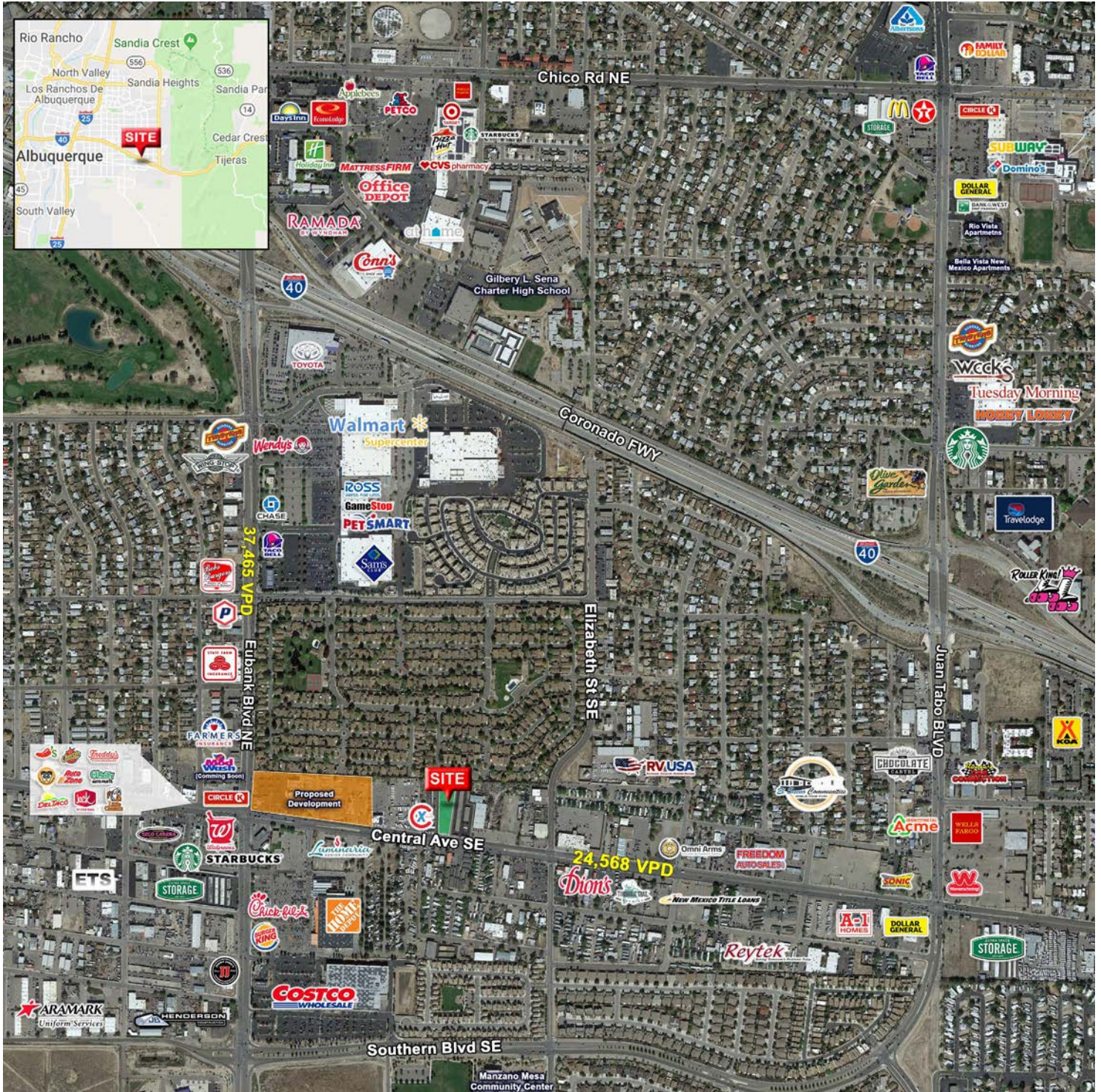
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# Retail/Commercial Land Near Central & Eubank

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