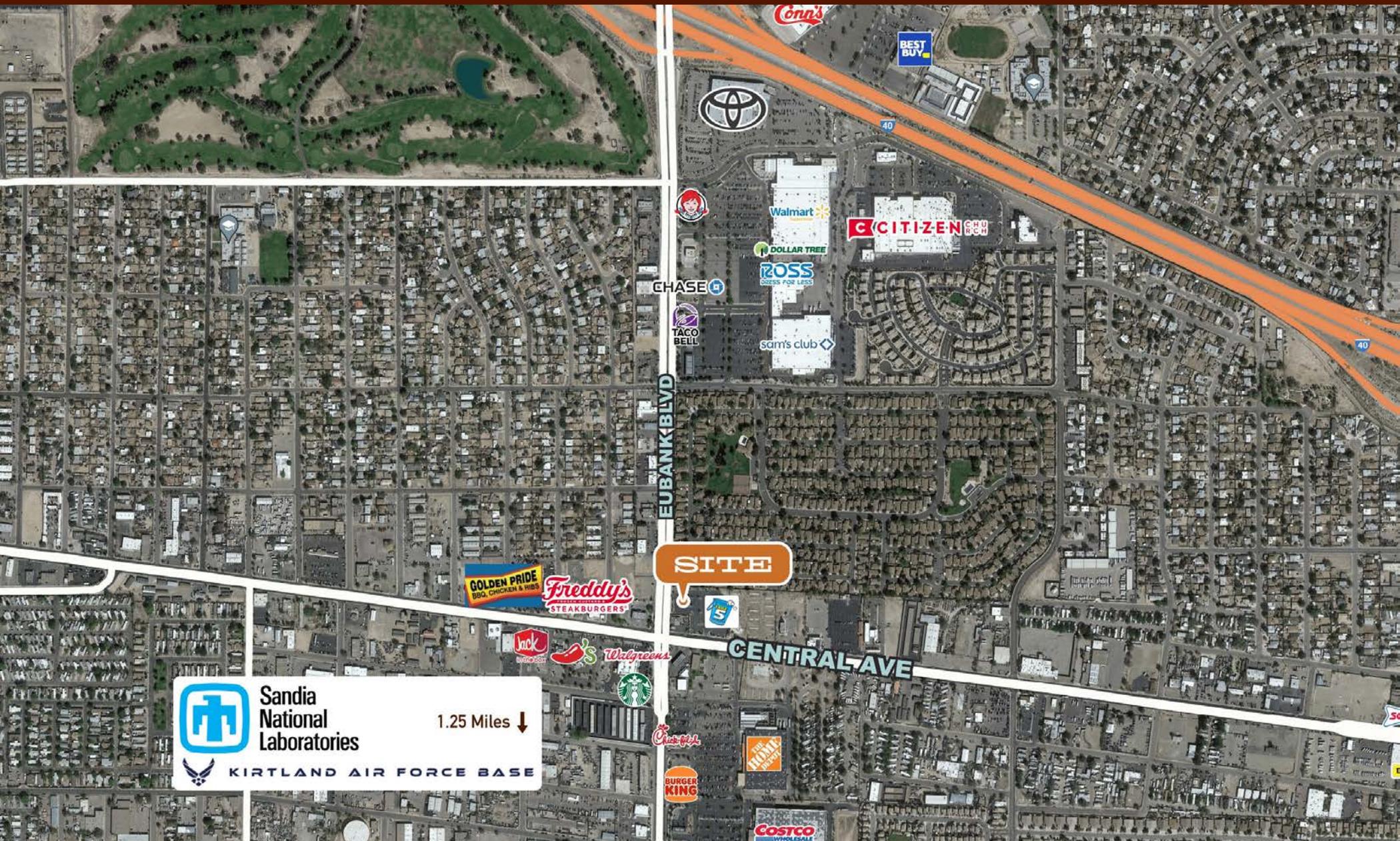




BASE 5  
RETAIL PARTNERS

# Eubank & Central Pad Site

0.8931 Acres  
Ground Lease or BTS



Sandia  
National  
Laboratories

1.25 Miles ↓

KIRTLAND AIR FORCE BASE

Kino James - kino@base5retail.com - 505-463-7191

WWW.BASE5RETAIL.COM  
505-807-0605

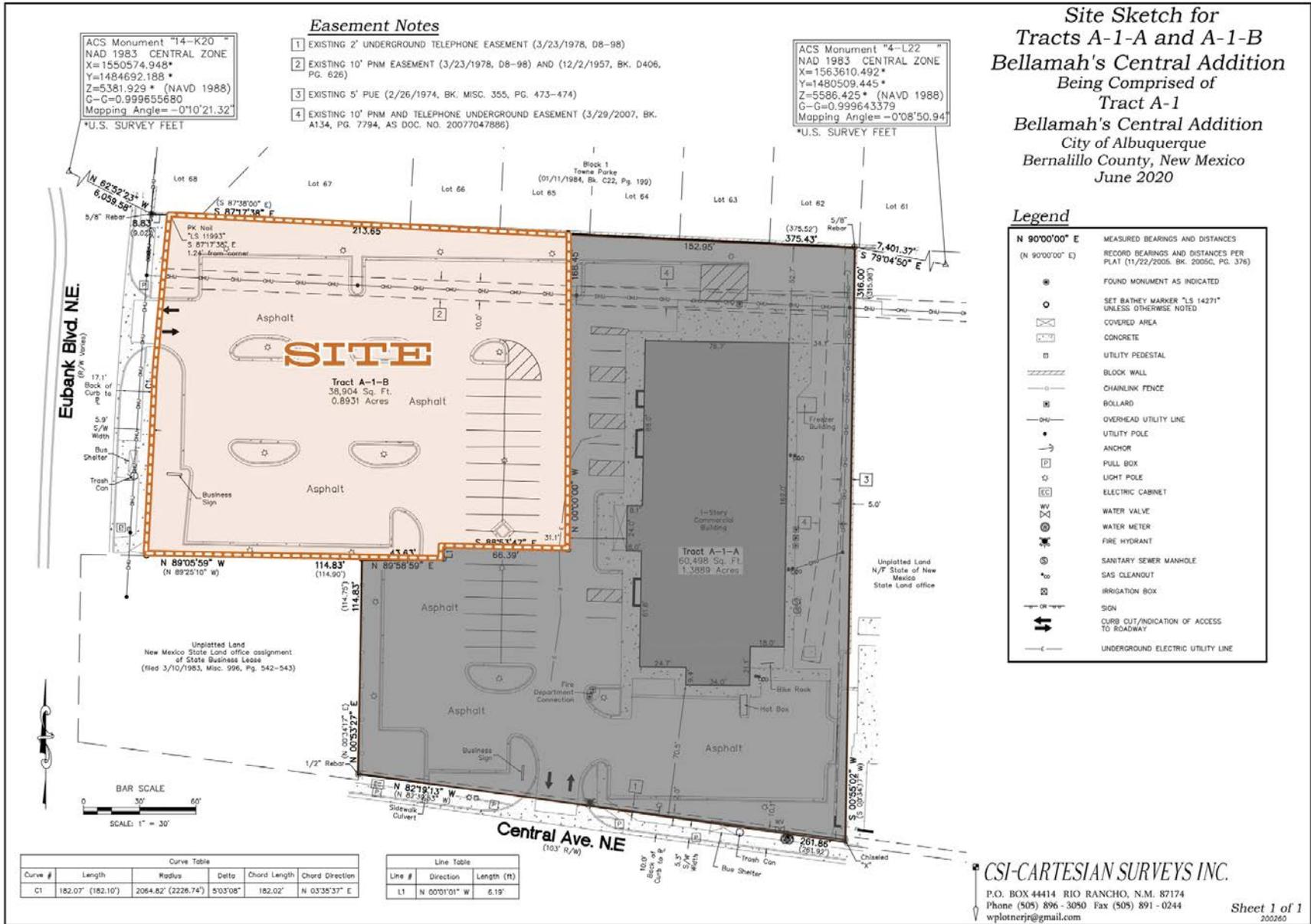
David Chavez - chavo@base5retail.com - 505-507-3283



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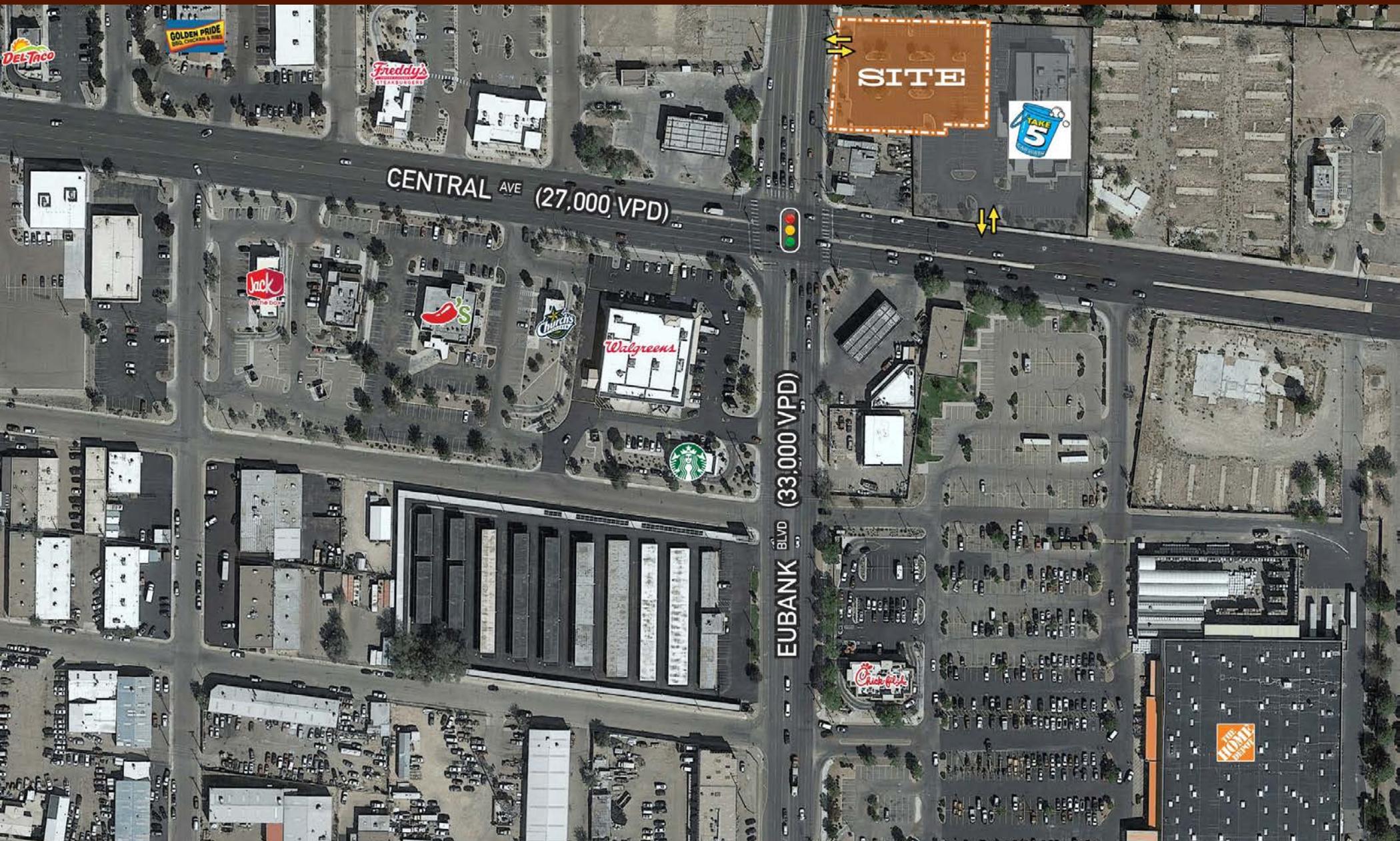




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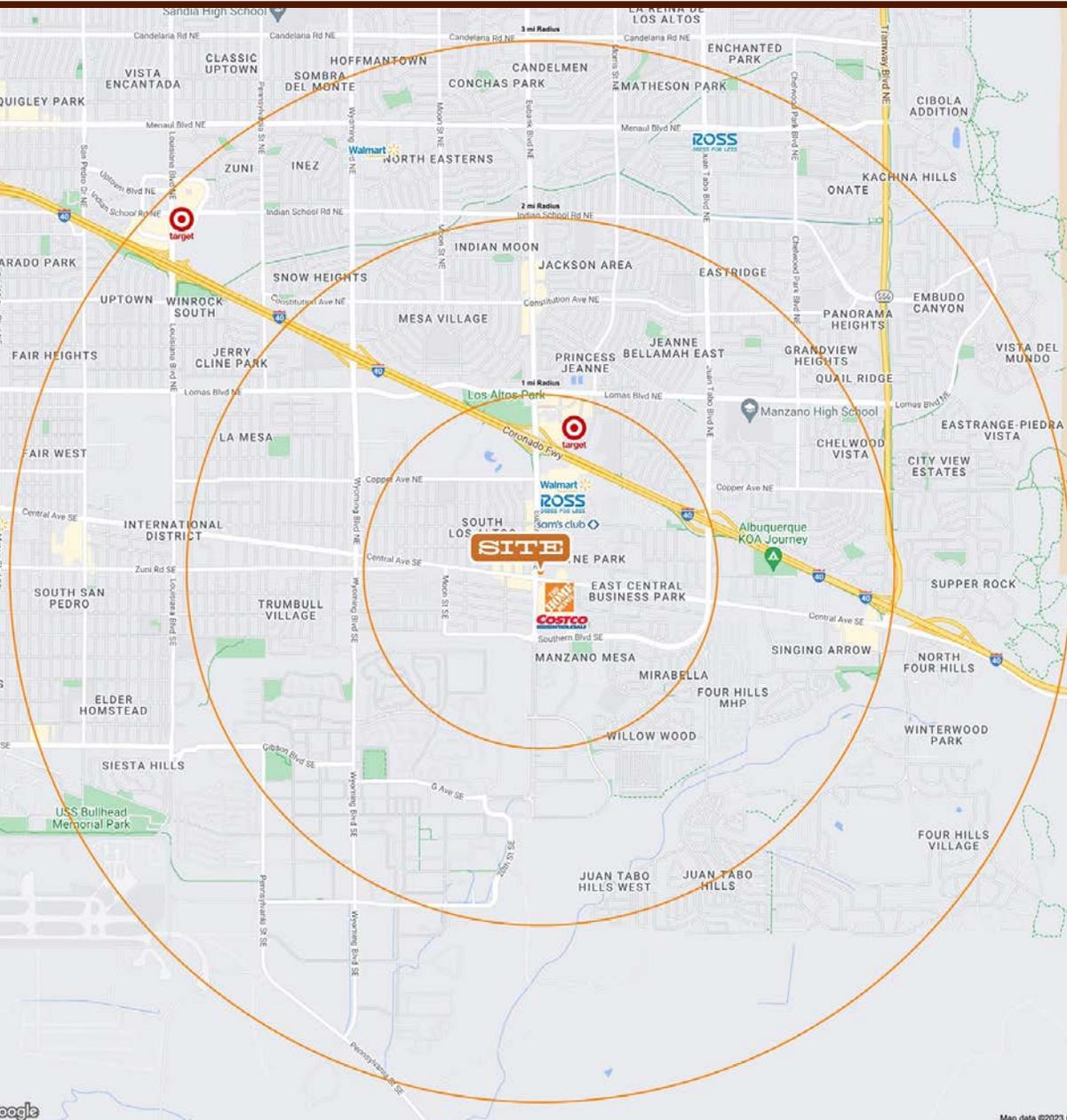
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BASE 5  
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0.8931 Acres  
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1 MILE	2 MILES	3 MILES
14,797	64,530	118,040



1 MILE	2 MILES	3 MILES
\$63,610	\$59,981	\$64,137



1 MILE	2 MILES	3 MILES
5,390	21,481	49,521



Central (27,000 VPD)  
Eubank (33,000 VPD)

The subject site is located at the Northeast corner of Central & Eubank in Albuquerque's SE trade area. Located 1.25 miles north of the Eubank gate for Sandia Labs & Kirkland AFB, and just .75 miles south of I-40.

- 0.89 Acres
- Zoned MX-H - drive-thru is an allowable use under IDO zoning
- Located at signalized intersection with access from both Eubank & Central
- Adjacent property has been sold to Take 5 Car Wash
- Major anchors at this intersection include Home Depot, CostCo, Walgreens, Chick fil A, among others
- Sophisticated local developer and creative deal maker



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