

# For Lease

## Princess Jeanne Shopping Center

HIGH-TRAFFIC RETAIL CORRIDOR | 42,200 CARS PER DAY



1400 Eubank Blvd. NE | Albuquerque, NM 87112

*NEC Eubank Blvd. & Constitution Ave. NE*



### LEASE RATE

\$12.00 - \$14.00/SF  
+ NNN



### AVAILABLE

±1,463 -  
±2,529 SF

- Full access off Eubank Blvd. and ample parking
- Quick access to I-40
- Prominent pylon signage
- Tenant improvement allowance available
- On-site security
- IDO Zoning: MX-L

**NA**SunVista

got space™

Alexis Lovato  
alexis@sunvista.com  
505 639 6433

John Algermissen  
johna@sunvista.com  
505 998 5734



# For Lease

## PRINCESS JEANNE SHOPPING CENTER

1400 Eubank Blvd. NE | Albuquerque, NM 87112





# For Lease

## PRINCESS JEANNE SHOPPING CENTER

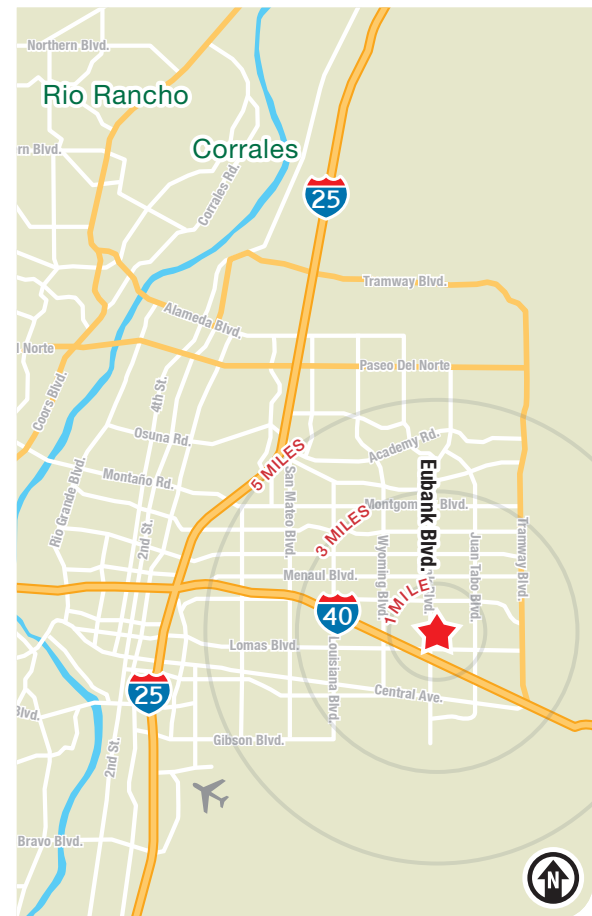
1400 Eubank Blvd. NE | Albuquerque, NM 87112



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,736	146,057	269,108
Average HH Income	\$73,032	\$81,145	\$93,197
Daytime Employment	4,203	63,471	121,311

2023 Forecasted by Esri





For Lease

## PRINCESS JEANNE SHOPPING CENTER

1400 Eubank Blvd. NE | Albuquerque, NM 87112



**NAI** SunVista

505 878 0001 | [sunvista.com](http://sunvista.com) | [f](#) [t](#) [in](#) [u](#)  
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**Alexis Lovato**  
[alexis@sunvista.com](mailto:alexis@sunvista.com)  
505 639 6433

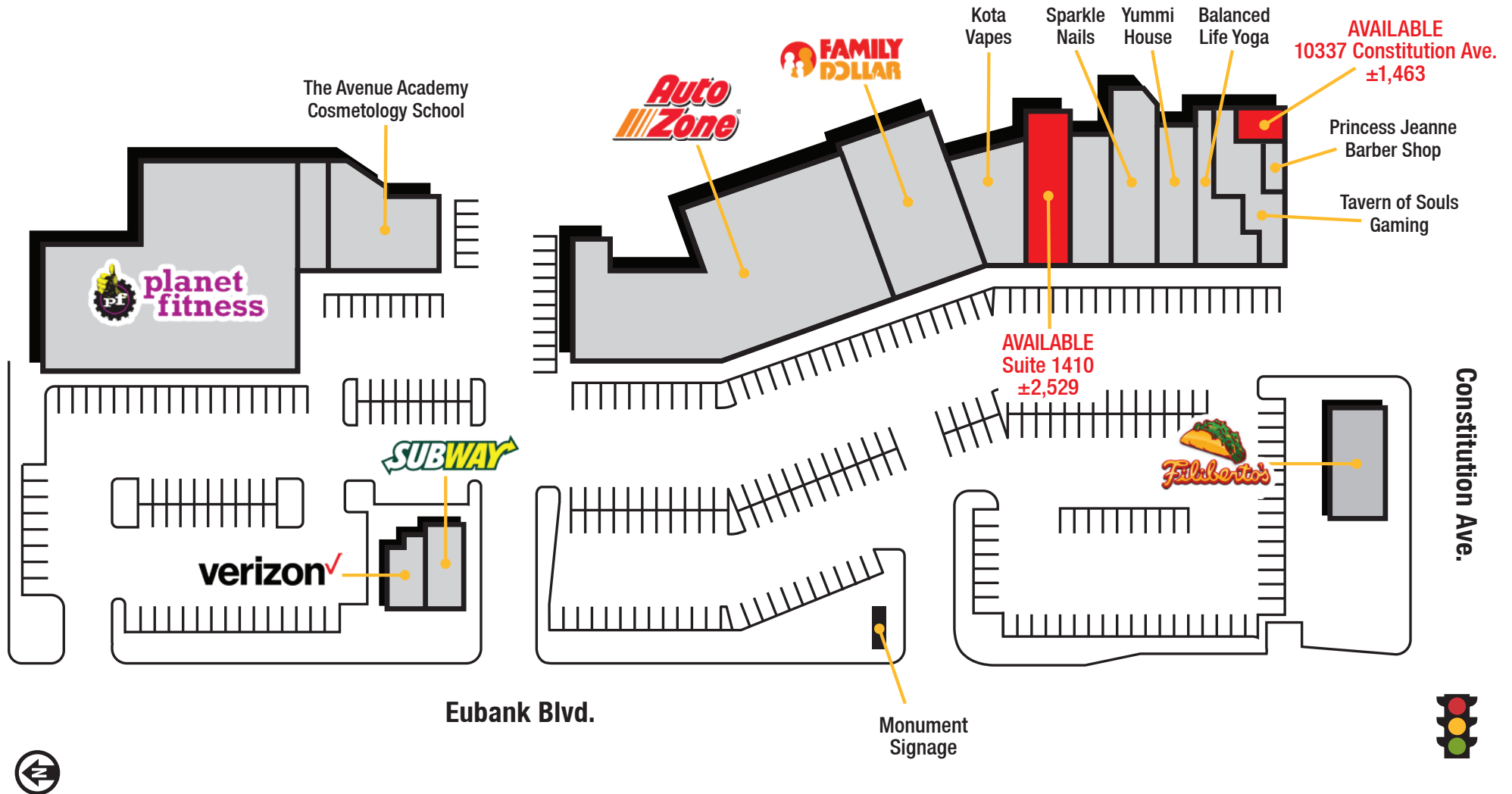
**John Algermissen**  
[johna@sunvista.com](mailto:johna@sunvista.com)  
505 998 5734

# For Lease

## PRINCESS JEANNE SHOPPING CENTER

1400 Eubank Blvd. NE | Albuquerque, NM 87112

### SITE PLAN



# For Lease

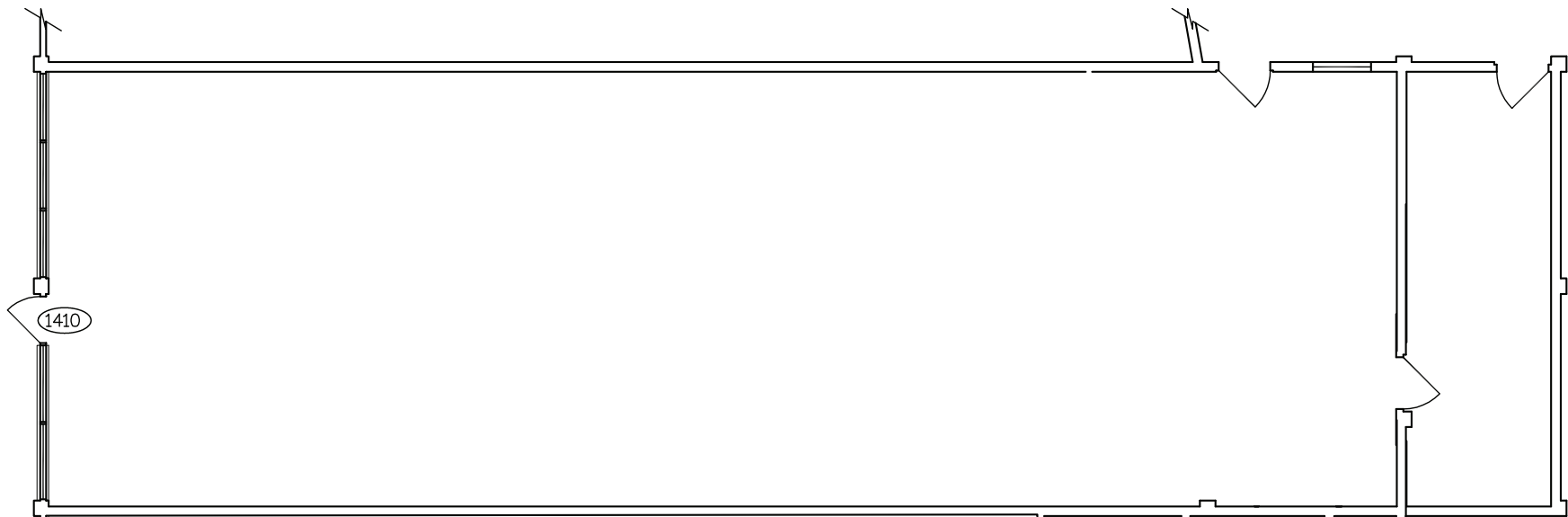
## PRINCESS JEANNE SHOPPING CENTER

1400 Eubank Blvd. NE | Albuquerque, NM 87112

### FLOOR PLAN

#### SUITE 1410

±2,529 SF





# For Lease

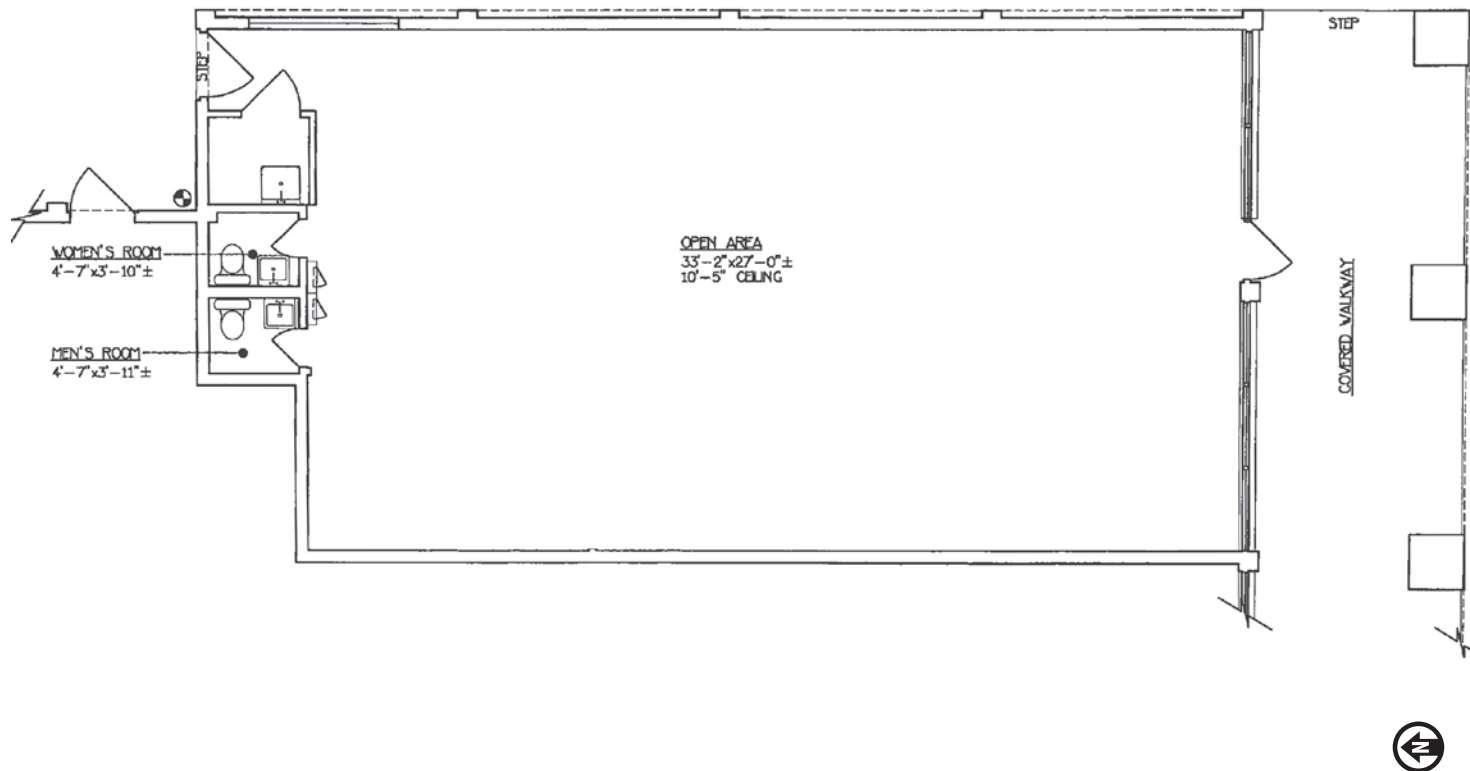
## PRINCESS JEANNE SHOPPING CENTER

1400 Eubank Blvd. NE | Albuquerque, NM 87112

### FLOOR PLAN

10337 CONSTITUTION AVE.

±1,463 SF



# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

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.

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



**566,387**  
City Population



**241,133**  
Households



**\$92,972**  
Avg. Household Income



**\$52,179**  
Md. Disposable Income



**21,085**  
Total Businesses



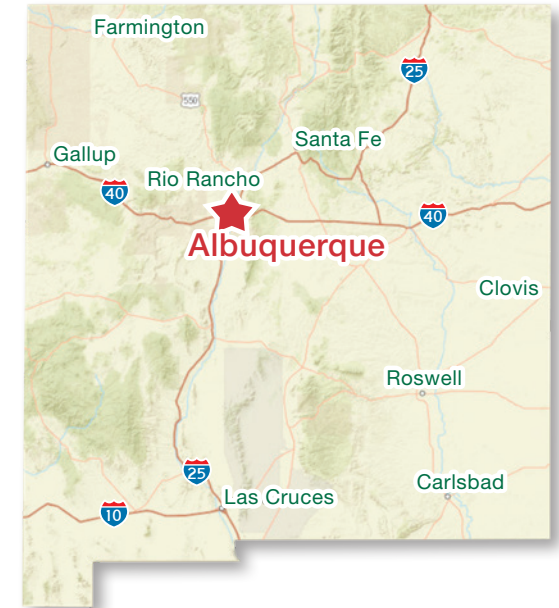
**291,840**  
Total Employees



**923,076**  
Albuquerque Metro Population



**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

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also 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, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.