



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	13,395	119,680	304,002
2019 Average HH Income	\$59,816	\$56,785	\$60,646
2019 Daytime Population	14,183	170,642	383,424

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FOR LEASE

\$14.00 - \$16.00 PSF NNN
*NNNs \$3.25 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

5001 Menaul	2,667 SF
5005 Menaul	971 SF
5009 Menaul	1,212 SF
5015 Menaul	1,950 SF

PROPERTY HIGHLIGHTS

- Incredible Retail Street Visibility from Menaul Blvd
- Updated Facade, Large Monument Signage and Newly Sealed Parking Lot
- 2nd Generation Ice Cream Shop - Restaurant
- Near High Traffic Intersection of Menaul & San Mateo

TRAFFIC COUNT

Menaul Blvd: 29,800 VPD
(STDB 2019)

San Mateo Blvd: 33,600 VPD
(STDB 2019)

AREA TRAFFIC GENERATORS



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The Shops on Menaul

NWQ OF MENAUL BLVD AND SAN MATEO BLVD
5001-5023 MENAUL BLVD NE
ALBUQUERQUE, NM 87110



OFFERING SUMMARY

Lease Rate:	\$14.00 - 16.00 SF/yr (NNN)
NNN:	\$3.25 PSF
Building Size:	16,080 SF
Available SF:	971 - 2,667 SF
Lot Size:	0.865 Acres
Zoning:	MX-M
Submarket:	NE Heights

PROPERTY OVERVIEW

The Shops on Menaul is a multi-tenant retail strip near the incredibly high trafficked intersection of Menaul and San Mateo boulevards. The tenant mix consists of national and local tenants alike, featuring restaurants, wireless carriers, a barber shop and more. For the price, these retail suites showcase great natural light, massive signage opportunities, easy ingress/egress on either end of the property and a chance to be close to I-40 and Uptown.

LOCATION OVERVIEW

The property is located at the NWQ of Menaul and San Mateo. This building is less than a half mile from Interstate 40 and 0.6 mile from the Coronado Mall. Take your pick of 3 different monument signs servicing the property and excellent street visibility on Menaul Blvd.

SPACES	LEASE RATE	SPACE SIZE	BUILD-OUT
5001 Menaul	\$14.00 SF/yr	2,667 SF	Former Cricket Wireless
5005 Menaul	\$14.00 SF/yr	971 SF	Screen Printing Shop
5009 Menaul	\$14.00 SF/yr	1,212 SF	Cell Phone Repair
5015 Menaul	\$16.00 SF/yr	1,950 SF	Ice Cream Shop/Restaurant

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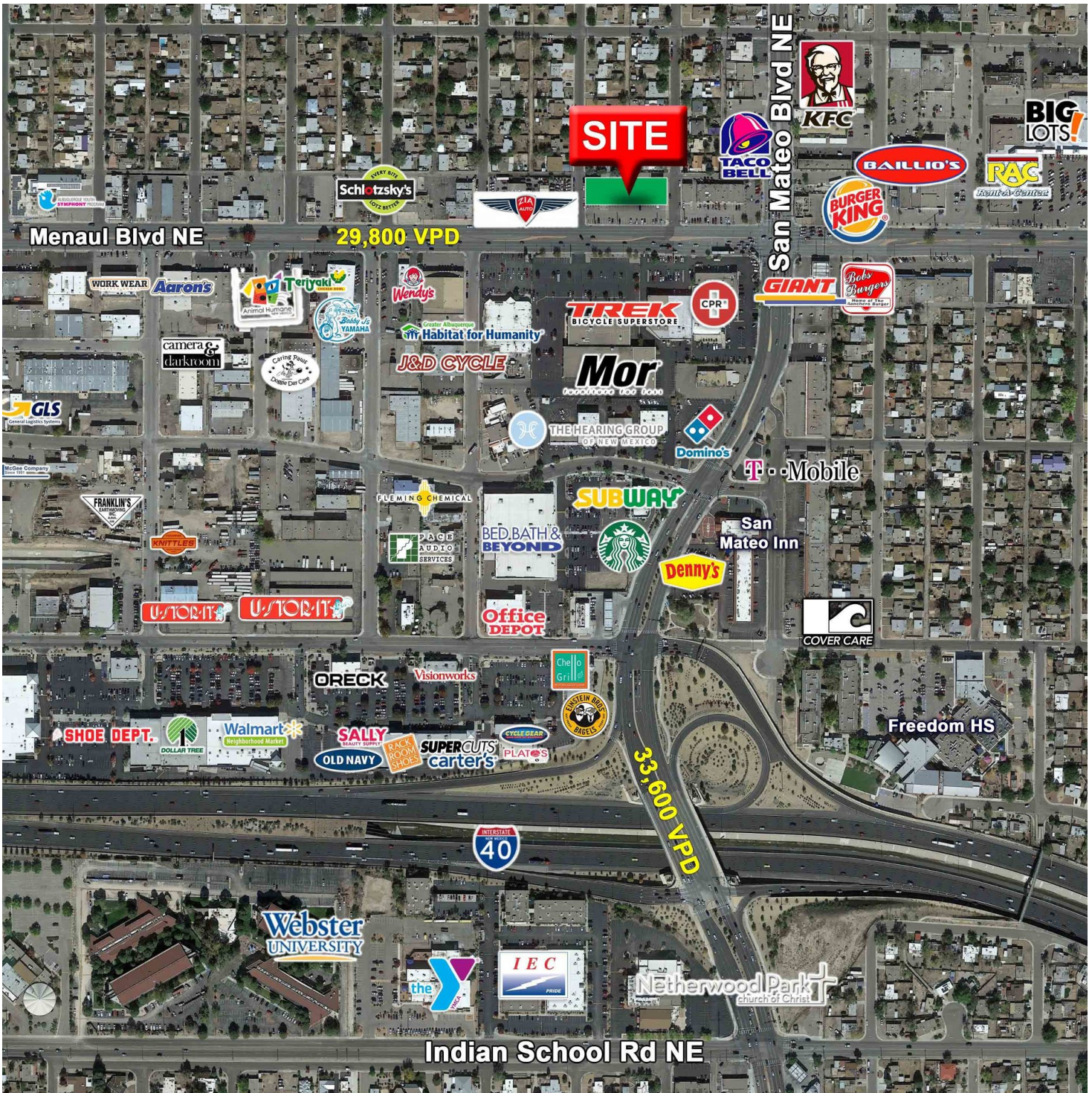
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