



Colliers

For Sale or Lease

American Square
3301 Menaul Blvd NE
Albuquerque, NM 87107

Site

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Property Profile

Details

Sales Price	\$900,000
Ground Lease	\$85,000/year
Space Available	0.85 AC
Submarket	North I-25
Zoning	MX-M

Features

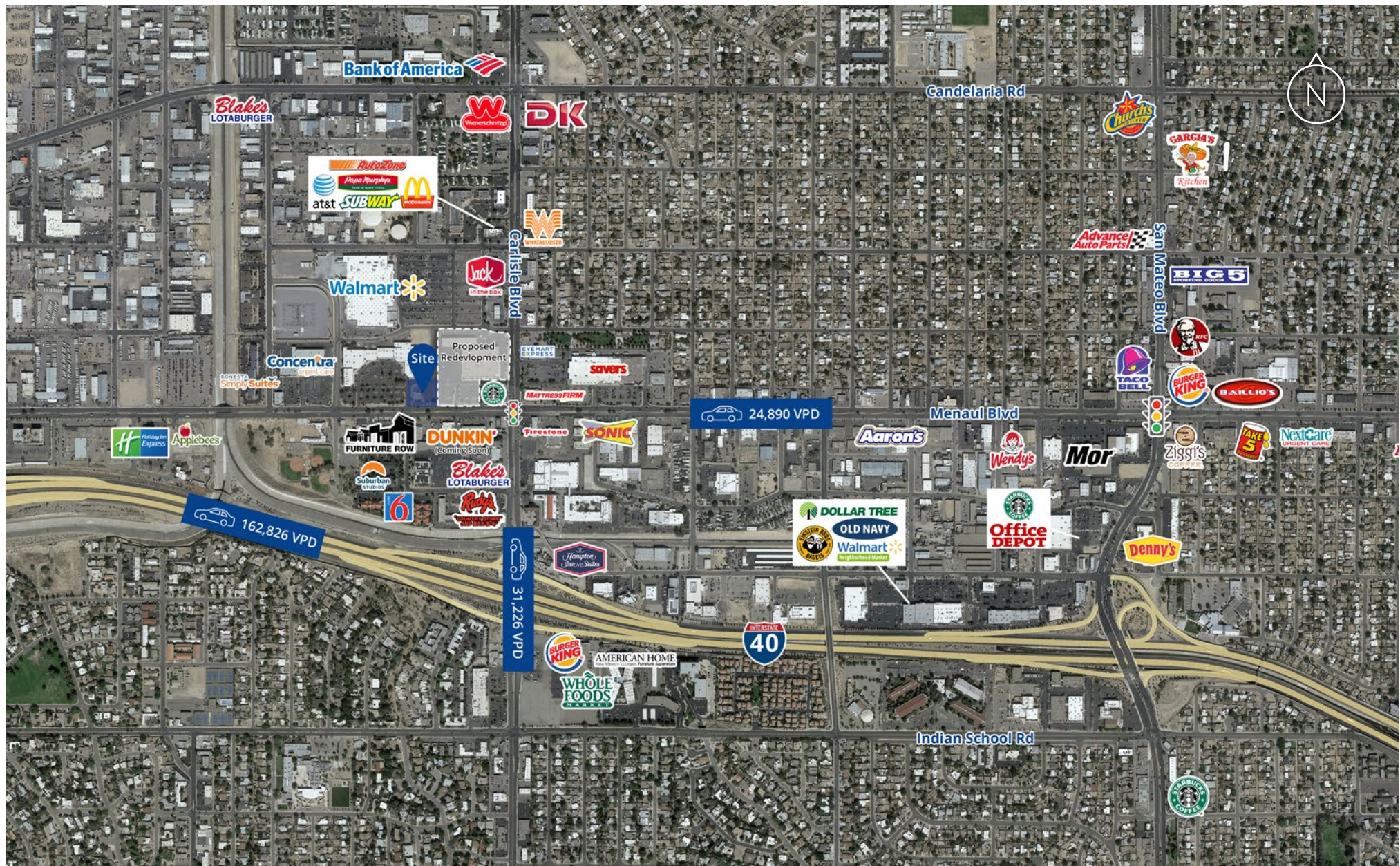
- Drive thru permissive pad available
- Ideal for retail, medical, financial or restaurant uses
- Convenient I-40 access
- Over 45,000 VPD at the intersection of Menaul Blvd and Carlisle Blvd
- Build to suit available

Area Tenants



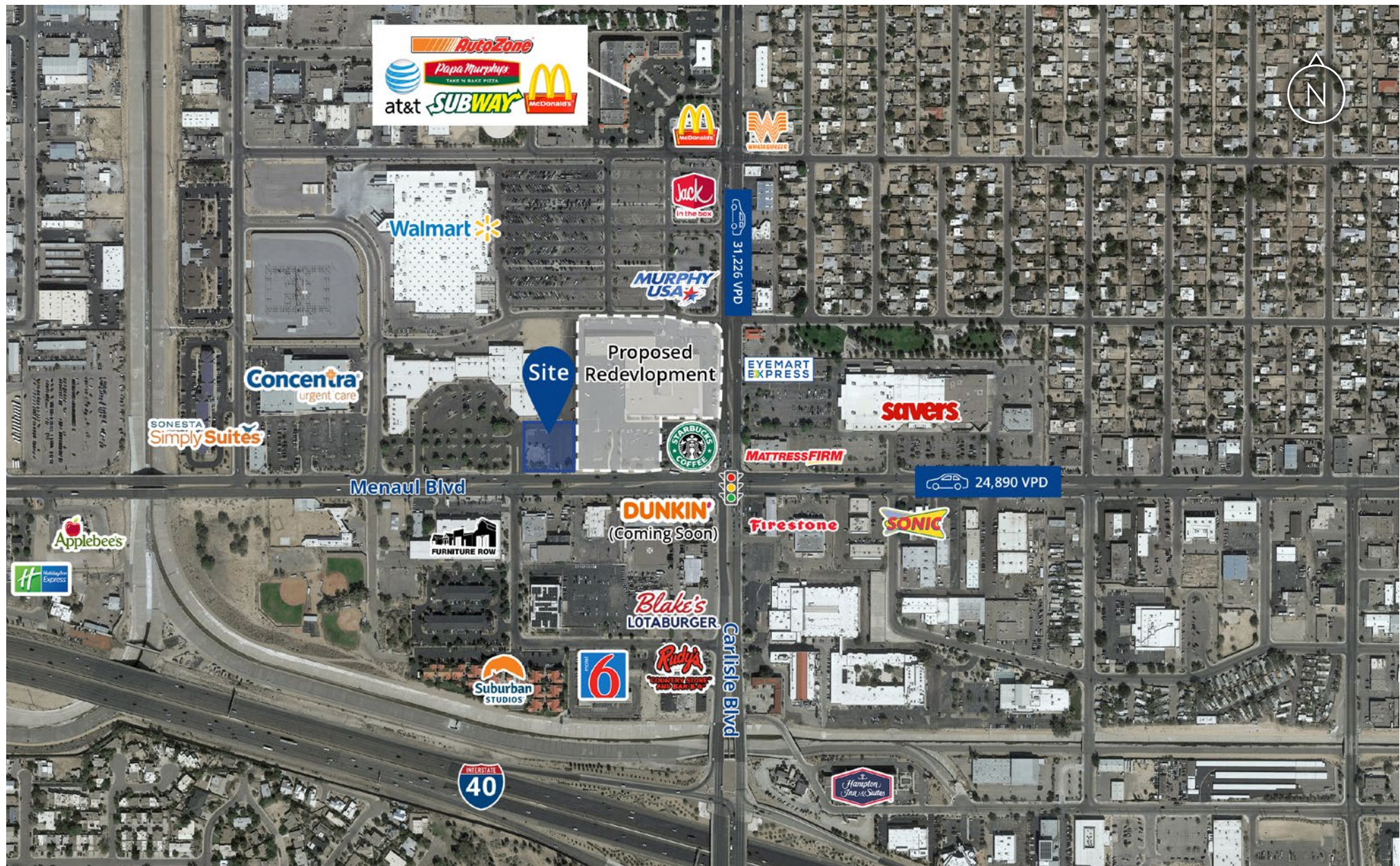
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Trade Area Aerial

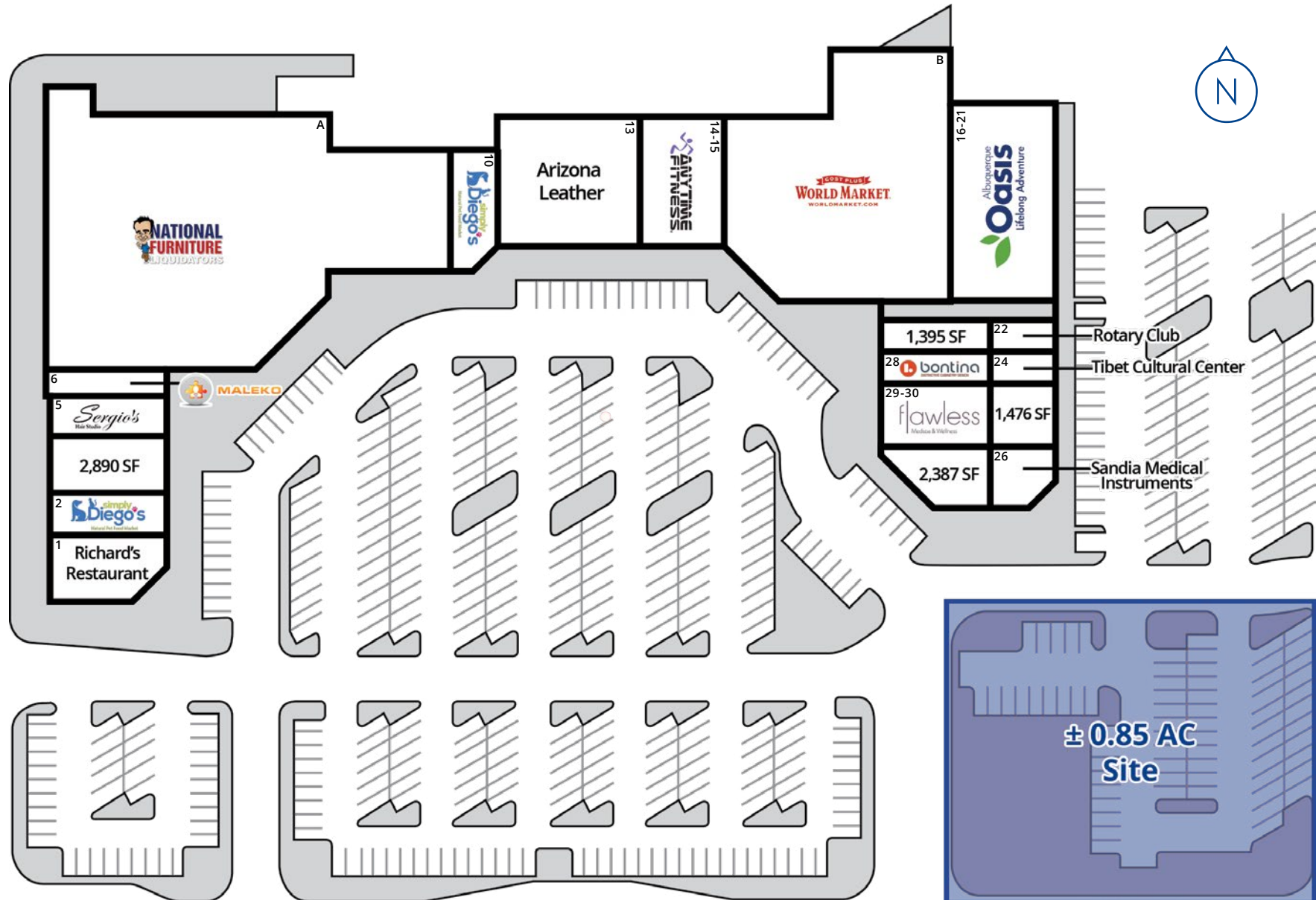


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Intersection Aerial

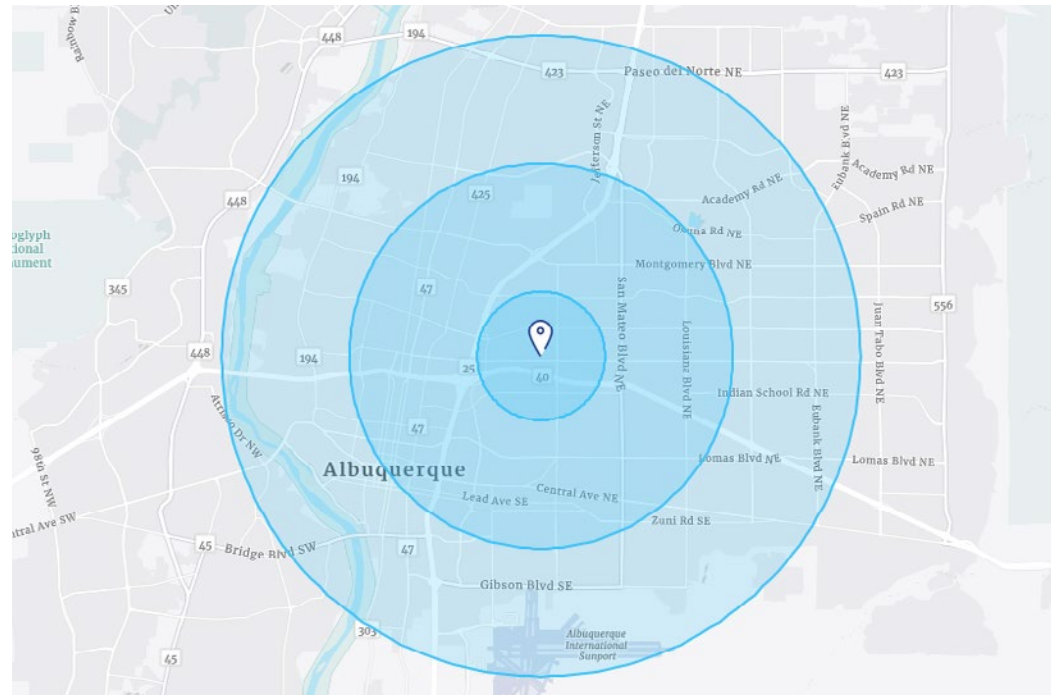


Site Plan



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	10,579	103,288	263,866
Households	5,001	49,995	121,731
Median HH Income	\$50,701	\$48,843	\$51,092
Average HH Income	\$83,284	\$76,456	\$79,632



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