



# NE HEIGHTS NEIGHBORHOOD ENDCAP

NEC OF ALGODONES ST. & MENAUL BLVD.  
11601 Menaul Blvd NE, Albuquerque, NM 87112



**FOR LEASE**

**AVAILABLE SPACE**  
1,898 SF

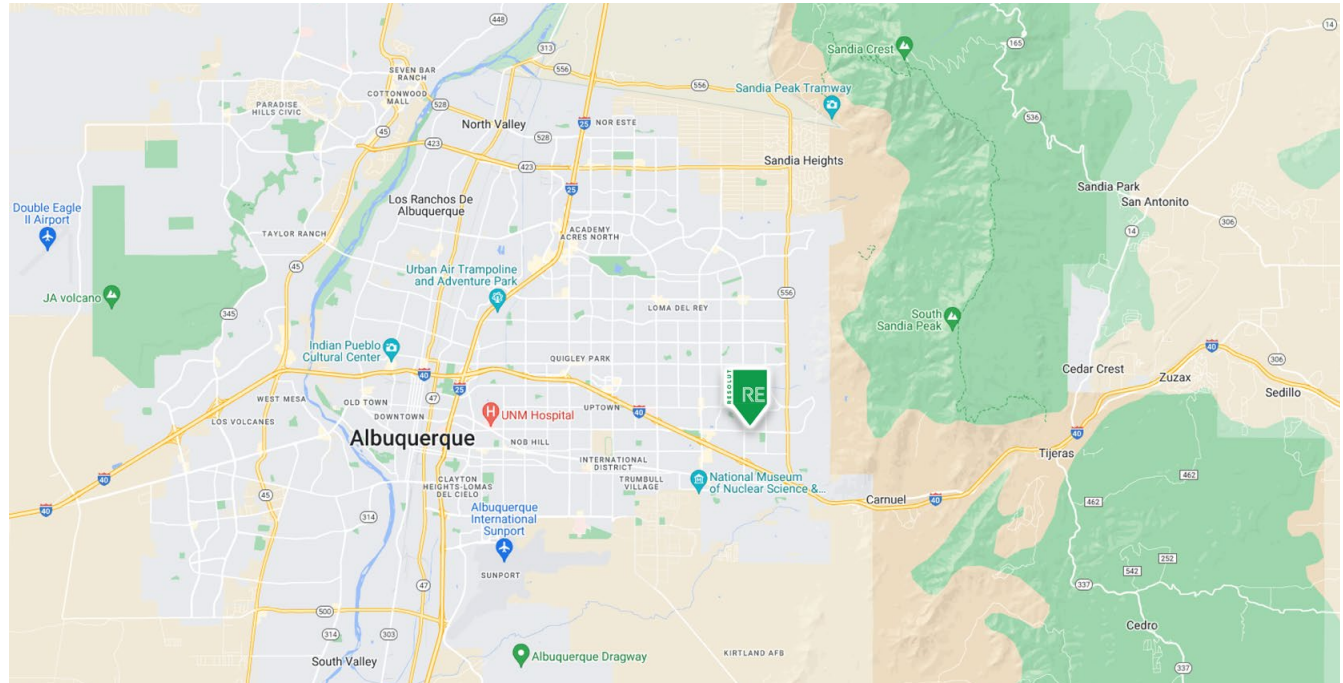
**RATE**  
\$15.00 PSF  
Modified Gross

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**PROPERTY HIGHLIGHTS**

- Prime Endcap Space
- Building and Pylon Signage Visible to Menaul
- Full Access from Menaul Blvd, Zena Lona St, and Algodones St
- The Building is Fronting Menaul Blvd and is Exposed to Over +/- 12,233 Cars per Day
- Located in a Proven and Growing Trade Area
- Surrounded by National Co-Tenancy
- Near the High Traffic Signalized Intersection at Juan Tabo Blvd and Menaul Blvd
- Tenant improvement allowance available



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2024**



**119,558TV  
POPULATION  
3-MILE RADIUS**



**\$102,583.00  
AVG HH INCOME  
3-MILE RADIUS**



**73,518  
DAYTIME POPULATION  
3-MILE RADIUS**



**TRAFFIC COUNTS**  
Menaul Blvd: 12,335 VPD  
(Sites USA 2024)

## PROPERTY OVERVIEW

11601 Menaul is a prominent retail space located in a well-trafficked neighborhood strip center near the high-traffic intersection of Juan Tabo Blvd and Menaul Blvd. The property is fronting Menaul Blvd and offers full access from Menaul Blvd, Zena Lona St, and Algodones St. It features both building and pylon signage visible from Menaul Blvd. The center boasts excellent co-tenancy with notable retailers such as Jackson Hewitt Tax Services, Foothills Group (AA), and Bright Horizons.

The shopping center provides a generous parking ratio of 6.18 spaces per 1,000 square feet. All tenants have access to a rear entry on the north side of the building, which is convenient for deliveries. The space at 11601 Menaul includes two bathrooms, a main dining room, and two additional rooms that could serve as offices. The property also features a 5-gallon electric water heater and plumbing in the main dining area, making it an ideal location for a cafe or coffee shop.

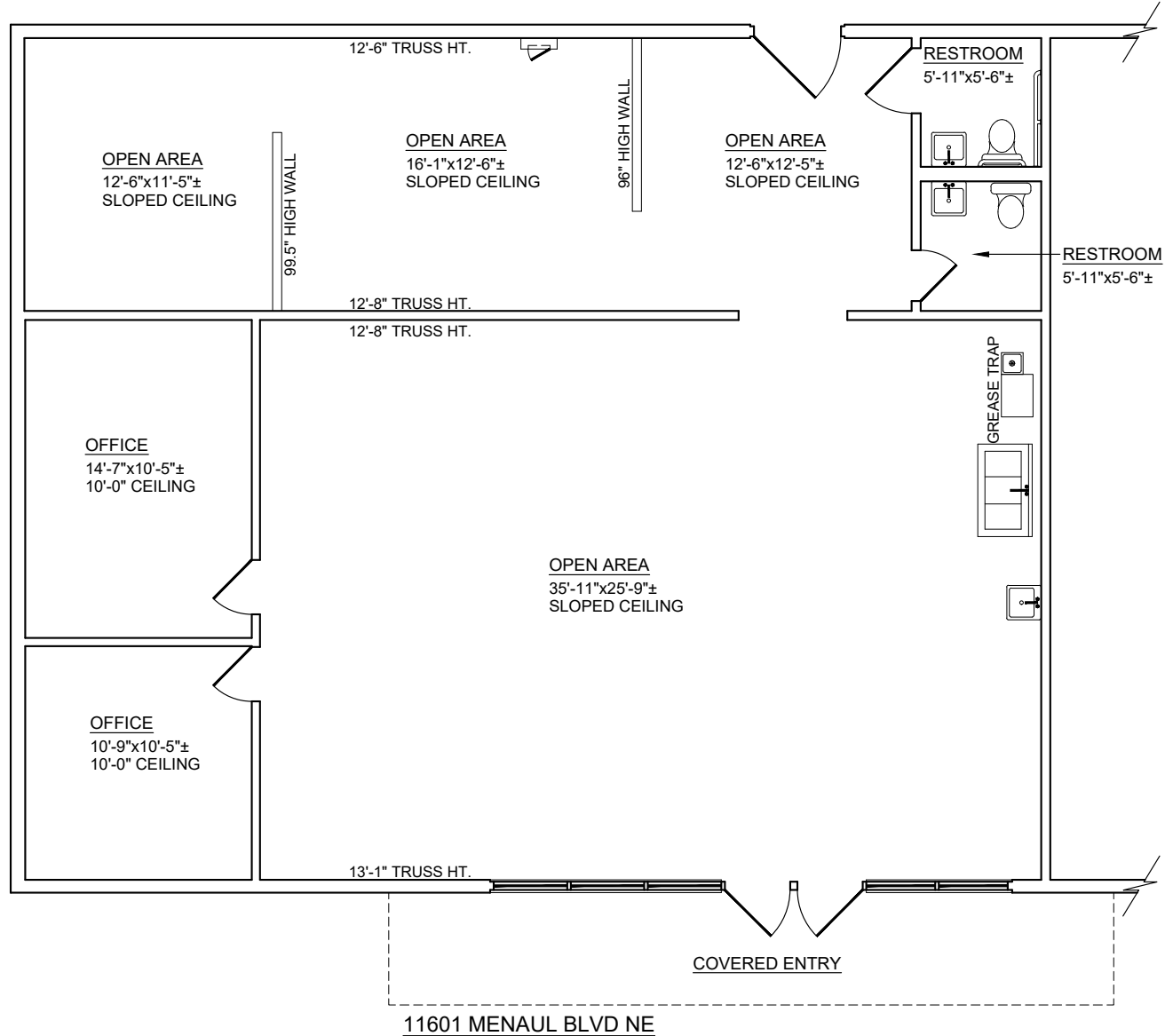
## LOCATION OVERVIEW

11601 Menaul Blvd is situated at the NEC of Algodones St and Menaul Blvd in the Northeast Heights trade area. This property is near the busy, signalized intersection of Juan Tabo Blvd and Menaul Blvd, and is part of a vibrant neighborhood retail strip center. It's an ideal spot for businesses aiming to attract foot traffic, thanks to its accessibility from multiple roads, including Menaul Blvd, Zena Lona St, and Algodones St. The area is surrounded by a mix of national retail and service businesses, making it a versatile and functional location for various business types. The property offers building and pylon signage, enhancing visibility from the street and making it easy for customers to locate. The traffic patterns make this property particularly suitable for a breakfast or coffee concept in the morning, with neutral traffic flow throughout the day and evening, making it ideal for a variety of businesses.



## PROPERTY HIGHLIGHTS

Lease Rate:	\$15.00 PSF Modified Gross
Available SF:	1,898 SF
Zoning:	MX-L
Sub-Market:	NE Heights

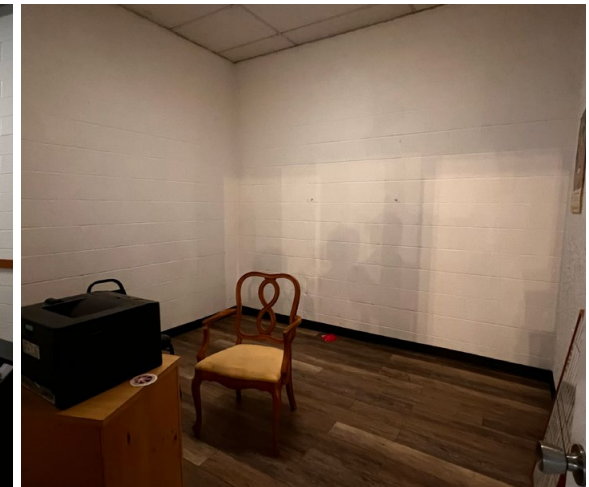
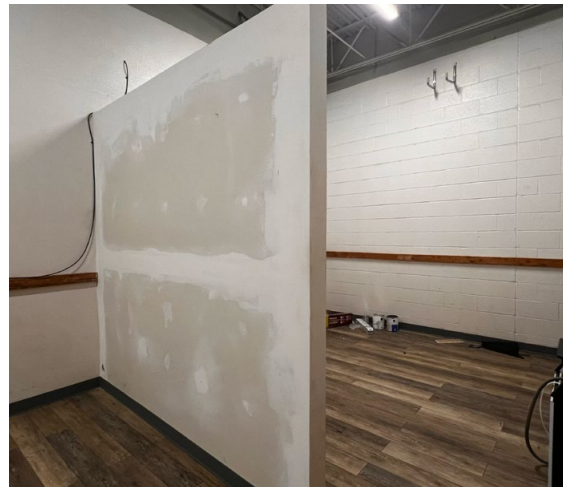
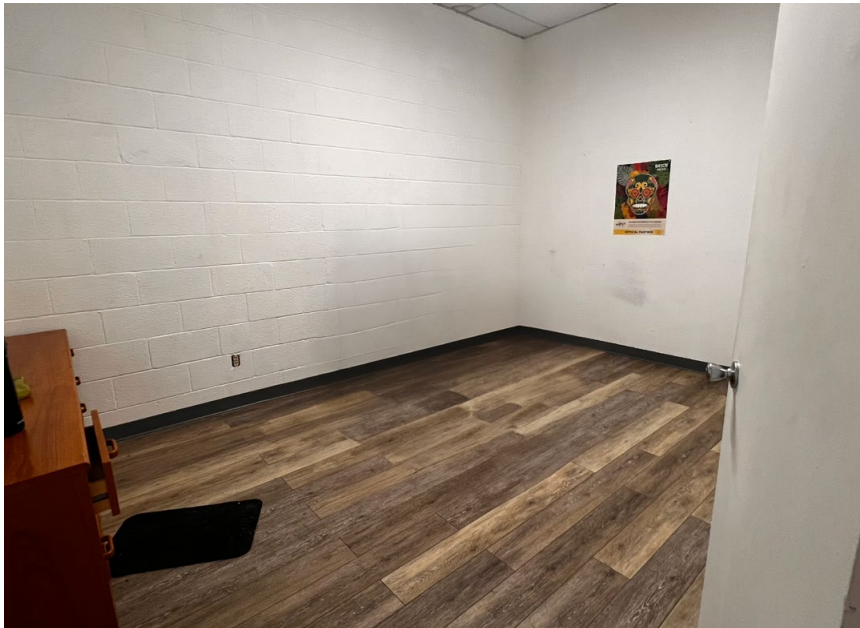


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