

FOR LEASE

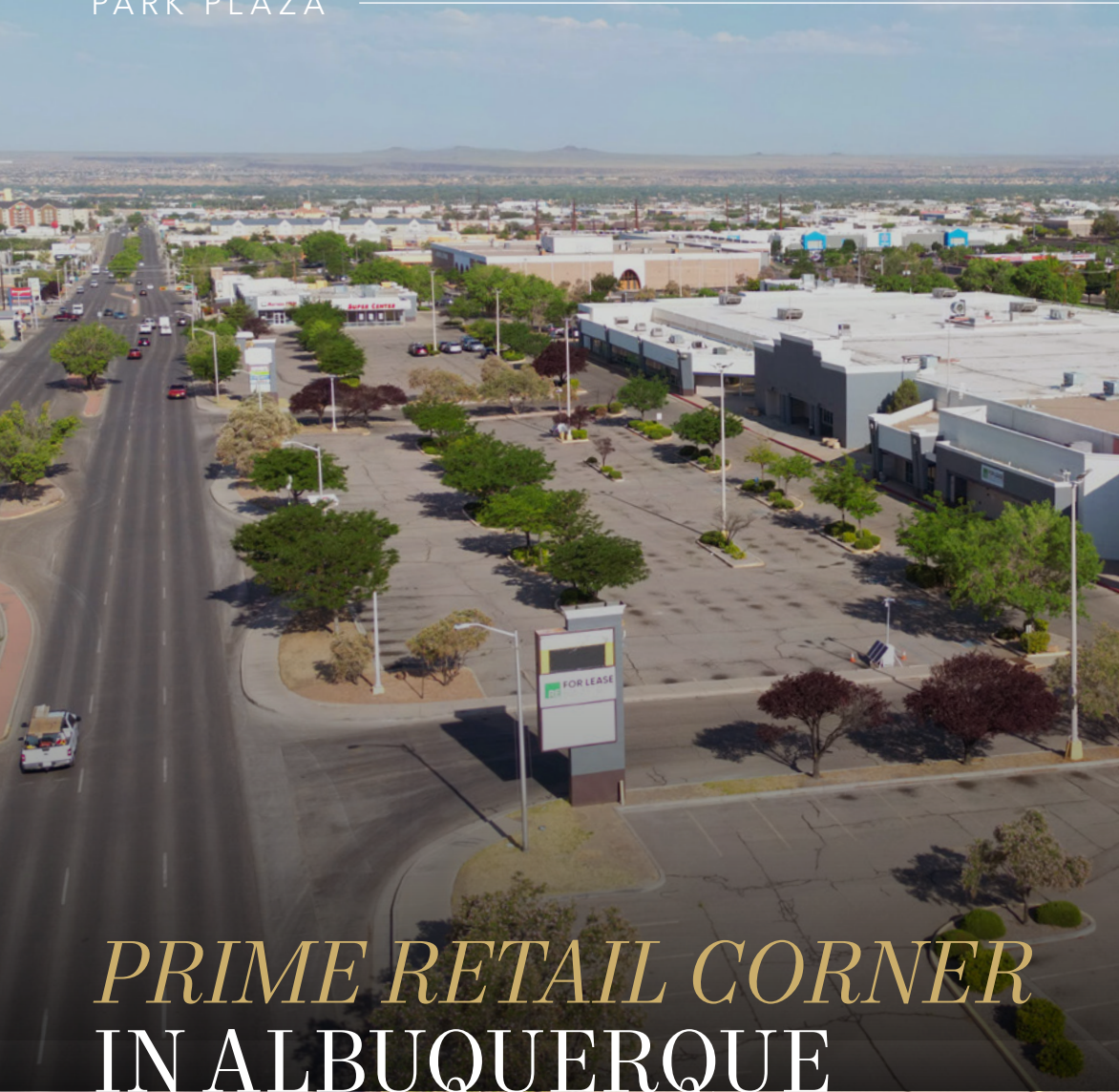
# PARK PLAZA

*±165,000 SF Retail Shopping Center in the heart of  
Albuquerque, New Mexico*

NEC CARLSILE BLVD & MENAUL BLVD







# PRIME RETAIL CORNER IN ALBUQUERQUE

*A ±165,000 square foot retail shopping center located in the heart of Albuquerque.*

ADDRESS	NEC Carlisle Blvd & Menaul Blvd Albuquerque, New Mexico
TOTAL BUILDING SIZE	±165,000 SF
LEASE RATE	Contact Broker
LEASE TERM	Negotiable
YEAR BUILT	1978
PARKING	4.2: 1,000 Ratio

## PROPERTY HIGHLIGHTS

Dedicated turn lane(s), pylon signage available, signalized intersection

Great visibility at major commercial intersection Menaul/Carlisle (66,500 VPD)

Opportunities for Anchor, Jr Anchor, inline shop space, restaurant, and pad sites

Pad site facing Menaul Blvd (±10,000) with restaurant infrastructure in place

Excellent visibility and access, located along busy major arterial



# FACADE RENOVATION RENDERINGS





# EXISTING SITE PHOTOS

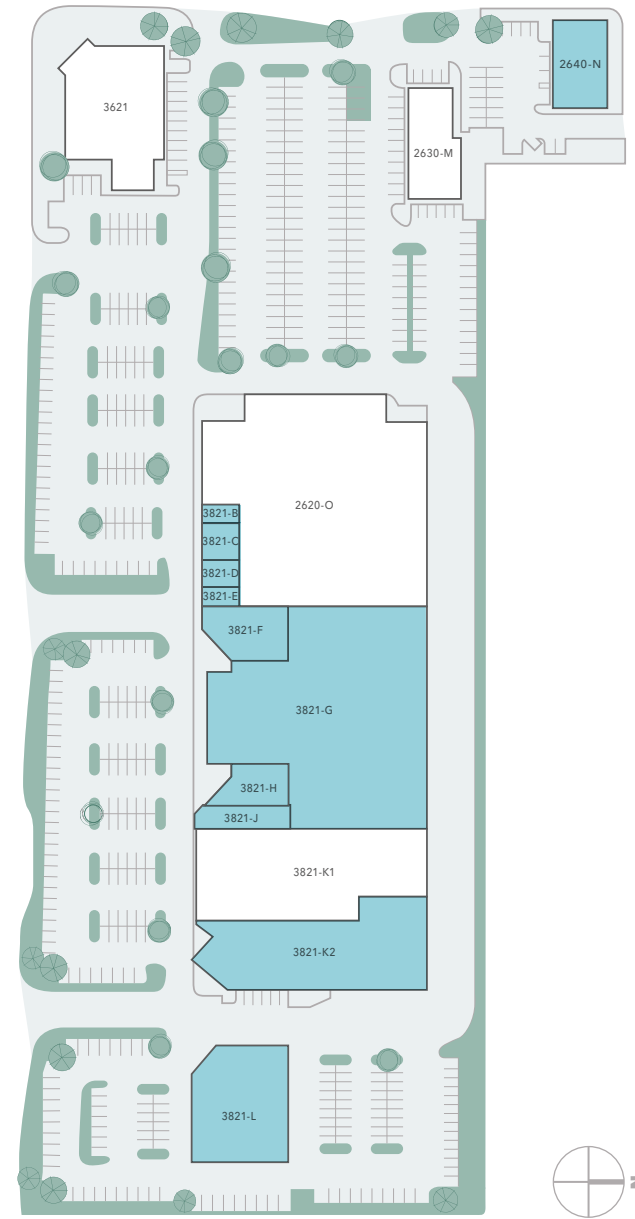


# SITE PLAN

Suite	Tenant	Square Feet
2620-O	Savers	45,065
2630-M	Eyemart Express	5,000
<b>*2640-N</b>	<b>Available</b>	<b>2,900</b>
3621	Mattress Firm	11,979
<b>*3821-B</b>	<b>Available</b>	<b>873</b>
<b>3821-C</b>	<b>Available</b>	<b>2,010</b>
<b>*3821-D</b>	<b>Available</b>	<b>1,572</b>
<b>*3821-E</b>	<b>Available</b>	<b>840</b>
<b>*3821-F</b>	<b>Available</b>	<b>1,732</b>
<b>3821-G</b>	<b>Available</b>	<b>43,904</b>
<b>*3821-H</b>	<b>Available</b>	<b>1,937</b>
<b>*3821-J</b>	<b>Available</b>	<b>1,895</b>
3821-K1	Enzo Fitness	17,000
<b>3821-K2</b>	<b>Available</b>	<b>16,515</b>
<b>3821-L</b>	<b>Available</b>	<b>10,070</b>
<b>Total GLA</b>		<b>165,392</b>

*\*For more information on these specific units, please contact*

**JOSH CUNNINGHAM**  
 Kidder Mathews  
 909.227.6644  
 josh.cunningham@kidder.com





# CURRENT AVAILABILITIES



## 2640-N

2,900 available for lease  
(former restaurant)

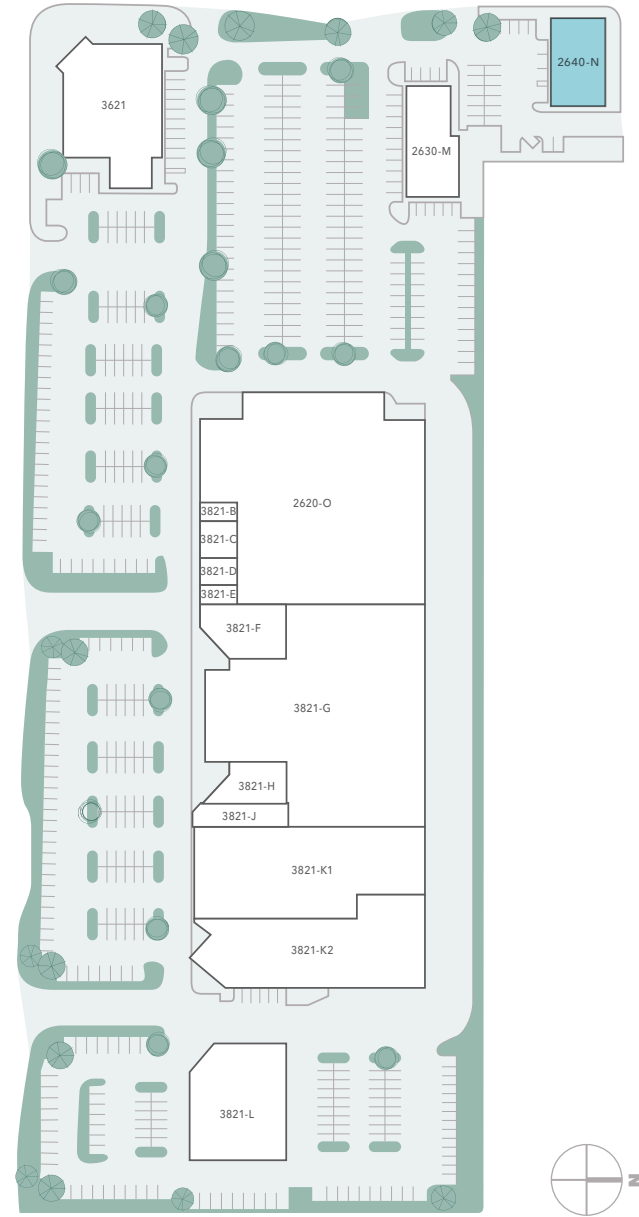
Located across from Walmart  
Supercenter

Lot size 10,900 SF (0.25 AC)

172' on Carlisle Blvd (with 1 curb cut)

142' on Phoenix Ave

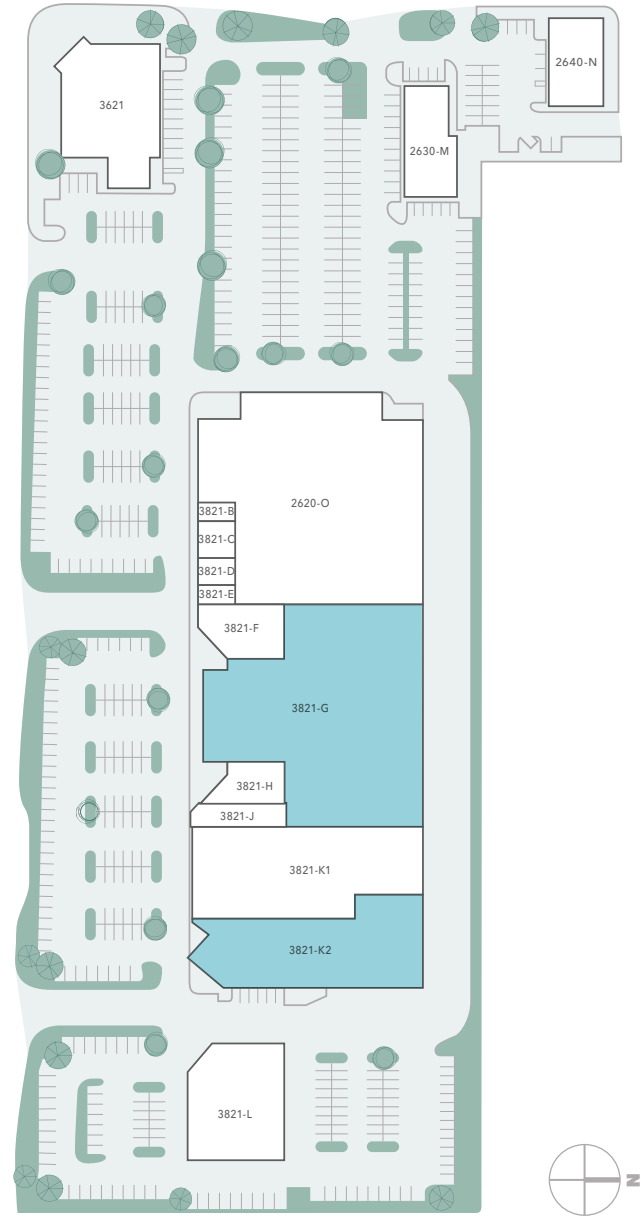
Contact broker for details



# CURRENT AVAILABILITIES



**3821-G & 3821-K2**  
Co-anchor spaces available  
80,000 SF divisible  
Currently two units - 45K SF & 16.5K SF  
383' on Menaul Blvd (with 2 curb cuts)  
4 loading docks  
Dedicated turn lane & pylon signage  
Contact broker for details





# CURRENT AVAILABILITIES



## 3821-L

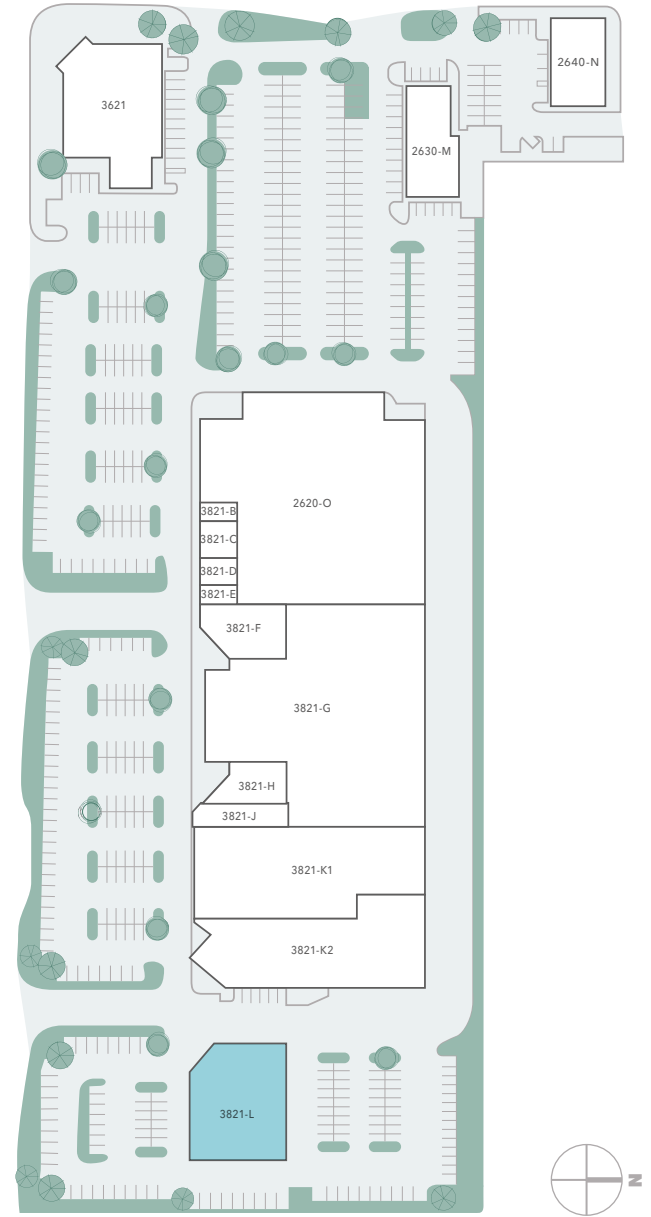
10,070 SF - divisible

Former restaurant space (China Wok)

39,000 SF lot with abundant parking

224' on Menaul Blvd (with 1 curb cut)

Contact broker for details





# HIGHLY ACCESSIBLE LOCATION

Close to the downtown business hub and The University of New Mexico

Conveniently located near Interstate 25 and Interstate 40

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 TOTAL POPULATION	13,981	90,499	236,059
2028 POPULATION PROJECTION	13,796	89,035	231,685
MEDIAN AGE	36.7	35.9	36.2
2023 AVERAGE HH INCOME	\$62,482	\$75,945	\$75,009

**10 MIN**  
TO DOWNTOWN

**15 MIN**  
TO ABQ AIRPORT







*Exclusively listed by*

**JOSH CUNNINGHAM**  
Kidder Mathews  
909.227.6644  
josh.cunningham@kidder.com  
CA LIC N° 01802660

**KRISTEN ZIMMERMAN**  
Broker of Record  
310.621.8160  
kmzbrokerage@gmail.com  
NM LIC N° 20528

[KIDDER.COM](http://KIDDER.COM)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.