

12th Street & Menaul Blvd NE



Acoma
Cochiti
Isleta
Jemez
Laguna
Nambé
Ohkay Owingeh
Picuris
Pojoaque
Sandia
San Felipe
San Ildefonso
Santa Ana
Santa Clara
Santo Domingo
Taos
Tesuque
Zia
Zuni

Avanyu Plaza Retail & Office Leasing

Skyler Sargent
VP of Property Management
505-362-4318





**Now Leasing at Avanyu Plaza
Prime Commercial Space in the Heart of Albuquerque**

Located on 12th Street just north of I-40 and directly across from the Indian Pueblo Cultural Center, Avanyu Plaza offers a one-of-a-kind opportunity to be part of a dynamic business and cultural corridor.

Owned by the 19 Pueblos of New Mexico, this premier development blends rich heritage with modern growth, providing high-visibility commercial space in a growing destination for locals and visitors alike.

Since 1976, the Pueblo communities have worked to create meaningful economic and employment opportunities—and Avanyu Plaza is a proud continuation of that mission. Join a growing community of businesses and cultural institutions in one of Albuquerque's most distinctive and strategic locations.

- 📍 High-traffic area with easy access to I-40
- 📍 Cultural landmark destination
- 📍 Ideal for restaurants, retail, office, or service providers

Now accepting commercial leasing inquiries.





Acoma
Cochiti
Isleta
Jemez
Laguna
Nambé
Ohkay Owingeh
Picuris
Pojoaque
Sandia
San Felipe
San Ildefonso
Santa Ana
Santa Clara
Santo Domingo
Taos
Tesuque
Zia
Zuni



Pre-Leasing Building G

- Similar footprint to US Eagle / Mama's Minerals existing building
- 8000 (+/-) Sq. Ft. (divisible)
- 13k+ VPD **on each** of 12th and Menaul - Excelent Visibility!
- Nearby I-40 (Coronado Freeway) 125k+ VPD

Contact

Skyler Sullivan-Sargent
505-362-4318

To inquire about currently available space.



ZIP 87114

- Pop. 12,290
- Median Age: 43.9
- Median Income: \$75,412
- High population density (~2644/sq mile) - exceeds both Bernalillo County and NM
- Higher estimated home value than Bernalillo County and NM. Faster growth than either.
- Higher percentage of Associates, Bachelors and Graduate/Professional degrees than Bernalillo County and NM.

Avanyu Plaza

- Includes:
 - Two hotels
 - A blend of restaurants, shops, offices and service providers (grocery coming soon!)
- 24/7 On site security
- Beautiful landscape, hardscape and views.
- Blend of heritage and modern design.

Contact

- Skyler Sargent
 - 505-362-4318

