



For Lease

8400 Menaul Blvd NE
Albuquerque, NM 87112

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5051 Journal Center Blvd. NE, Suite 200
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Property Profile

Details

Lease Rate	\$24.00 PSF
NNN	\$3.85 PSF
Space Available	± 2,732 - 3,482 SF
Lot Size	0.68 Acres
Submarket	Northeast Heights
Zoning	MX-M

Features

- Highly visible end cap – ideal for restaurant, retail, or medical use
- Great visibility along Wyoming Blvd and Menaul Blvd
- Over 59,800 VPD at the intersection
- Close proximity to Winrock, Uptown, and Coronado Mall
- Co-tenancy in strip center includes Baskin Robbins, Papa Murphys and SuperCuts
- Building and monument signage available

Area Tenants

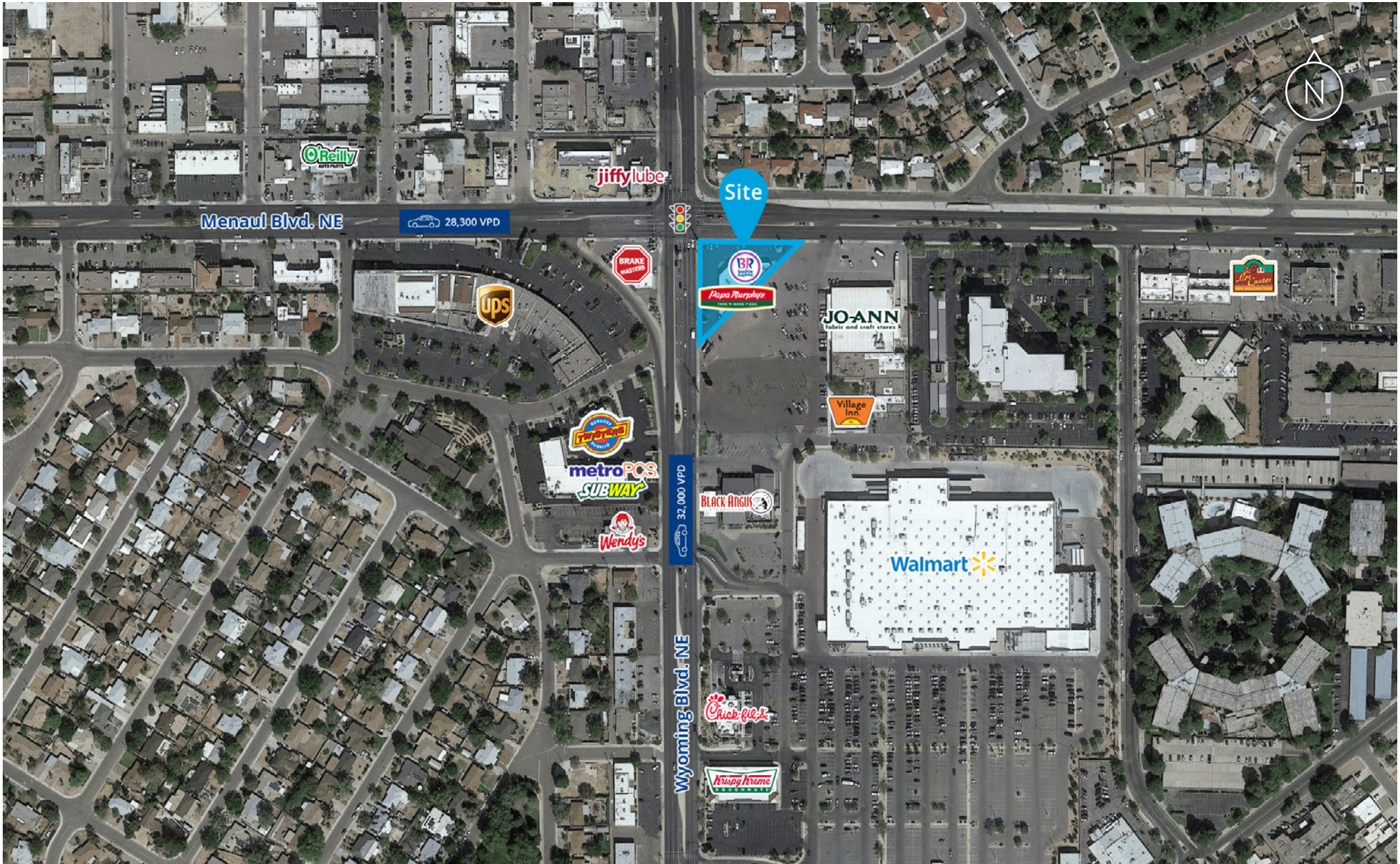


Trade Area Aerial



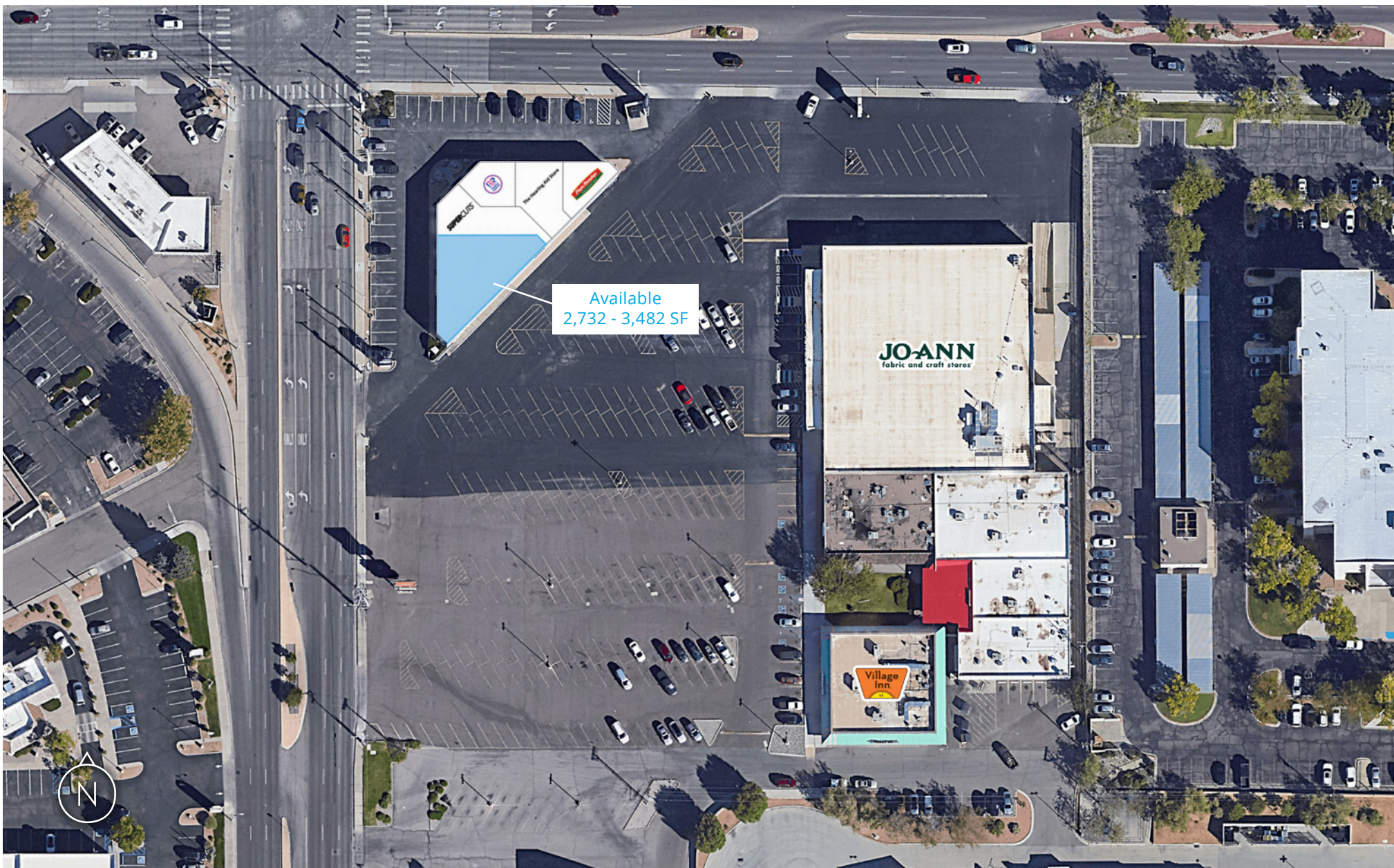
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Intersection Aerial



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Shopping Center Aerial



Available
2,732 - 3,482 SF

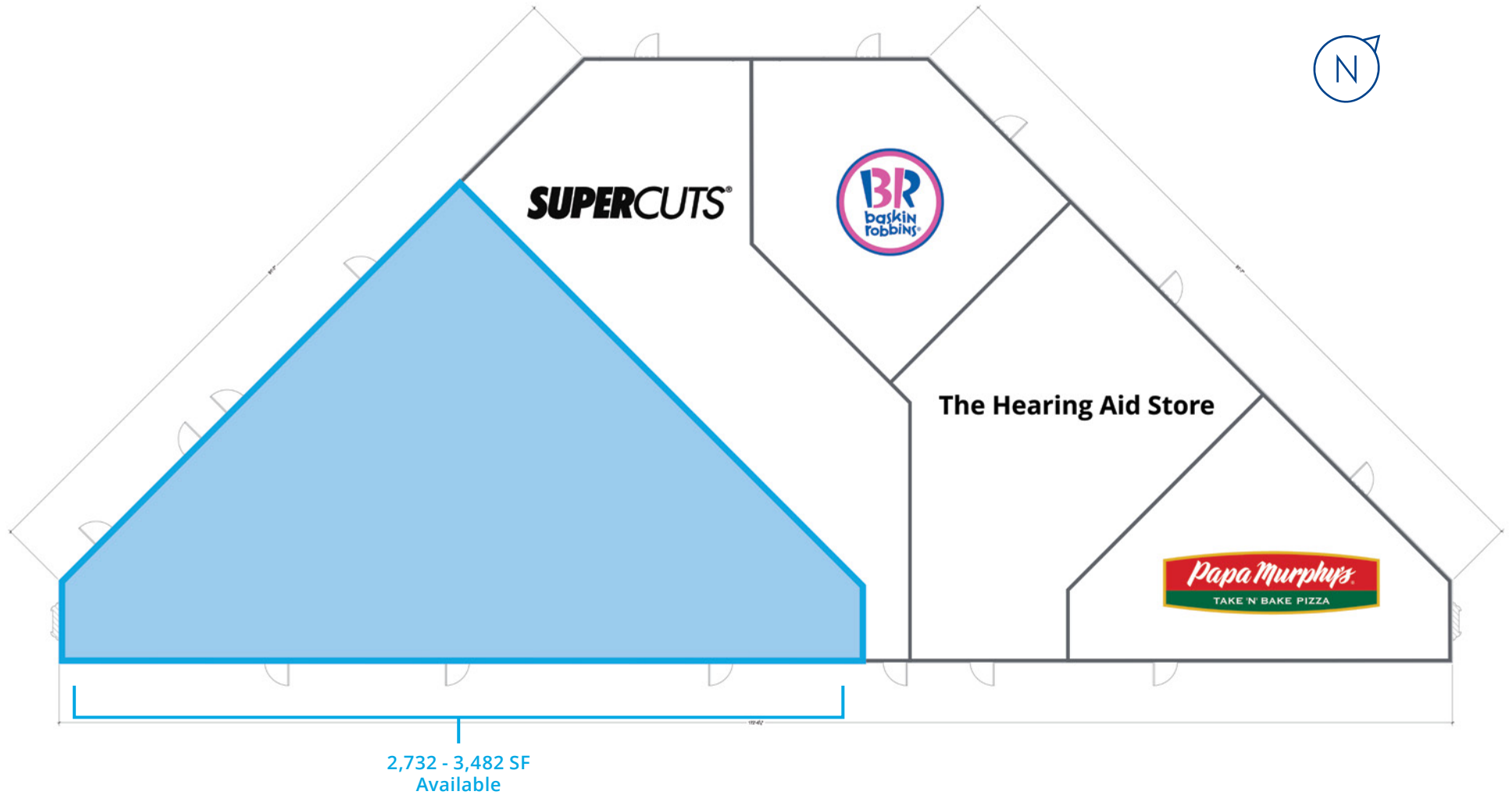
JO-ANN
fabric and craft stores

Village Inn



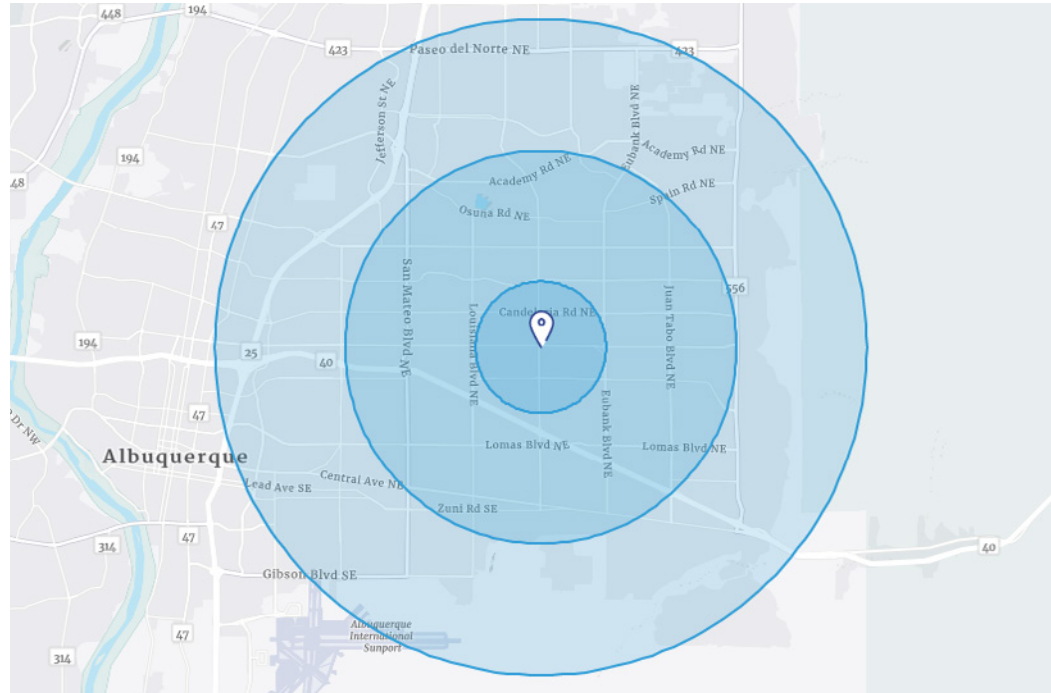
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Site Plan



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	16,018	146,098	299,198
Households	7,447	67,015	137,061
Median HH Income	\$56,448	\$54,434	\$58,493
Average HH Income	\$81,069	\$81,021	\$92,436



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