



# DRIVE-THRU IN NE HEIGHTS

MENAUL BLVD & SAN MATEO BLVD  
4920 Menaul Blvd NE, Albuquerque, NM 87110



**FOR LEASE**

**AVAILABLE SPACE**  
1,200 - 2,000 SF

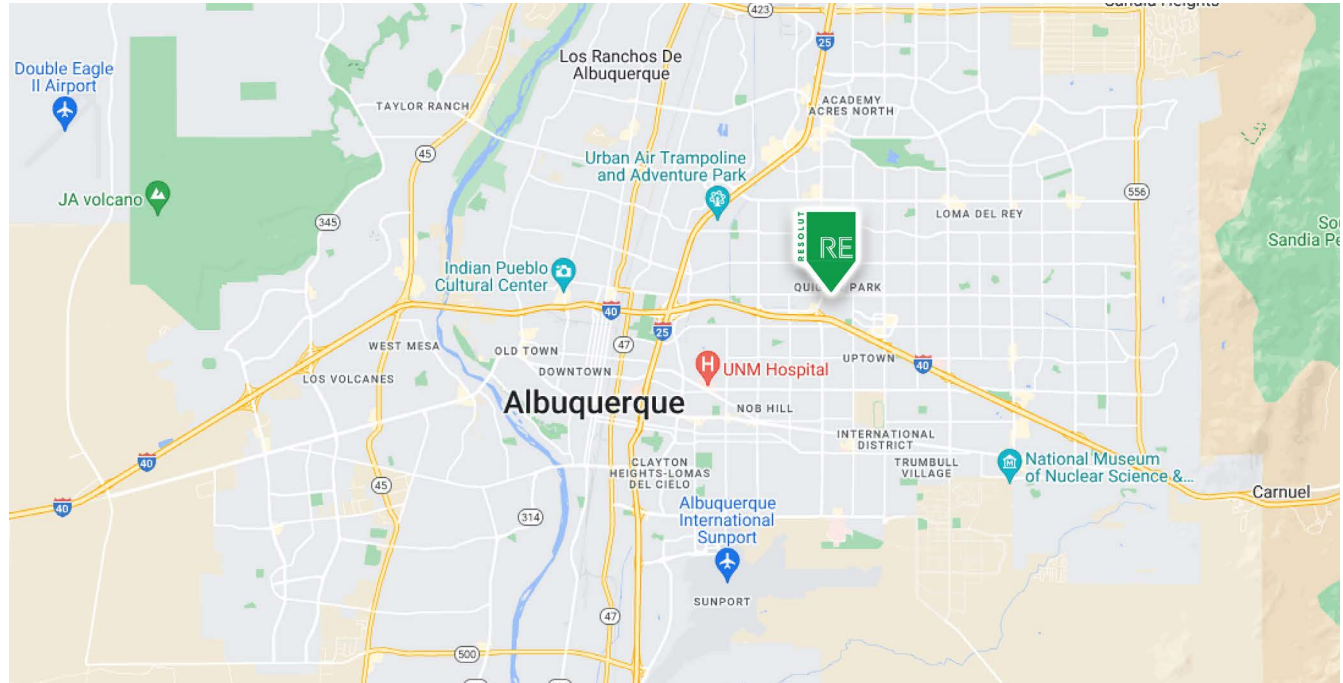
**RATE**  
Call Broker for  
Pricing

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**PROPERTY HIGHLIGHTS**

- Pad Site Available for BTS or Ground Lease
- Drive-Thru Available
- Max Interior SF +/- 2,000 SF
- Exterior Patio Available
- Experienced Retail Developer
- Left In/Left Out Access
- High Visibility to Menaul Blvd
- Conceptual plans show a drive-thru with 1,200 SF of interior space and 600 SF of covered patio



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2023**

 **120,391**  
**POPULATION**  
3-MILE RADIUS

 **\$78,869.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **146,438**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Menaul Blvd NE: 26,824 VPD  
San Mateo Blvd NE: 34,321 VPD  
(SitesUSA 2023)

## PROPERTY OVERVIEW

4920 Menaul has long been home to "Mor Furniture for Less." The outparcel pad site fronting Menaul Blvd. is prime for development. This property is now under new ownership, and the landlord is a qualified retail developer looking to develop a 1,200-2,000 SF single lane drive-thru. The property features left-in/left out access and visibility to Menaul. The developer has hired a local architect and the conceptual designs are both eye-catching and seamlessly integrates with the urban landscape. The conceptual design could feature a roughly 600 SF covered patio, an absolutely must in the City of Albuquerque with over 300 sunny days. Other drive-thru concepts in the area are above average producing concepts within their respective chains.

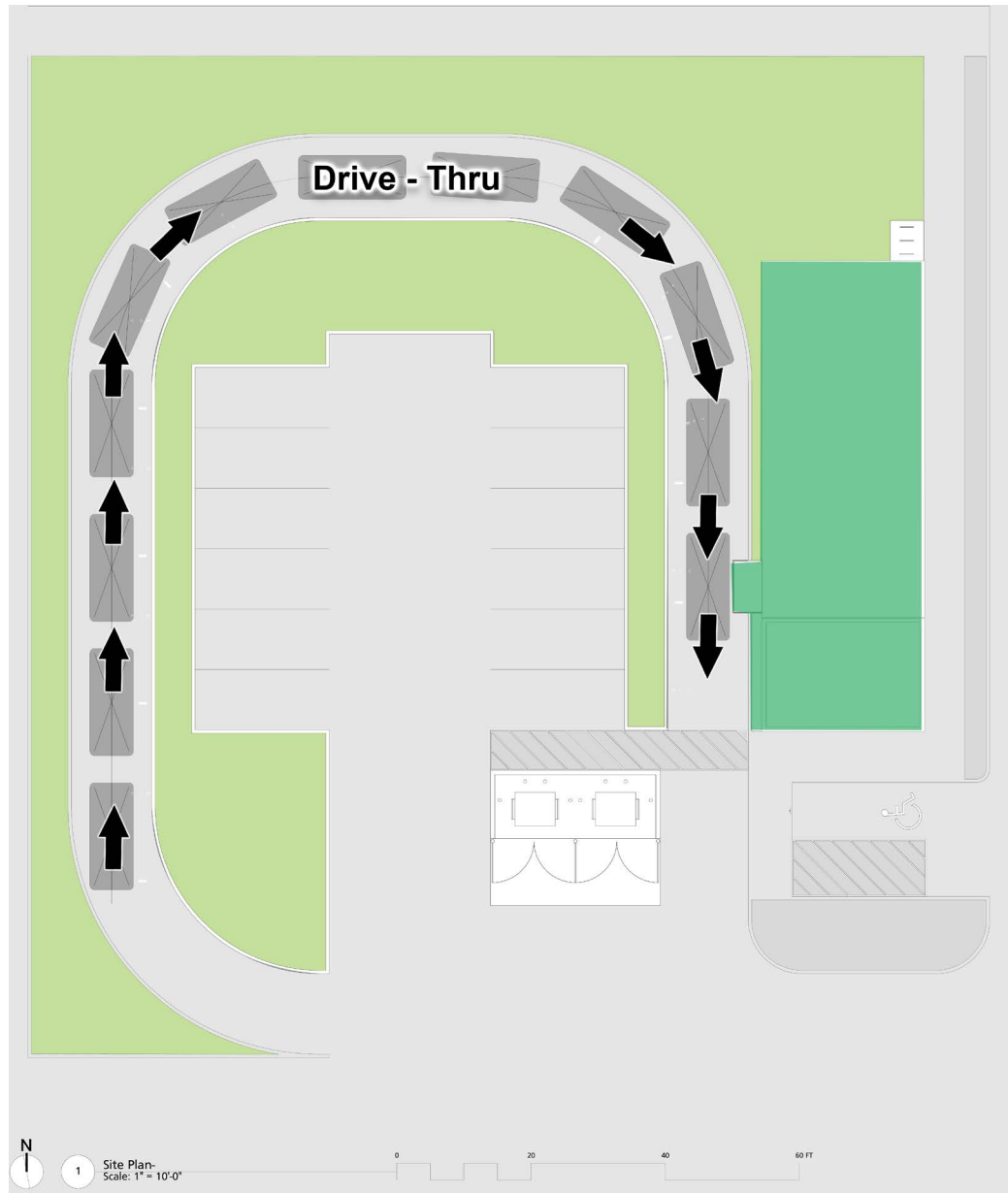
## LOCATION OVERVIEW

Located on the South side of Menaul Blvd, just one block West of the San Mateo and Menaul intersection, this padsite is centrally located in the NE Heights. The site is roughly 3 minutes drive time to the San Mateo/I-40 interchange, and 5 minute drive time to ABQ Uptown.

## PROPERTY OVERVIEW

Available SF:	1,200 - 2,000 SF
Lot Size:	0.5 AC
Zoning:	MX-M
Submarket:	NE Heights

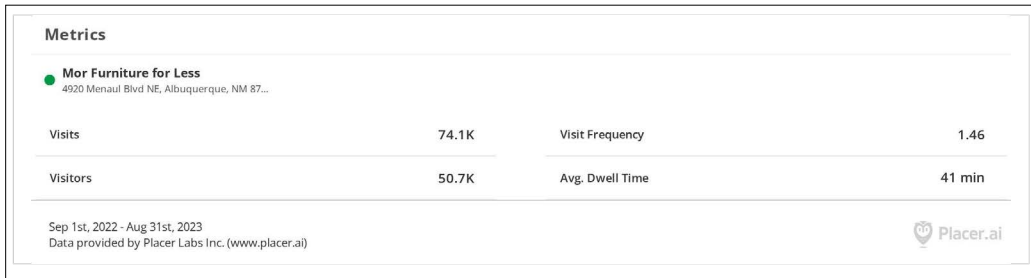




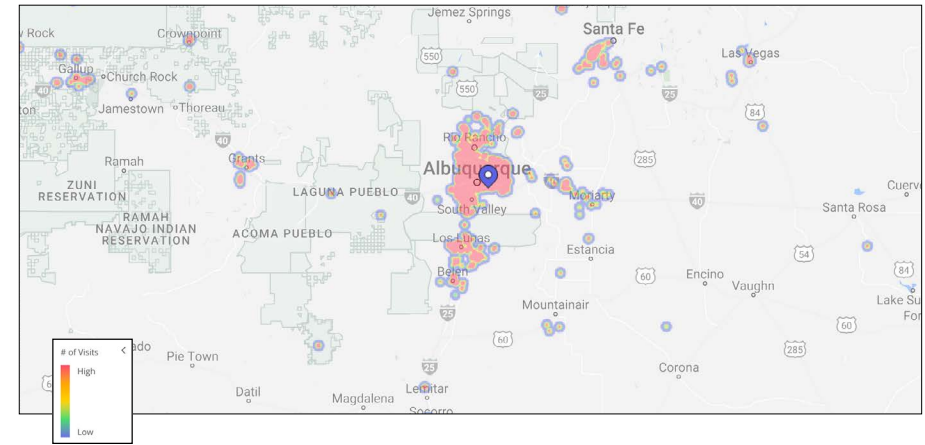
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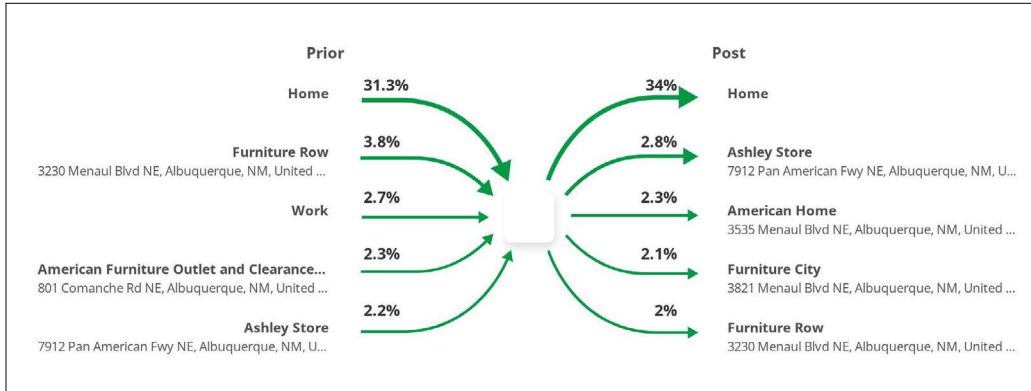
**METRICS**



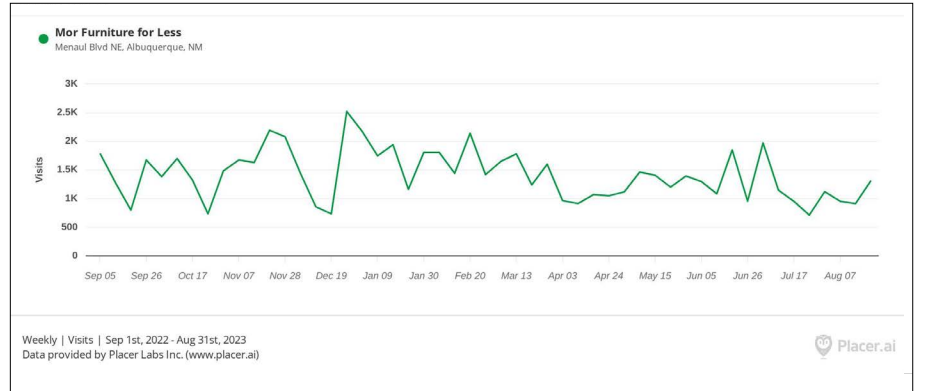
**TRADE AREA HEAT MAP**



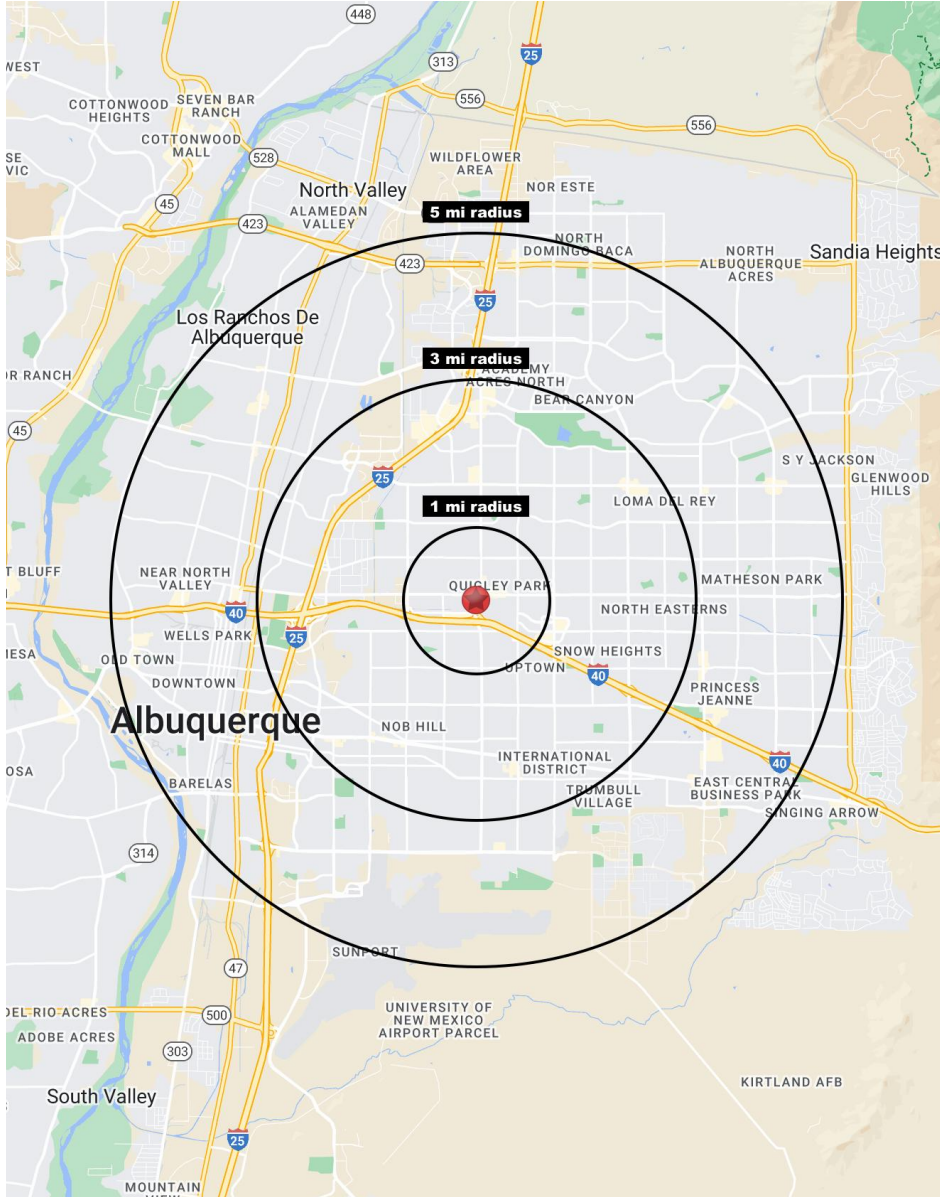
**CUSTOMER JOURNEY ROUTES**



**HOURLY VISITS**



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4920 Menaul Blvd NE Albuquerque, NM 87110	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	14,082	120,391	299,318
2028 Projected Population	13,812	118,977	297,925
2020 Census Population	14,142	120,952	301,177
2010 Census Population	14,379	122,865	301,881
Projected Annual Growth 2023 to 2028	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2023	-0.2%	-0.2%	-
2023 Median Age	41.3	39.2	40.1
<b>Households</b>			
2023 Estimated Households	6,871	57,255	138,688
2028 Projected Households	6,822	57,211	139,648
2020 Census Households	6,836	56,863	137,871
2010 Census Households	6,763	55,951	133,772
Projected Annual Growth 2023 to 2028	-0.1%	-	0.1%
Historical Annual Growth 2010 to 2023	0.1%	0.2%	0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	56.1%	56.2%	56.0%
2023 Estimated Black or African American	3.4%	4.4%	4.3%
2023 Estimated Asian or Pacific Islander	3.3%	4.6%	4.2%
2023 Estimated American Indian or Native Alaskan	5.2%	5.8%	4.9%
2023 Estimated Other Races	32.0%	29.1%	30.6%
2023 Estimated Hispanic	46.9%	42.9%	44.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$79,695	\$78,869	\$84,275
2023 Estimated Median Household Income	\$58,004	\$60,226	\$62,737
2023 Estimated Per Capita Income	\$38,968	\$37,770	\$39,329
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	3.0%	3.4%
2023 Estimated Some High School (Grade Level 9 to 11)	4.2%	5.7%	5.4%
2023 Estimated High School Graduate	25.4%	19.2%	20.5%
2023 Estimated Some College	23.9%	23.7%	22.3%
2023 Estimated Associates Degree Only	9.6%	8.2%	9.0%
2023 Estimated Bachelors Degree Only	16.7%	20.4%	20.4%
2023 Estimated Graduate Degree	18.5%	19.8%	19.0%
<b>Business</b>			
2023 Estimated Total Businesses	1,799	12,174	25,027
2023 Estimated Total Employees	14,676	106,564	224,059
2023 Estimated Employee Population per Business	8.2	8.8	9.0
2023 Estimated Residential Population per Business	7.8	9.9	12.0

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