



Colliers



For Lease

American Square
3301 Menaul Blvd NE
Albuquerque, NM 87107



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Property Profile

Details

Lease Rate	\$18.00 - 24.00 PSF	
NNN	\$4.56 PSF	
Space Available	Shop Space Pad Sites	± 1,395 SF - 3,092 SF See Broker
Submarket	North I-25	
Zoning	MX-M	

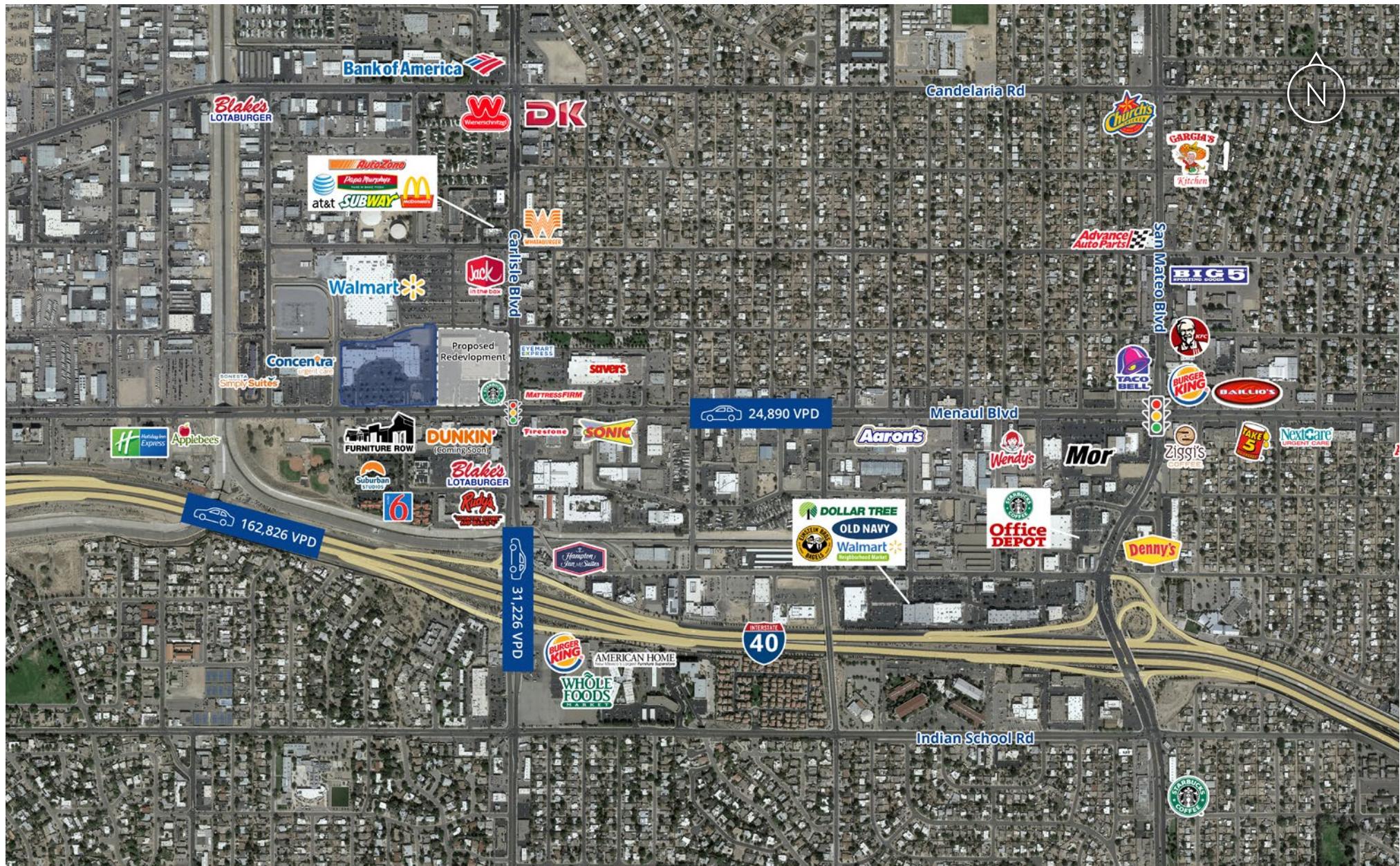
Features

- High profile shop space in a busy, established shopping center
- Turn-key office space with Class A finishes available
- Retail and drive-thru pads available
- Convenient I-40 access
- Over 45,000 VPD at the intersection of Menaul Blvd and Carlisle Blvd

Area Tenants



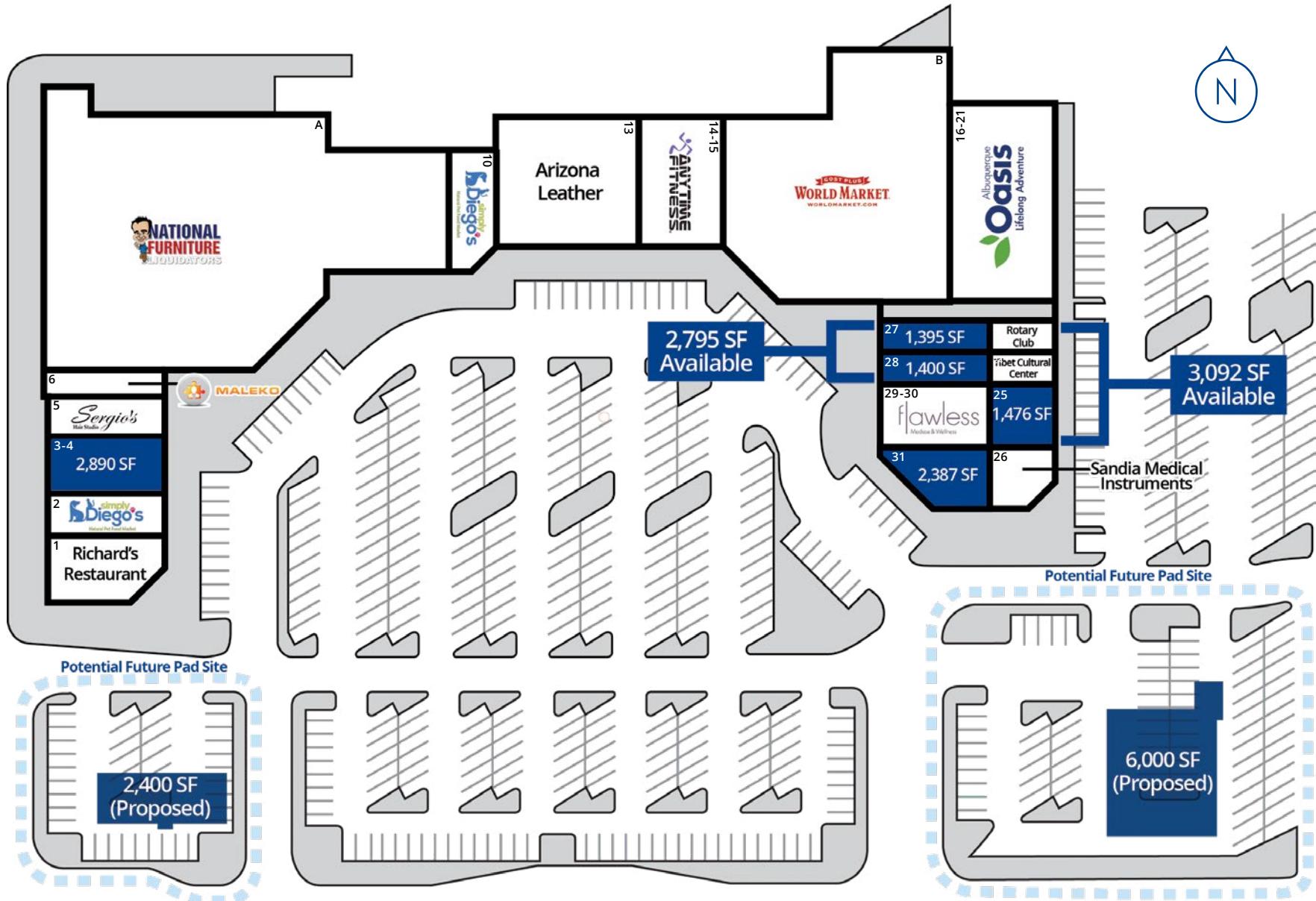
Trade Area Aerial



Intersection Aerial



Site Plan



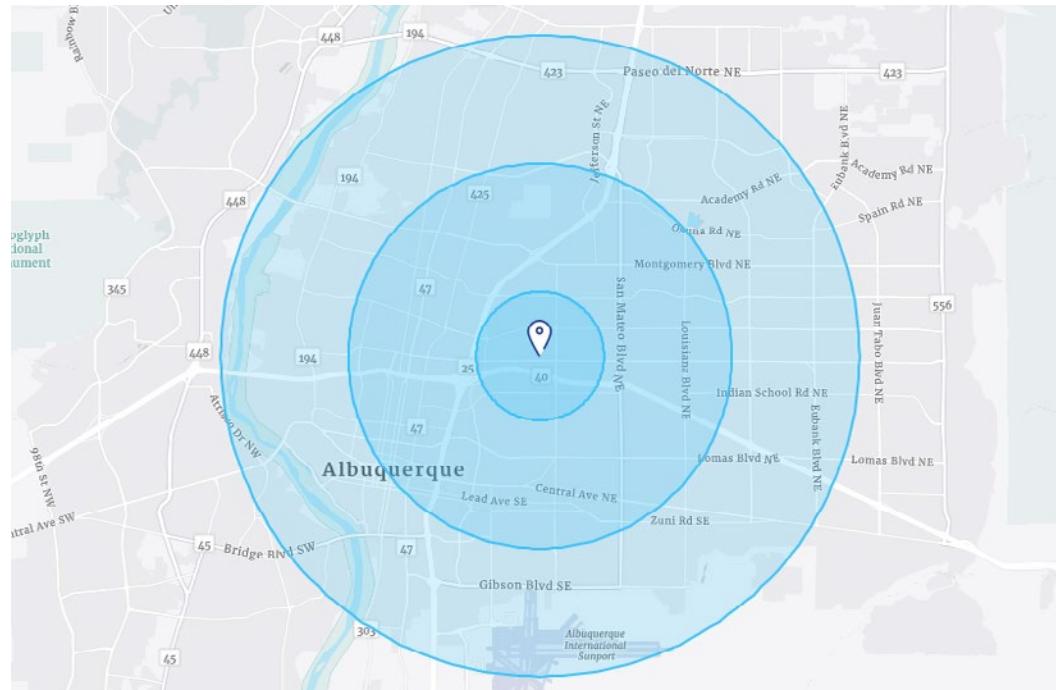
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Property Gallery, Suite 3-4



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	10,579	103,288	263,866
Households	5,001	49,995	121,731
Median HH Income	\$50,701	\$48,843	\$51,092
Average HH Income	\$83,284	\$76,456	\$79,632



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