

± 43,000 SF Space for Lease

3821 E. Menaul Blvd NE, Unit G | Albuquerque, NM



MENAU BLVD NE & CARLISLE BLVD NE

New Shopping Center Development



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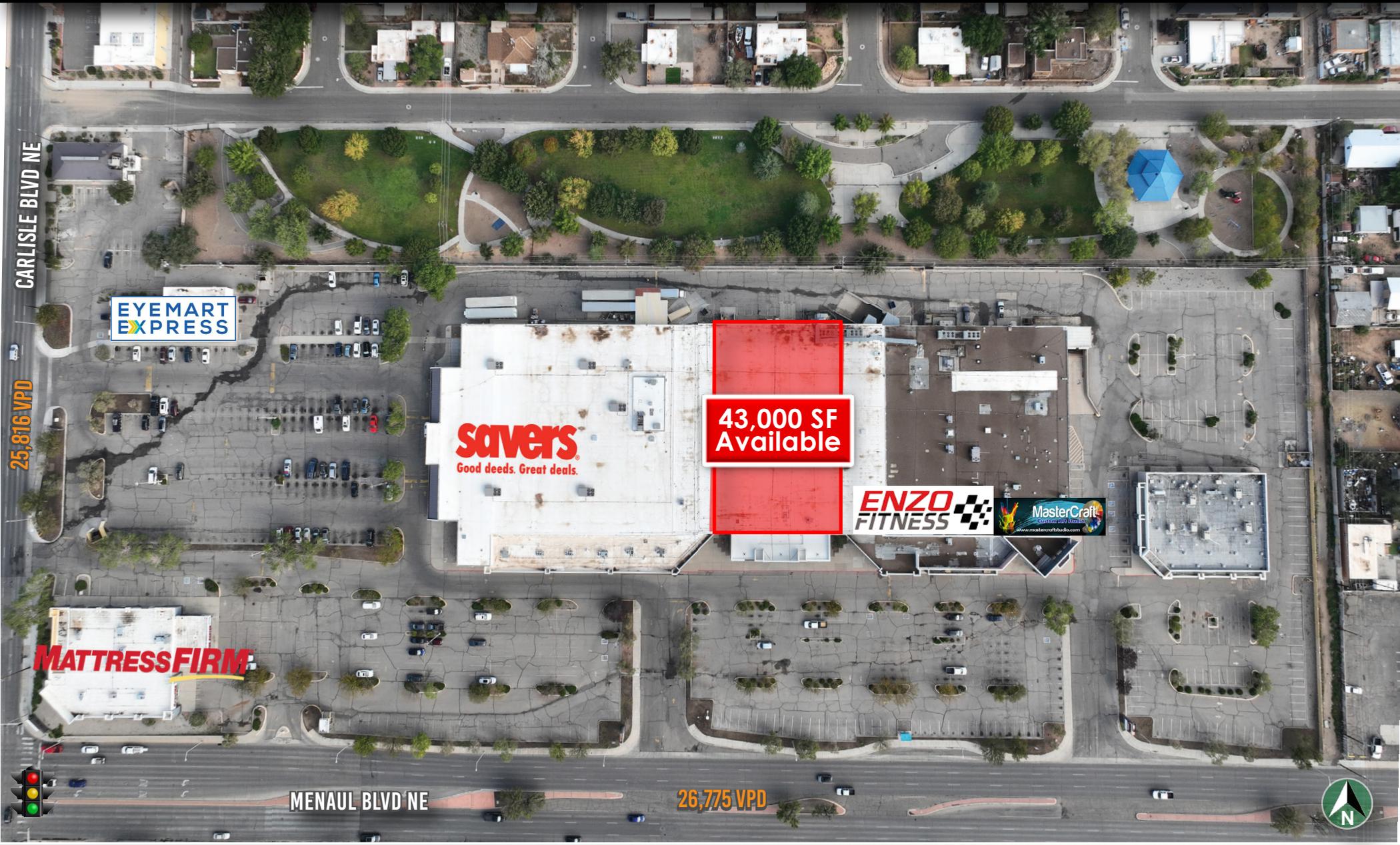
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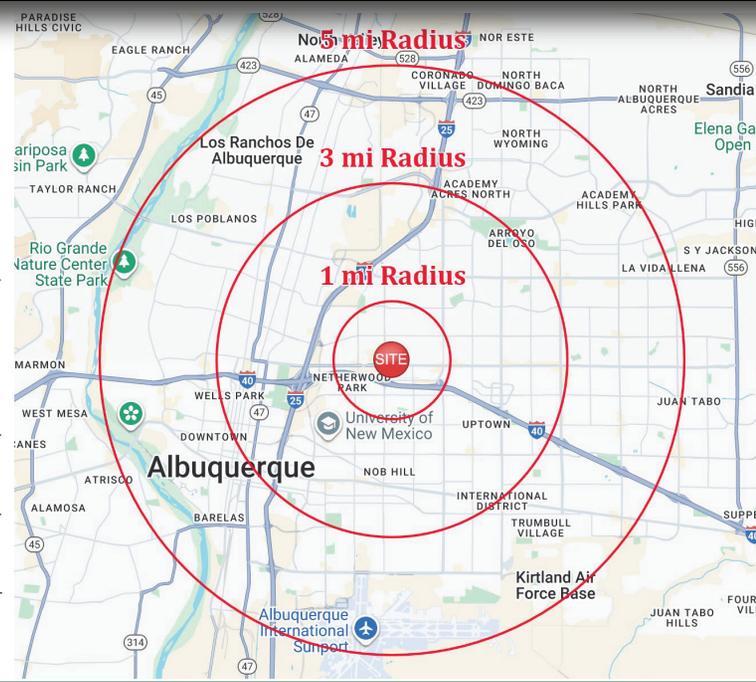


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& CARLISLE BLVD NE**

demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	12,916	106,306	278,612
HOUSEHOLDS	6,193	52,259	131,560
AVERAGE HOUSEHOLD INCOME	\$80,813	\$82,978	\$84,140
DAYTIME POPULATION	18,417	153,284	314,216
MEDIAN AGE	38.5	38.9	40.1
TOTAL BUSINESSES	1,833	12,895	24,763



traffic counts: Menaul Blvd | 26,775 VPD ● Carlisle Blvd | 25,816 VPD

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property highlights

- National Tenants in the immediate area include Savers, Mattress Firm, Eyemart Express; nearby retailers include Starbucks, Walmart and Whole Foods
- Under new ownership with exterior paint & parking lot resurfacing planned; further facade renovations are in the pipeline
- Highly trafficked intersection with direct access to multiple bus lines and just minutes from I-25 & I-40
- Over 100,000 residents in a 3-mile radius, estimated to generate \$1.4 billion in annual consumer spending
- Built in 1978 with 366 parking spaces

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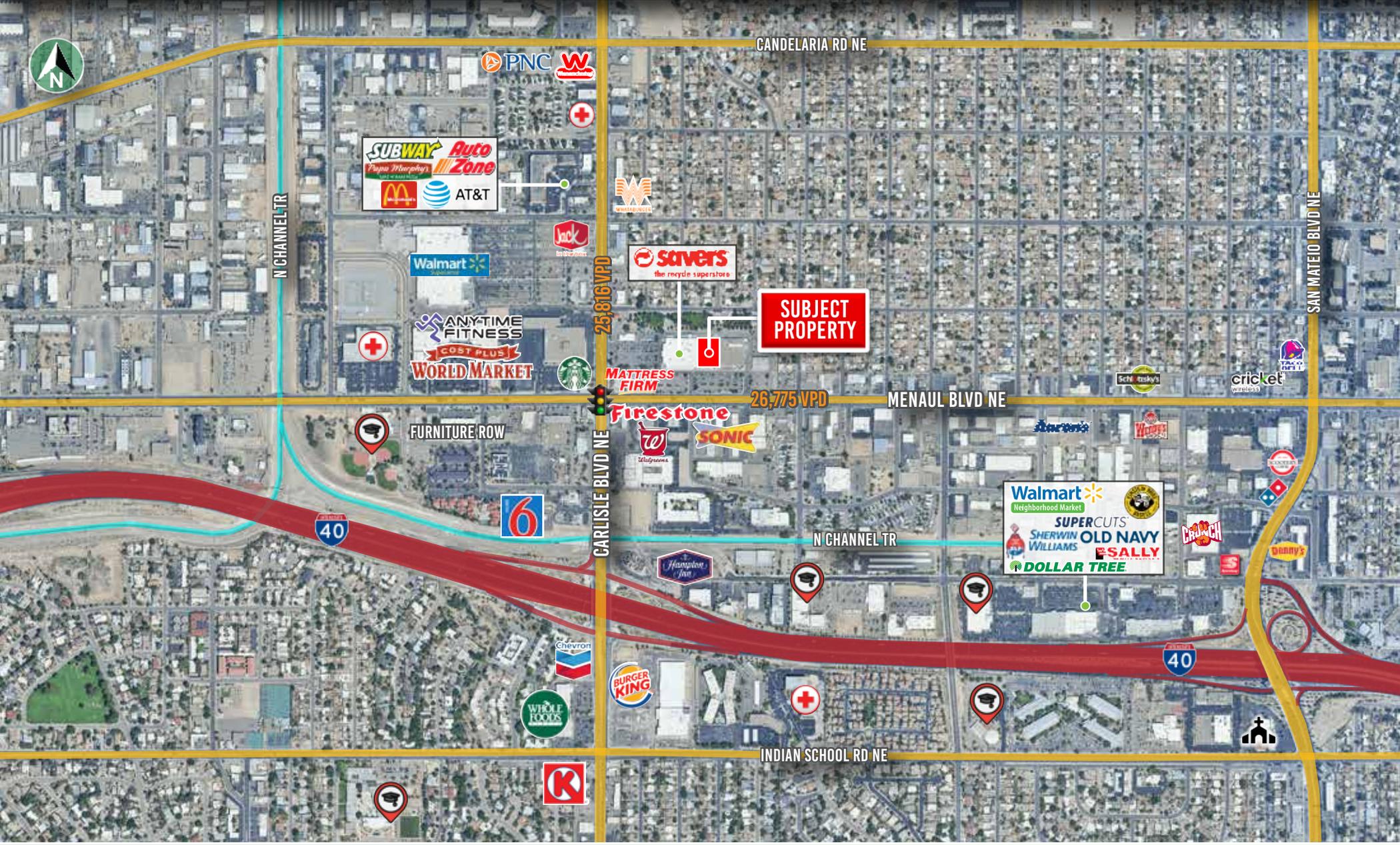


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NEC

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Exclusively Listed By:

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