

# MENAU BLVD NE FLEX SPACE

NEC OF MENAUL BLVD NE AND MORNINGSIDE DR NE  
4009 Menaul Boulevard Northeast Albuquerque, NM 87110



**FOR SALE**

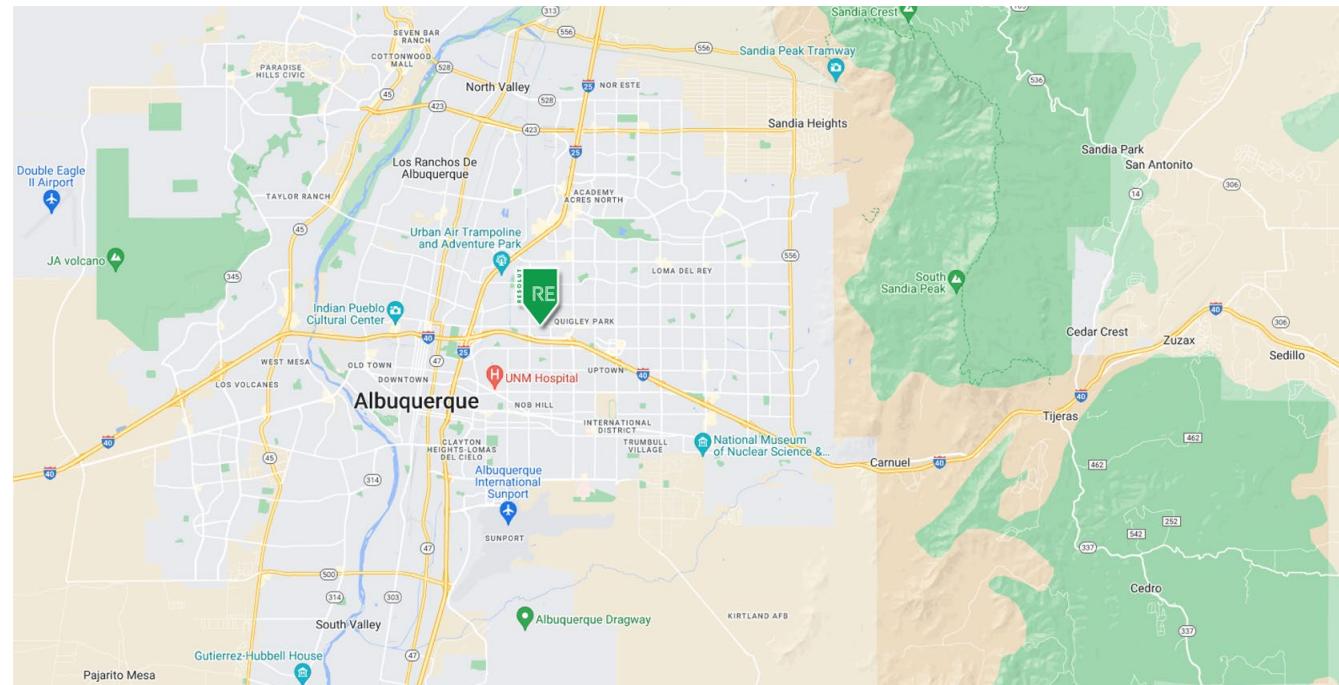
**AVAILABLE**  
4,500 SF

**PRICE**  
\$495,000

**Jeremy Salazar**  
[jsalazar@resolutre.com](mailto:jsalazar@resolutre.com)  
505.337.0777

## PROPERTY HIGHLIGHTS

- 4,500 SF Property
- Great For Single Owner/User or Owner/User Wanting to Lease One Half
- Easily Demisable Into Two Suites
- Property features Warehouse Space with Two Overhead Doors Accessible at North Side of Property
- Secure Parking in the Rear of Property, Perfect for Overnight Parking
- Open Reception/Showroom Area and Multiple Private Offices
- Highly Visible Monument Sign



## AREA TRAFFIC GENERATORS

WORLD MARKET

savers

ANYTIME  
FITNESS

Walmart

Jeremy Salazar

jsalazar@resolutre.com | 505.337.0777

## DEMOGRAPHIC SNAPSHOT 2024



**108,831**  
POPULATION  
3-MILE RADIUS



**\$79,359.00**  
AVG HH INCOME  
3-MILE RADIUS



**153,076**  
DAYTIME POPULATION  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Menaul Blvd NE: 26,519 VPD  
(Sites USA 2024)

## MENAU BLVD NE FLEX SPACE | 4009 Menaul Boulevard Northeast Albuquerque, NM 87110

### PROPERTY OVERVIEW

4009 Menaul is a 4,500 SF Flex Space. This is a great property for an owner/user needing small warehouse space and a front office/reception area. The property can easily be demised for two users and features warehouse space accessible through two overhead doors via the rear (north) alley. Additionally, there is a fully secured parking spot on the northwest side of the property, great for overnight parking. The property has great retail frontage and a highly visible monument sign.

### LOCATION OVERVIEW

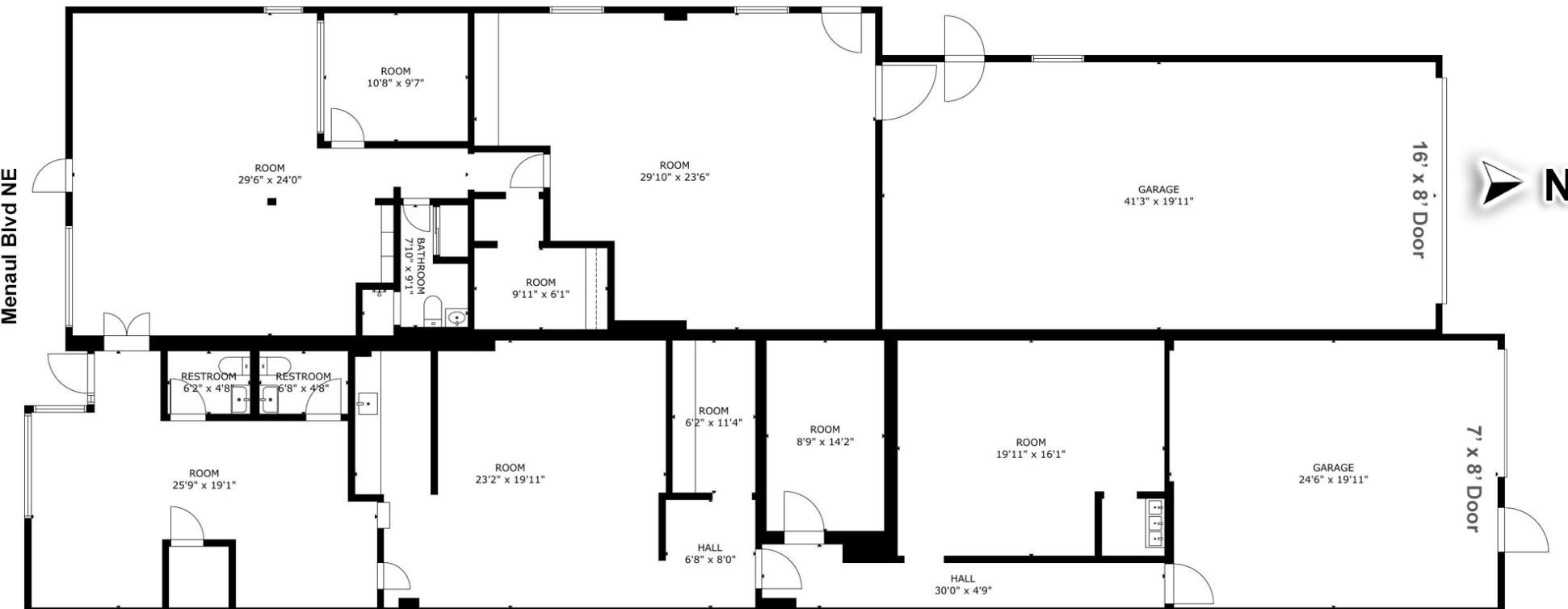
4009 Menaul sits along one of the city's most traveled corridors and its centrally located position provides quick access to I-40 and I-25.

### PROPERTY HIGHLIGHTS

Sale Price:	\$495,000
Available SF:	4,500 SF
Lot Size:	.1664
Zoning:	MX-M
Submarket:	Northeast Heights



## MENAU BLVD NE FLEX SPACE | 4009 Menaul Boulevard Northeast Albuquerque, NM 87110



FLOOR 1

EXCLUSIVELY  
LISTED BY

## MENAU BLVD NE FLEX SPACE | 4009 Menaul Boulevard Northeast Albuquerque, NM 87110



**MENAU BLVD NE FLEX SPACE** | 4009 Menaul Boulevard Northeast Albuquerque, NM 87110

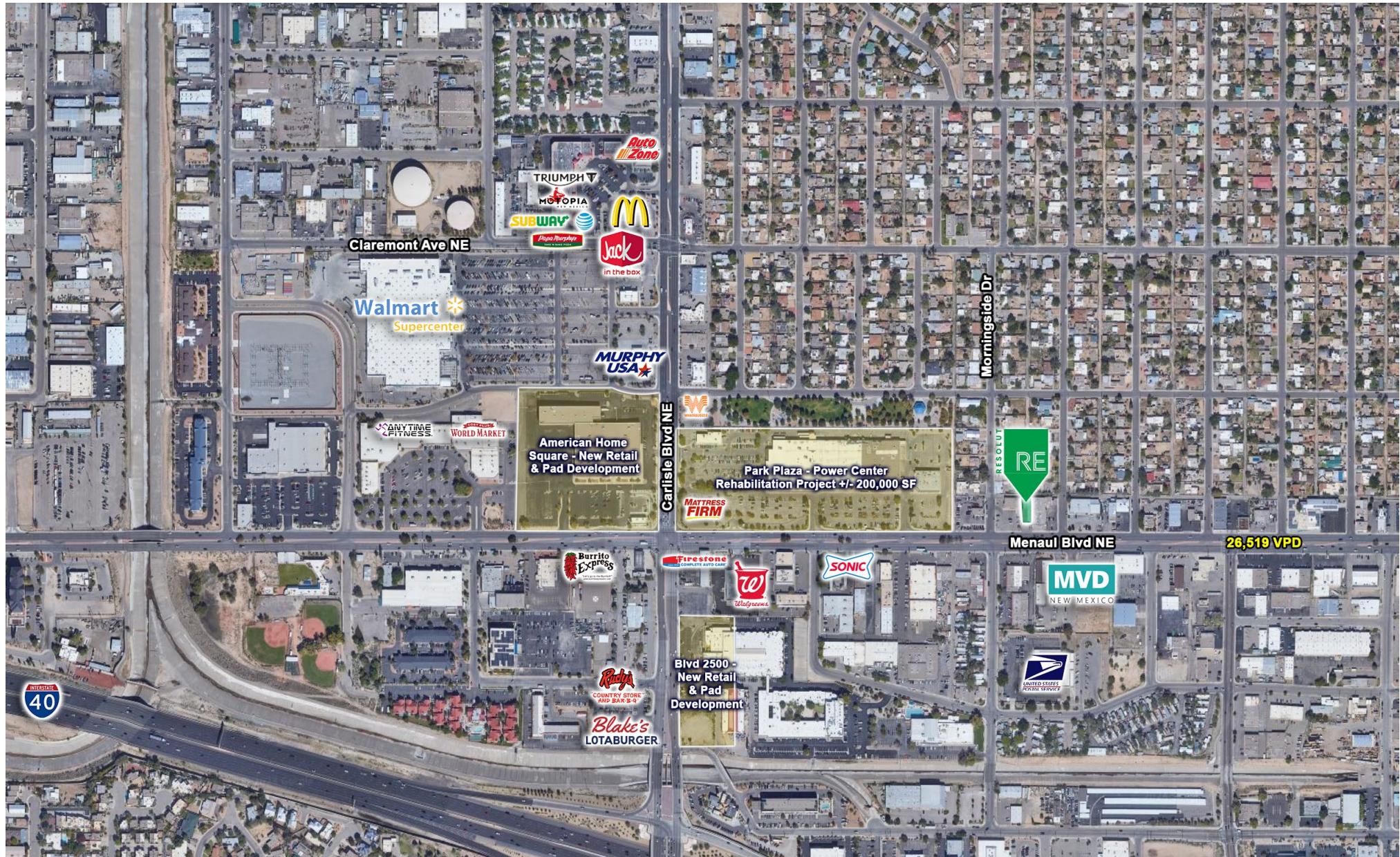
## MENAU BLVD NE FLEX SPACE | 4009 Menaul Boulevard Northeast Albuquerque, NM 87110



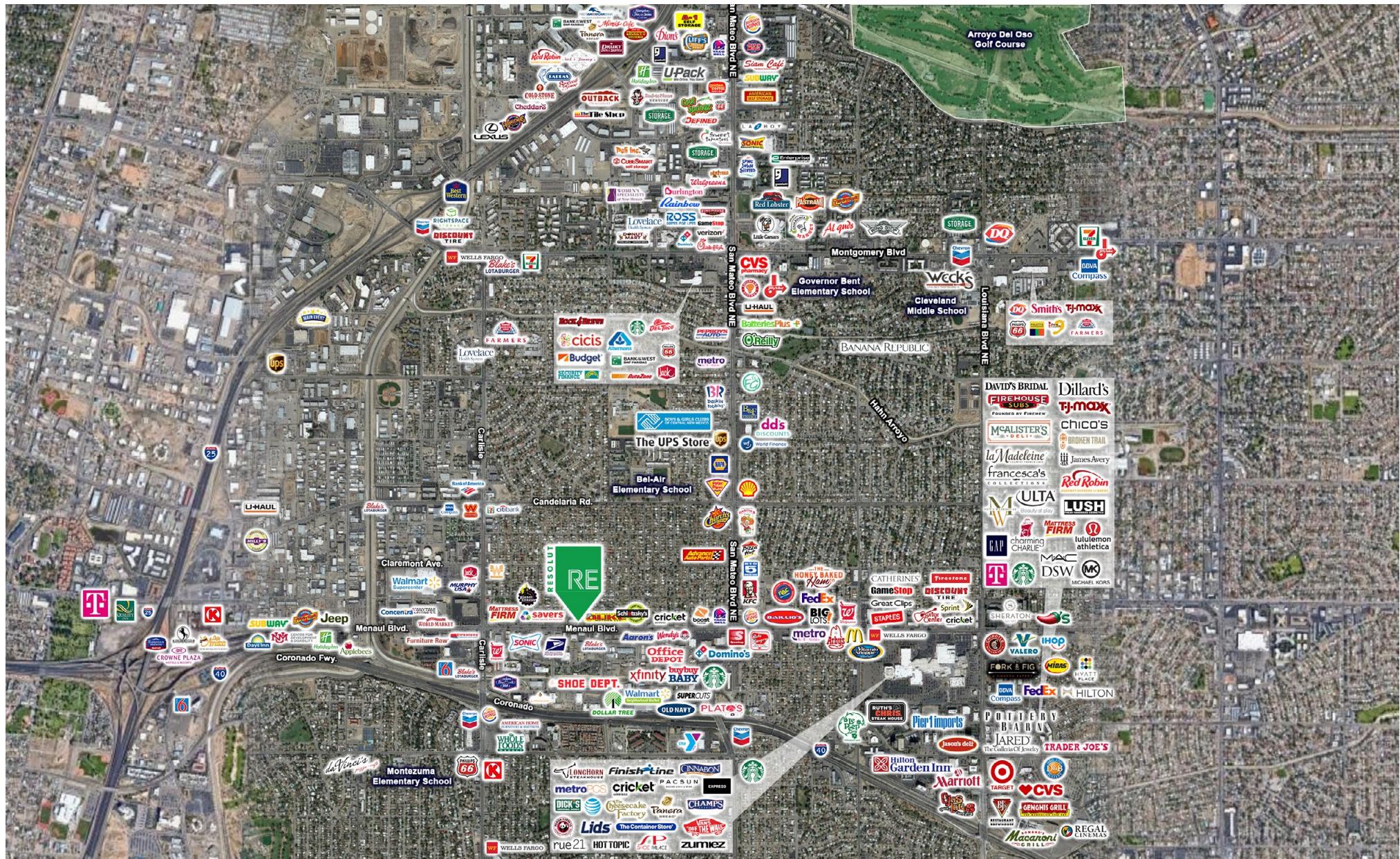
## MENAU BLVD NE FLEX SPACE | 4009 Menaul Boulevard Northeast Albuquerque, NM 87110



## MENAU BLVD NE FLEX SPACE | 4009 Menaul Boulevard Northeast Albuquerque, NM 87110



## MENAU BLVD NE FLEX SPACE | 4009 Menaul Boulevard Northeast Albuquerque, NM 87110



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.