

# 15 UNIT MULTI-FAMILY DEVELOPMENT

1303 Menaul Blvd NW  
Albuquerque, NM 87107

Subject Property

4-H Park



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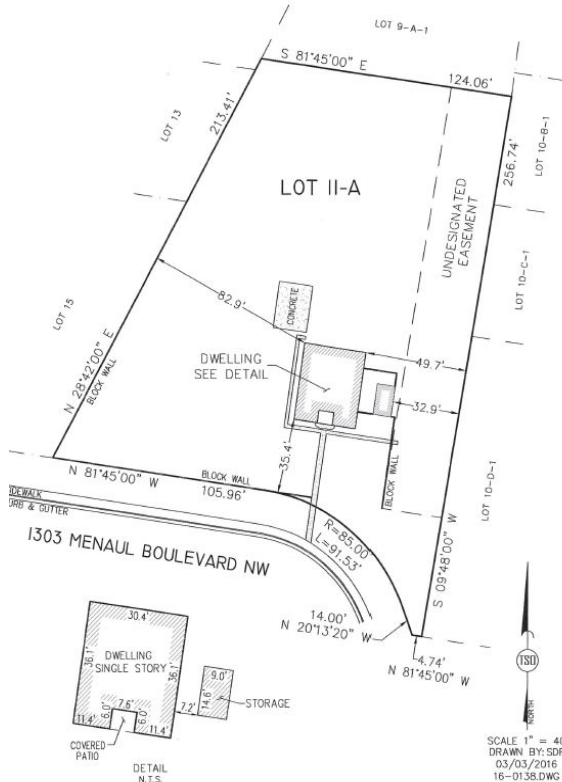
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# PROPERTY SUMMARY

## 1303 Menaul Blvd NW

AVAILABLE: .71 Acres  
 PRICE: \$488,800  
 TOTAL SF: 30,927  
 PRICE PER SF: \$15.80  
 ZONING: R-ML  
 FLOOD ZONE: X



## 1303 Menaul Features:

- Across from Avanyu Plaza development.
- 5 minutes from downtown.
- 4 minutes from Sawmill Market.
- 6 minutes from Old Town.



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# SITE SUMMARY



**Legal Description:** LOT 11 A COLEMAN ADD REPLAT SLY 70FT  
 LOT 9 & ALL LOTS 10 & 11 & VACATED PO  
**Acres:** 0.7117  
**Tax Year:** 2023



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# TRADE AREA



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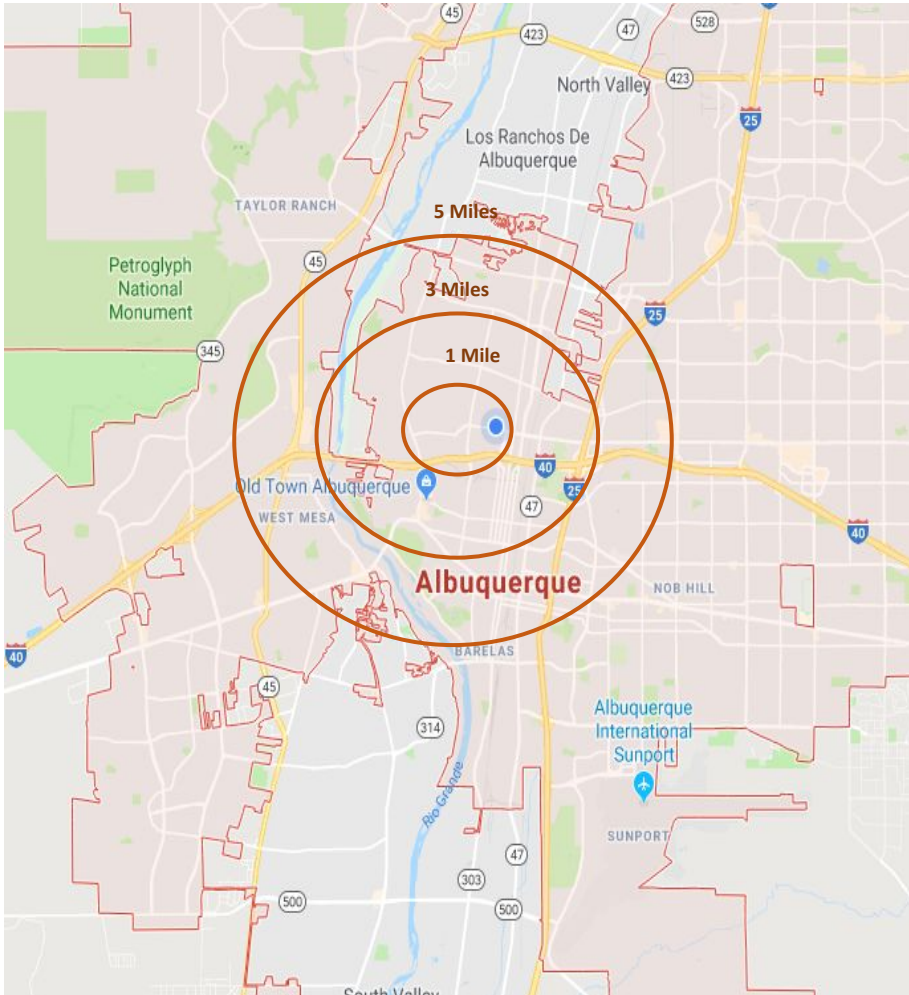
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# DEMOGRAPHICS



## Total Population

1 Mile	3 Miles	5 Miles
7,247	92,191	261,257



## Est. Households

1 Miles	3 Miles	5 Miles
3,127	41,575	113,380



## Avg. Household Income

1 Miles	3 Miles	5 Miles
\$56,872	\$67,878	\$67,087



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# LOCATION SUMMARY: ALBUQUERQUE, NM



## Why Albuquerque?

Albuquerque is the urban center of New Mexico and one of America's best mid-sized cities. The 32nd largest city in the country, Albuquerque's economy is emerging with strength in space technology, directed energy, smart community technologies, and film and digital media. Albuquerque is a top city in which to start, expand, or relocate a business and offers a skilled workforce and a business-friendly environment. Companies like Netflix, NBCUniversal, LSI, RiskSense, Carenet, and many others have selected Albuquerque because it is a great place to do business and provides a healthy and affordable quality of life. Albuquerque welcomes businesses of all sizes and types, from startups to expansions and relocations of global businesses. <https://www.abaedd.com/reasons-why-albuquerque/>

## Overview

Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. Courtesy of: [www.visitalbuquerque.org](http://www.visitalbuquerque.org)