



# MENAU BLVD NE FLEX SPACE

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



**FOR SALE**

**AVAILABLE**  
4,500 SF

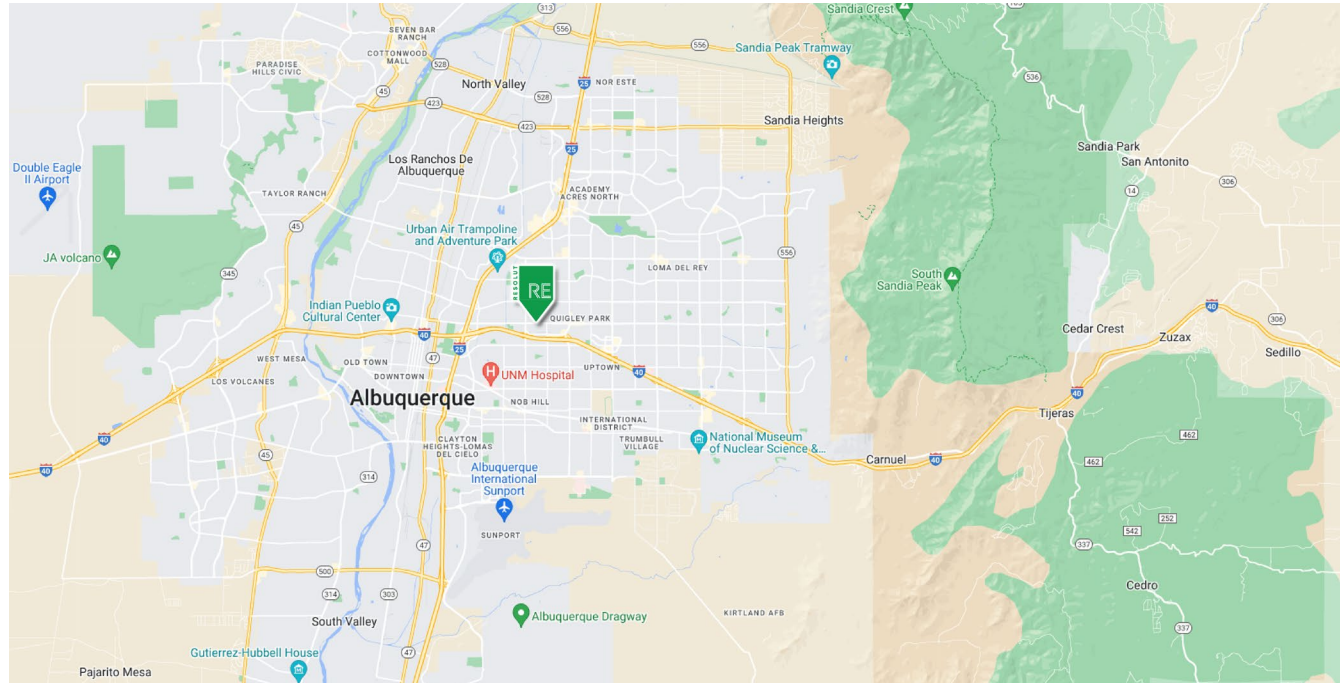
**PRICE**  
\$449,000

**Jeremy Salazar, CCIM**  
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505.337.0777

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**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**



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**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.

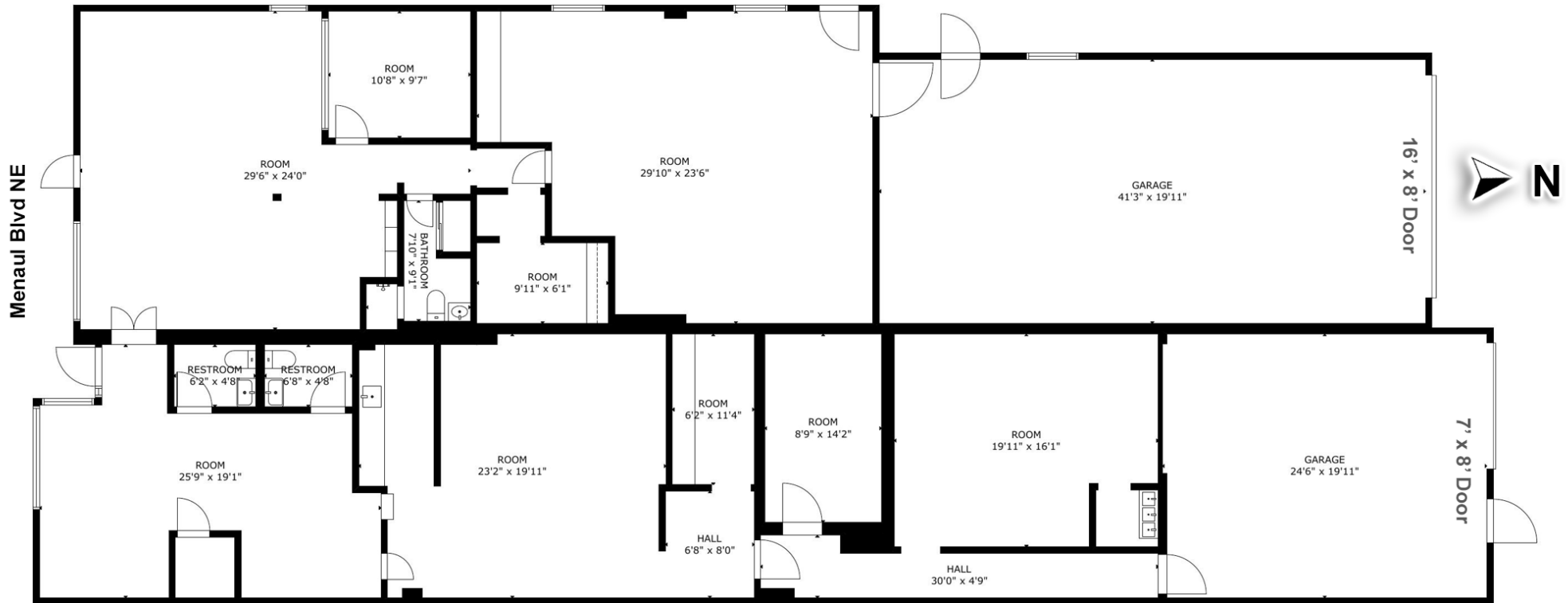
**LOCATION OVERVIEW**

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

**PROPERTY HIGHLIGHTS**

Sale Price:	\$449,000
Available SF:	4,500 SF
Lot Size:	.1664
Zoning:	MX-M
Submarket:	Northeast Heights





FLOOR 1

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