



NEF CAPITAL GROUP



Park Plaza | 3621-3901 Menaul NE

Retail Space | New Mexico | Albuquerque



Available Space
819 - 86,696 SF

of Retail Space Available in Albuquerque, NM 87109

ABOUT THE PROPERTY

Park Plaza invites growing businesses to thrive with the established, recently opened, and incoming tenants. New ownership has implemented a strategic transformation to reinvigorate the retail destination.

Featuring a broad range of spaces, tenants of all kinds can find the perfect place here. The availabilities include in-line storefronts, a 43,000-square foot anchor space, co-anchor spaces, standalone former restaurant buildings, second-generation suites for salon users, a second-generation wing restaurant, and more. New ownership has already repainted the center with a parking lot resurfacing coming soon and more façade updates planned.

Park Plaza is about 75% occupied, as several national brands have an established presence at the center. Enzo Fitness recently opened in a 17,000-square-foot space with a wellness-centered juice bar coming next door, setting up new businesses to benefit from the broad consumer base drawn by these co-tenants.

Situated in the Northeast Heights submarket, Park Plaza is at the confluence of major metro hubs, which has fostered a diverse residential base of white- and blue-collar households. It's easy for anyone to get here as Park Plaza has direct access to several connector roads, multiple bus lines have stops here, and Interstates 40 and 25 are two to five minutes away. Phoenix Avenue, Carlisle Boulevard, and Menaul Boulevard surround Park Plaza, each of which is a key route for locals, providing traffic counts of over 55,000 vehicles per day. The neighboring destinations build upon this convenience and provide co-traffic with several national department stores, Bel-Air Park, restaurants, gas stations/convenience stores, a 295-unit apartment complex, and New Mexico's top-performing Whole Foods in the vicinity. Combining a strengthened tenant mix, new ownership upgrades, and an advantageous location, Park Plaza is the premier opportunity to thrive in Albuquerque.

Ownership operates leasing in-house, all fees will be paid to the tenant broker. Pricing and creative deals are negotiable. Inquire now to learn more.

- Corner Lot
 - Dedicated Turn Lane
 - Pylon Sign
 - Security System
- Signalized Intersection
 - Tenant Controlled HVAC
 - Monument Signage



PROPERTY FACTS

FOR 3621-3901 MENAUL NE , ALBUQUERQUE, NM 87109

Total Space Available 86,696 SF	Center Type Neighborhood Center	Parking 521 Spaces
Stores 5	Center Properties 6	Frontage 600' on Carlisle Blvd
Gross Leasable Area 164,501 SF	Total Land Area 13.62 AC	Year Built 1978

HIGHLIGHTS

- Park Plaza presents opportunities for anchor- and junior-anchor users, in-line shop space, restaurants, second-generation suites, and pad sites.
- Join national brands like Savers, Mattress Firm, and Eyemart Express, plus the recently opened Enzo Fitness and a juice bar coming soon.
- Take advantage of co-traffic from surrounding businesses like Starbucks, Walmart Supercenter, World Market, Whole Foods, Red Wing Shoes, and more.
- Under new ownership, adding exterior paint with a parking lot resurfacing in mid-2025 and other renovations planned. All fees paid to tenant broker.
- Seamless access for consumers with multiple bus lines serving the center and Interstates 25 and 40 within a five-minute drive.
- Dense and diverse residential area with over 100,000 residents contributing to \$1.4 billion in annual consumer spending within a 3-mile radius.





AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	15 MIN DRIVE
2024 Population	13,777	109,405	285,815	441,684
2029 Population	13,940	109,913	286,308	442,595
2024-2029 Projected Population Growth	1.2%	0.5%	0.2%	0.2%
Median Age	38.6	38.7	39.8	40.6
College Degree + Higher	32%	38%	35%	20%
Daytime Employees	12,557	122,742	236,488	298,178
Total Businesses	1,557	16,317	27,932	34,241
Average Household Income	\$73,103	\$73,067	\$74,239	\$82,713
Median Household Income	\$49,555	\$49,472	\$50,894	\$56,562
Total Consumer Spending	\$171.7M	\$1.4B	\$3.5B	\$5.6B
2024 Households	6,544	51,982	130,454	195,171
Average Home Value	\$268,814	\$285,170	\$299,148	\$317,851



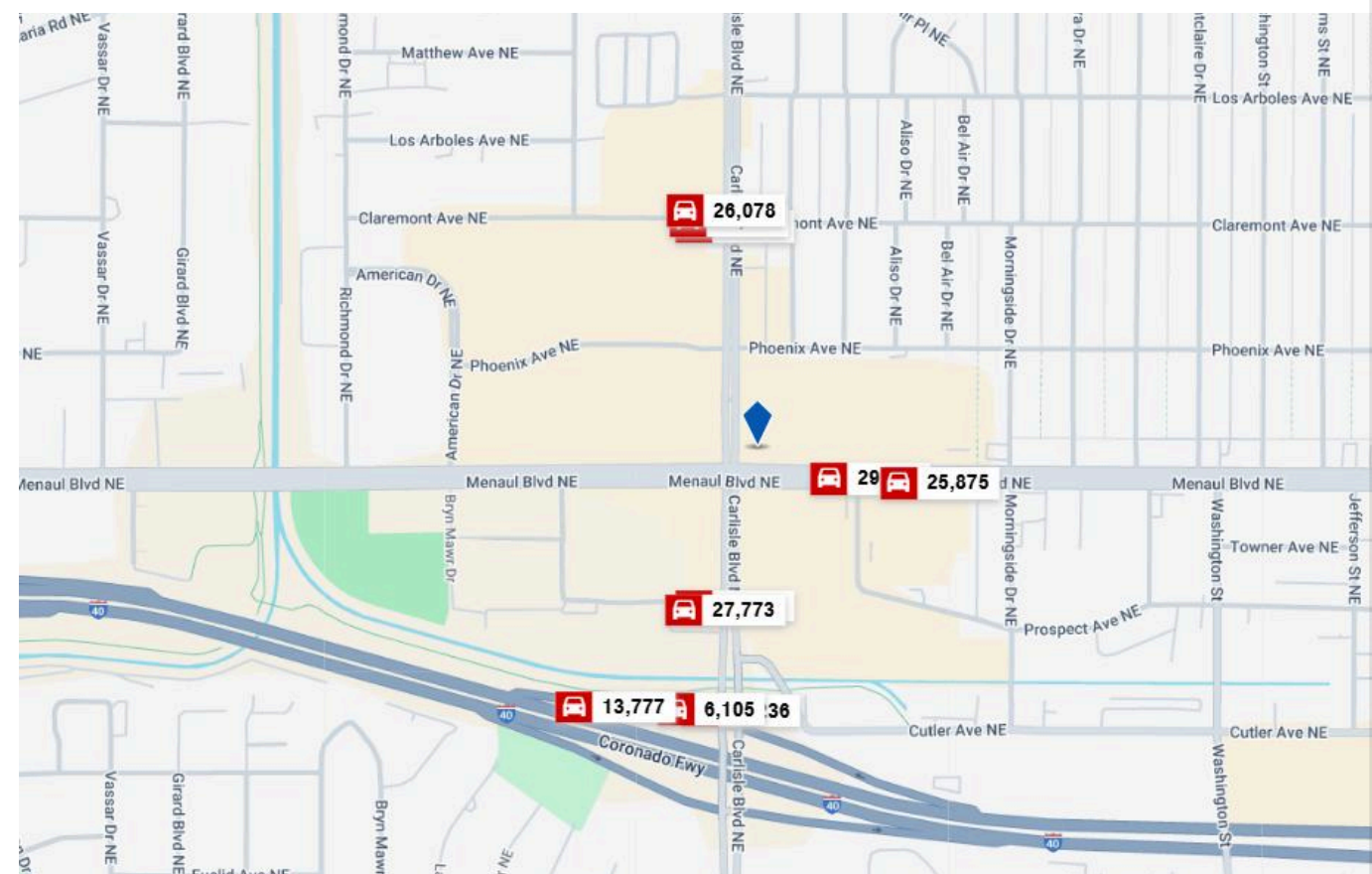
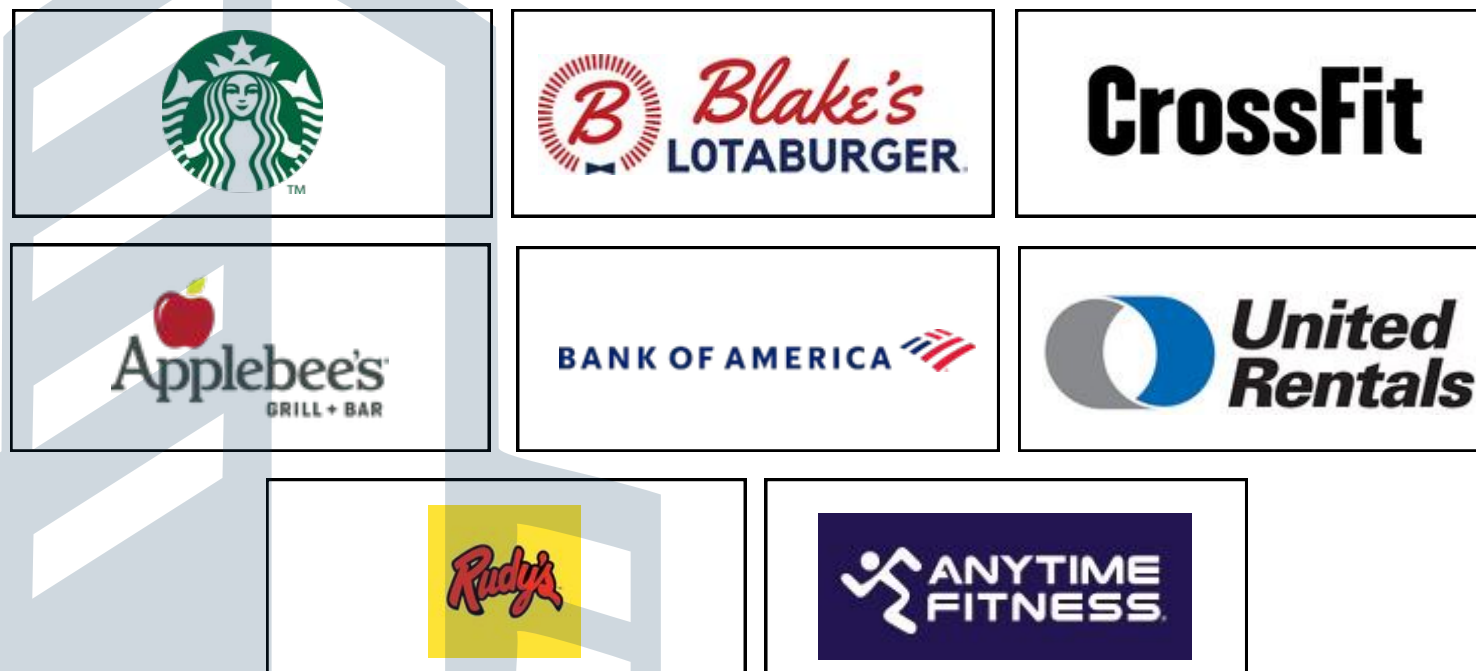
TRANSIT SCORES

Adjoining Roads	Walkable Score	Transit Score	Bike Score
Menaul Blvd NE	88	34	77
Carlisle Blvd NE	80	29	89
N40 Albuquerque Neighbourhood	47	40	76

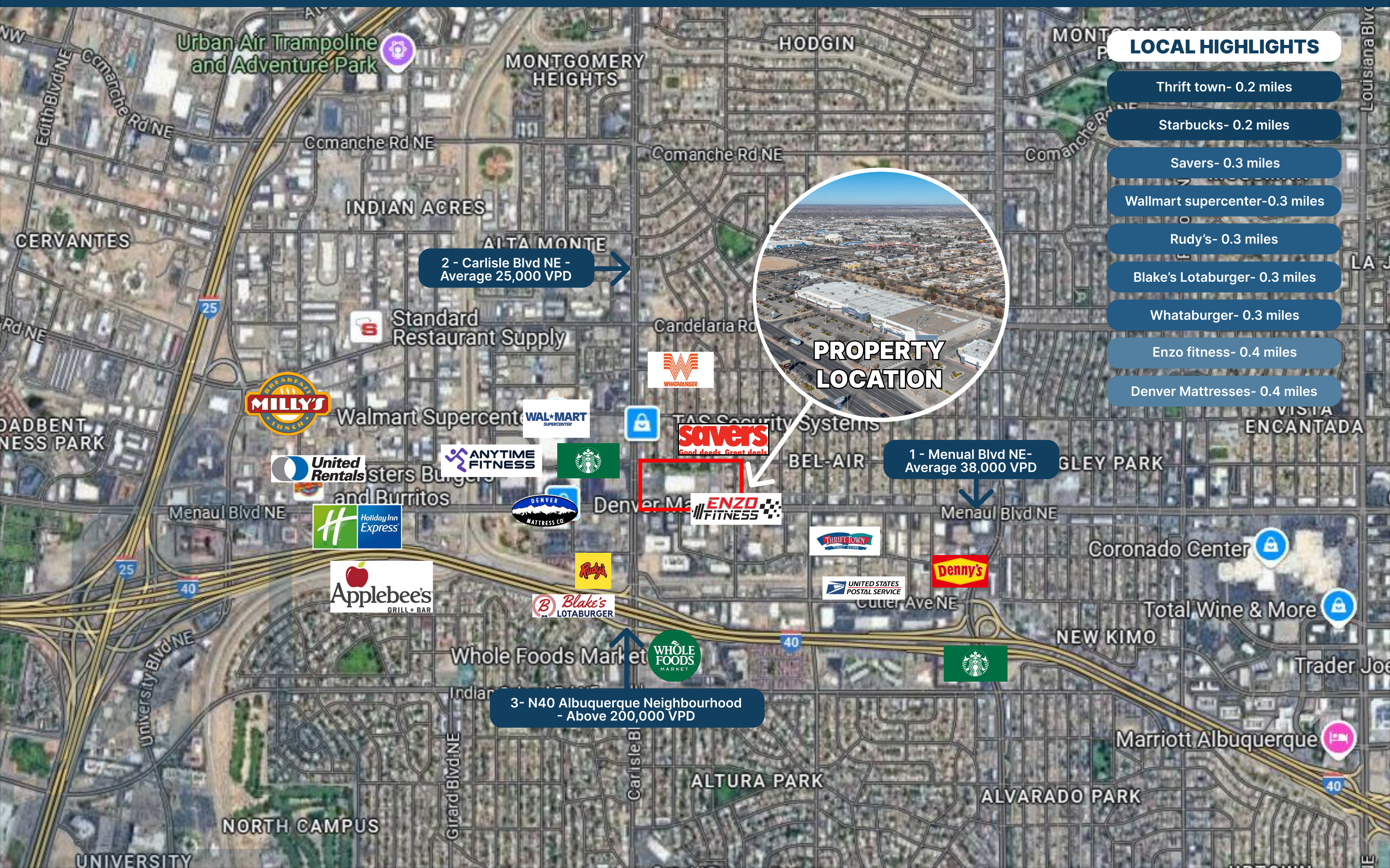
TRANSPORTATION

Montana Station	8 min drive	3.4 mi
Downtown Albuquerque	8 min drive	4.6 mi
Los Ranchos-Journal Center	13 min drive	6.0 mi
Bernalillo County-International Sunport	14 min drive	8.8 mi
Sandia Pueblo	14 min drive	9.1 mi

NEARBY MAJOR RETAILERS







LOCAL HIGHLIGHTS

Thrift town- 0.2 miles

Starbucks- 0.2 miles

Savers- 0.3 miles

Walmart supercenter-0.3 miles

Rudy's- 0.3 miles

Blake's Lotaburger- 0.3 miles

Whataburger- 0.3 miles

Enzo fitness- 0.4 miles

Denver Mattresses- 0.4 miles

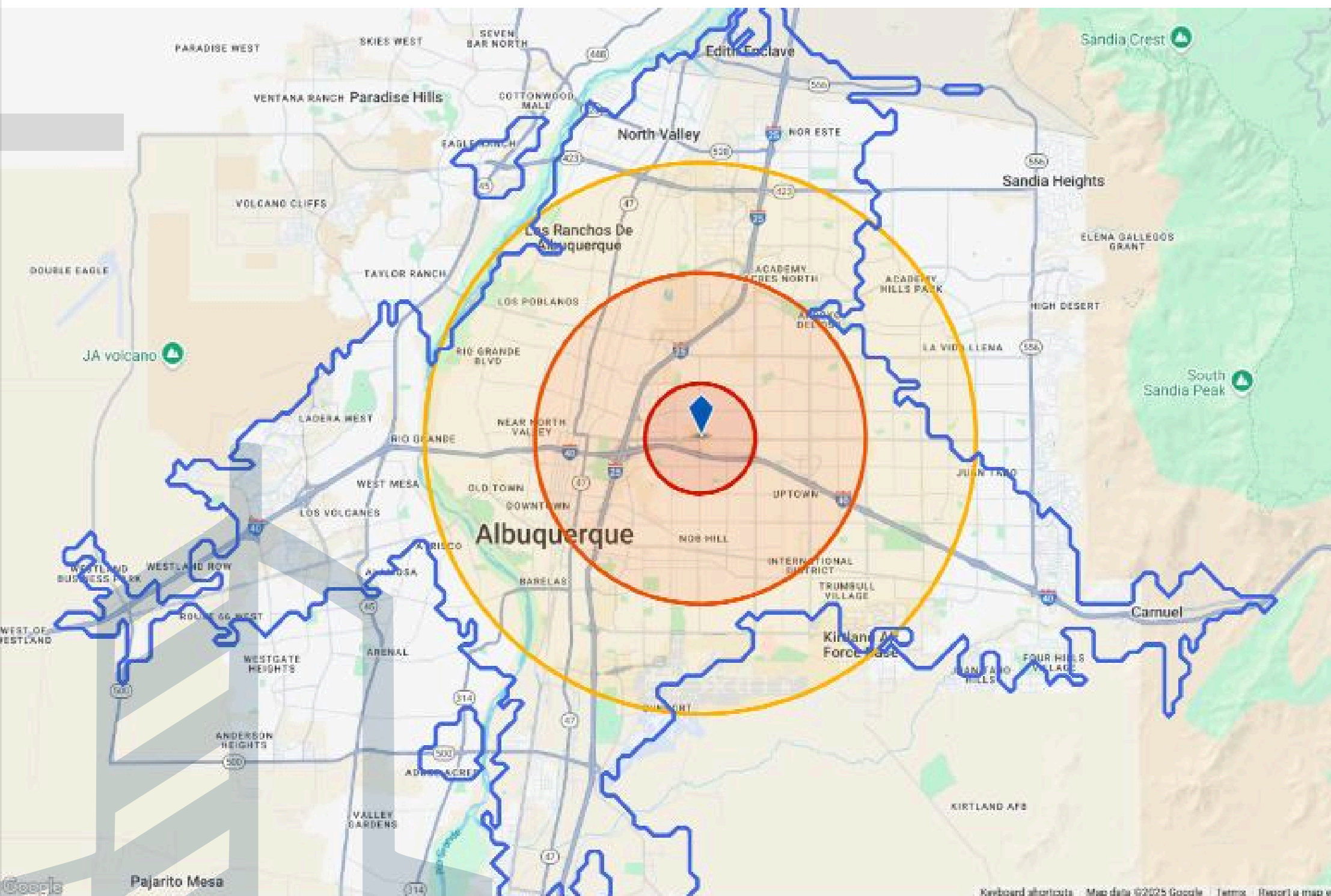
2 - Carlisle Blvd NE -
Average 25,000 VPD

**PROPERTY
LOCATION**

1 - Menaul Blvd NE-
Average 38,000 VPD

3- N40 Albuquerque Neighbourhood
- Above 200,000 VPD

DEMOGRAPHICS



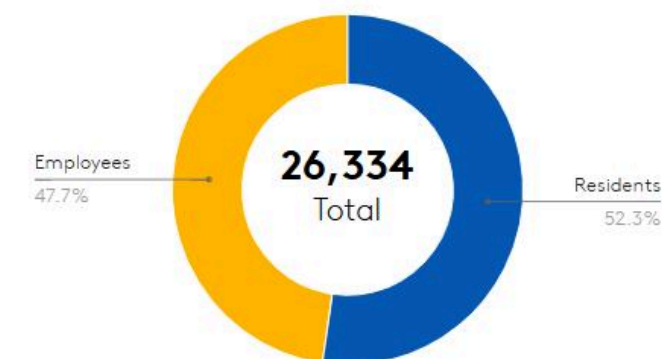
1 Mile

3 Miles

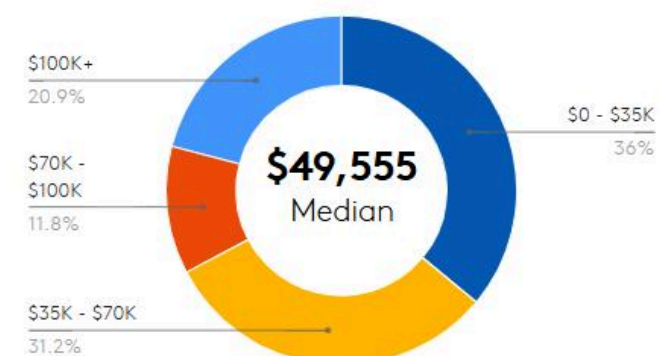
5 Miles

15 Min Drive

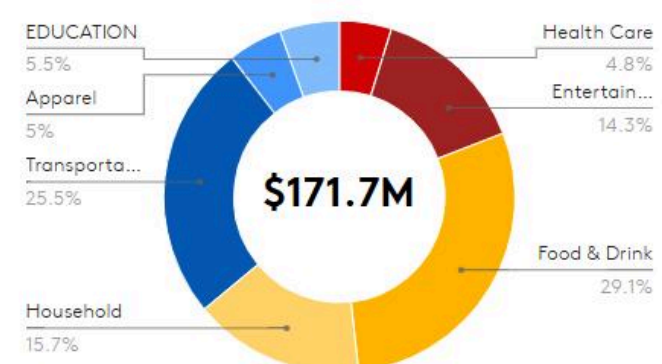
ABSOLUTE POPULATION



HOUSEHOLD INCOME



CONSUMER SPENDING





AVAILABE SPACES

1st Floor, Ste 2640-N	2,570 SF	Negotiable	Upon Request	TBD
1st Floor, Ste 3821-B	860 SF	Negotiable	Upon Request	Negotiable
1st Floor, Ste 3821-C	1,971 SF	Negotiable	Upon Request	Negotiable
1st Floor, Ste 3821-D	1,528 SF	Negotiable	Upon Request	Negotiable
1st Floor, Ste 3821-E	819 SF	Negotiable	Upon Request	Negotiable
1st Floor, Ste 3821-F	1,695 SF	Negotiable	Upon Request	Negotiable
1st Floor, Ste 3821-G	43,904 SF	Negotiable	Upon Request	Negotiable
1st Floor, Ste 3821-H	1,925	Negotiable	Upon Request	Negotiable
1st Floor, Ste 3821-J	1,936 SF	Negotiable	Upon Request	Negotiable
1st Floor, Ste 3821-K2	19,465 SF	Negotiable	Upon Request	Negotiable
1st Floor, Ste 3901	10,023 SF	Negotiable	Upon Request	Negotiable

OCCUPIED SPACES

Savers	44,281	Suite 2620-O-44,281 sqft
Eyemart Express	5,095	Suite 2630-M-5,095 sqft
Mattress Firm	12,364	Suite 3621-12364 sqft
AXIS Supply Corporation	43,696	Suite 3821-G-43,696 sqft
Enzo Fitness	17,003	Suite 3821-K1-17,003 sqft