

**For
Sale**



Two-Building Office Campus OWNER/USER OPPORTUNITY WITH INCOME



±23,304 SF on ±2.45 Ac.

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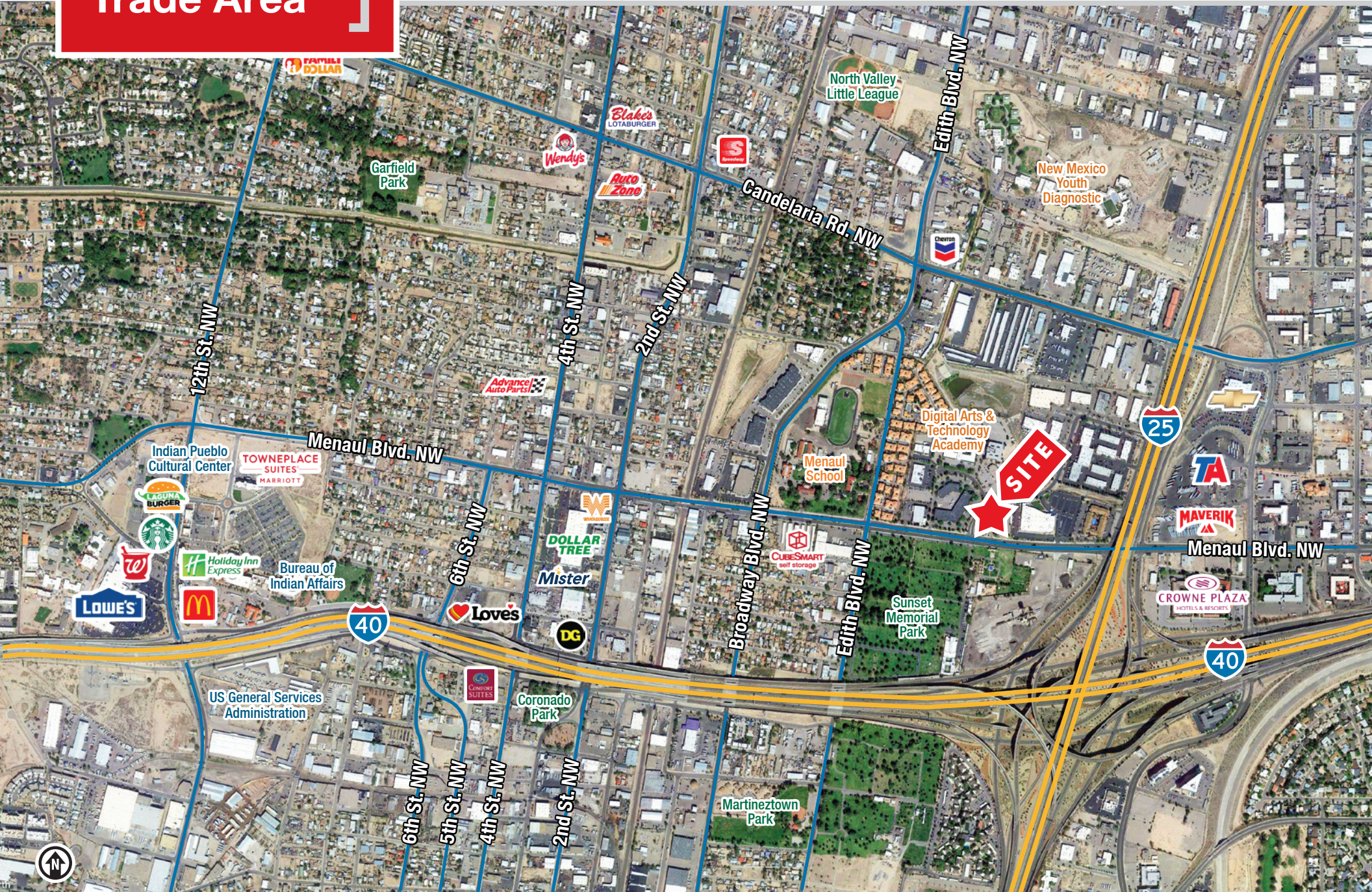
1111 Menaul Blvd. NE | Albuquerque, NM 87107

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Trade Area

1111 Menaul Blvd. NE | Albuquerque, NM 87107



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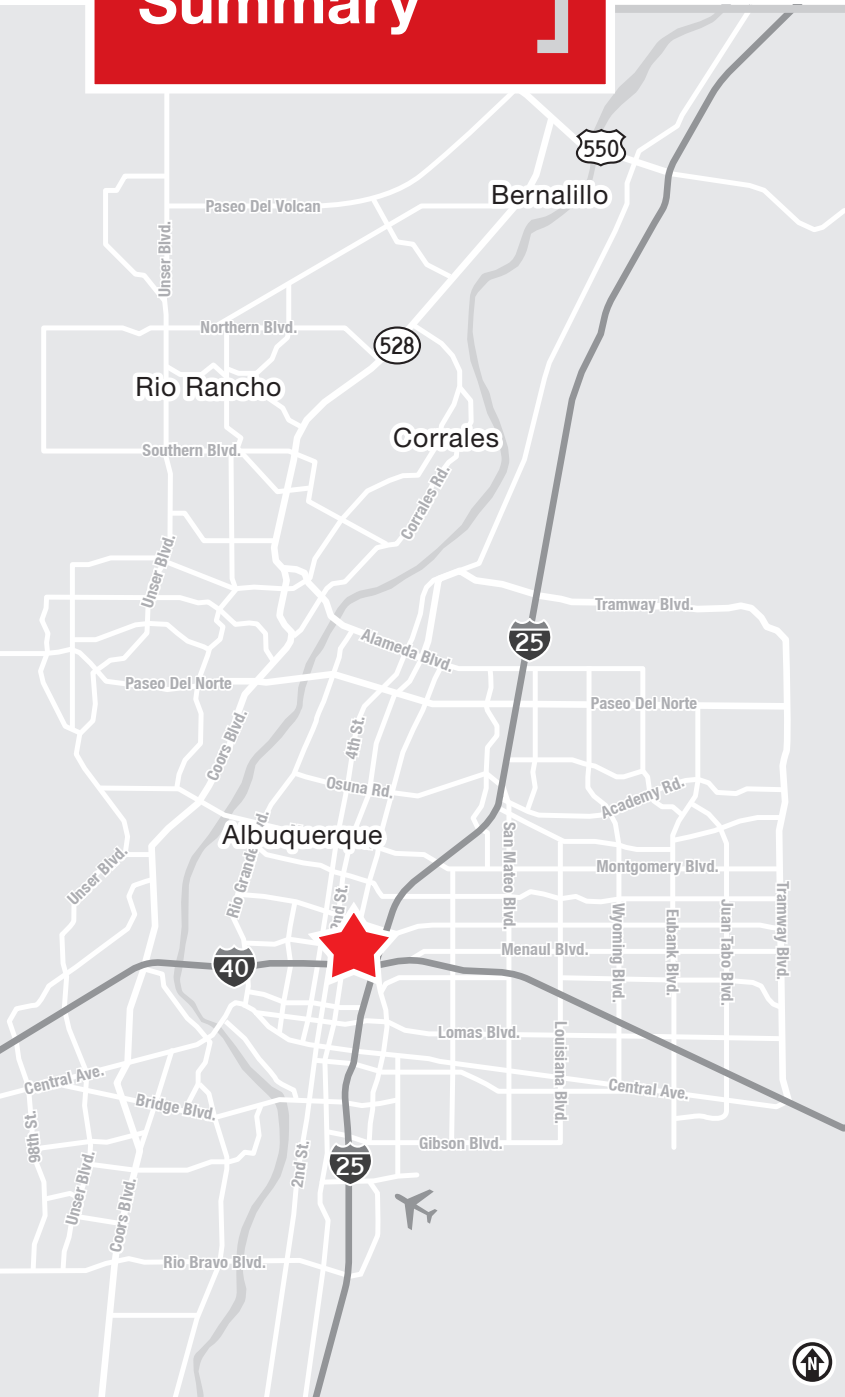
1111 Menaul Blvd. NE

Albuquerque, NM 87107



Summary

1111 Menaul Blvd. NE | Albuquerque, NM 87107



Pricing

Sale Price **\$3,820,364** (\$163.93/SF)

Location

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NEC Menaul Blvd. & Broadbent Pkwy. NE

Building A: ±15,263 SF

Building B: ±8,041 SF

Total: ±23,304 SF

Land: ±2.45 Ac.

Zoning: NR-LM

Highlights

- Two-building campus
- Fenced and gated campus
- Outdoor covered areas
- Covered parking area

Roof & HVAC

Building A

- Metal roof: Continuously maintained
- 11 HVAC units

Building B

- Metal roof: Continuously maintained
- 4 HVAC units

Income

Building B

2 Steps Ahead (Childcare): \$7,046/Mo. Modified Gross
Lease expires 1/31/2029

Insight Meditation Center: \$2,770/Mo. Modified Gross
Lease expires 11/30/2027

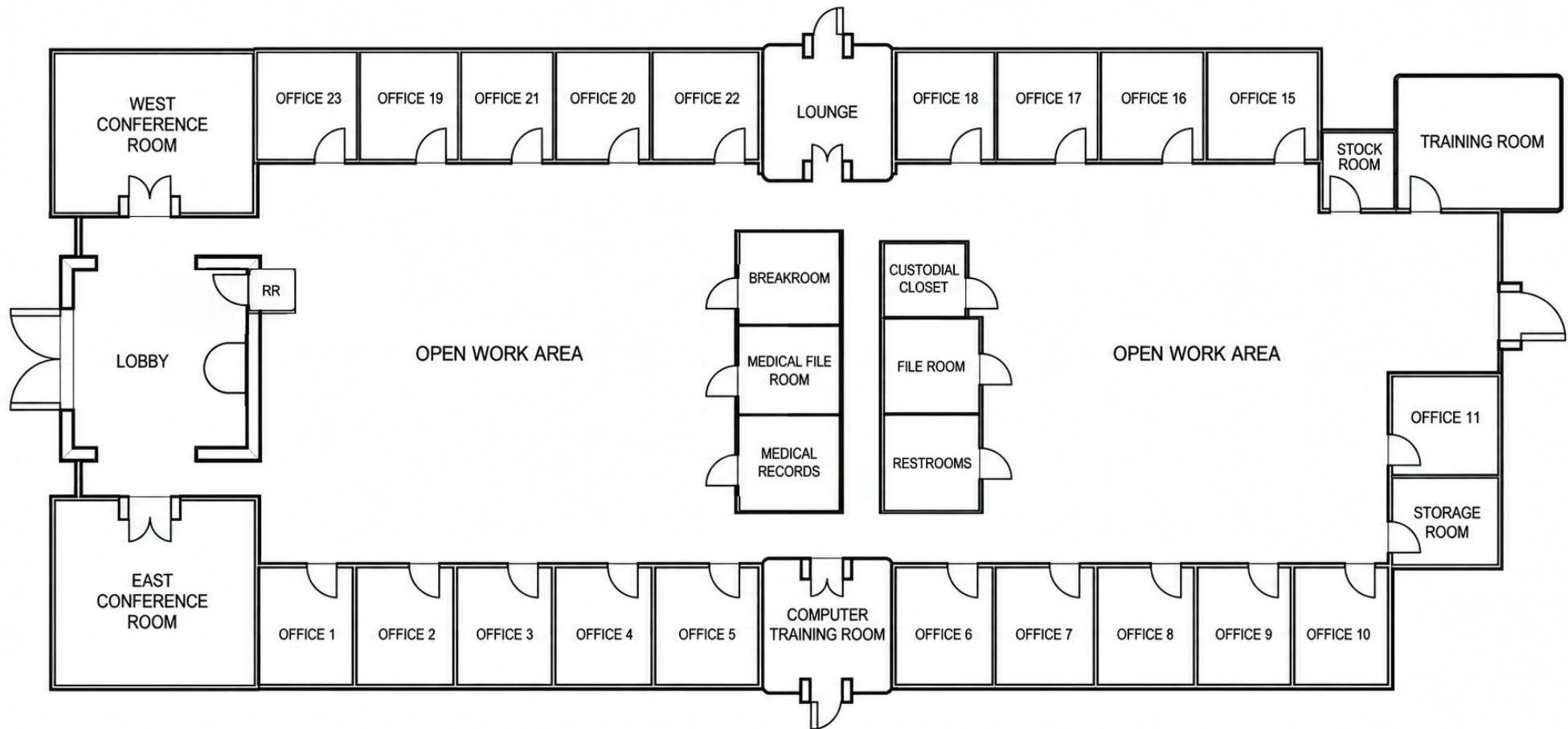
Total Monthly Income: \$9,816

Total Annual Income: \$117,792

BUILDING A

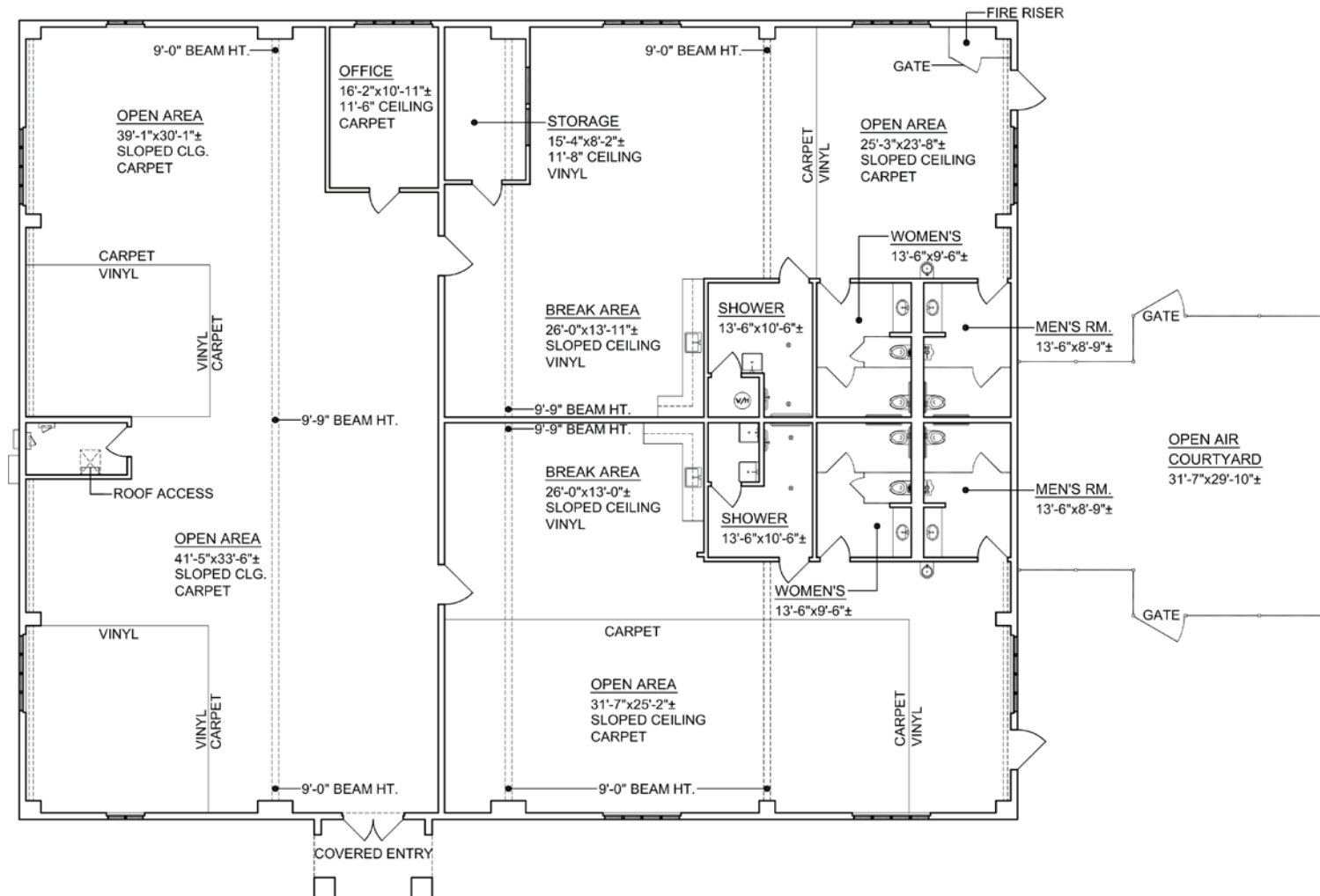
±15,263 SF

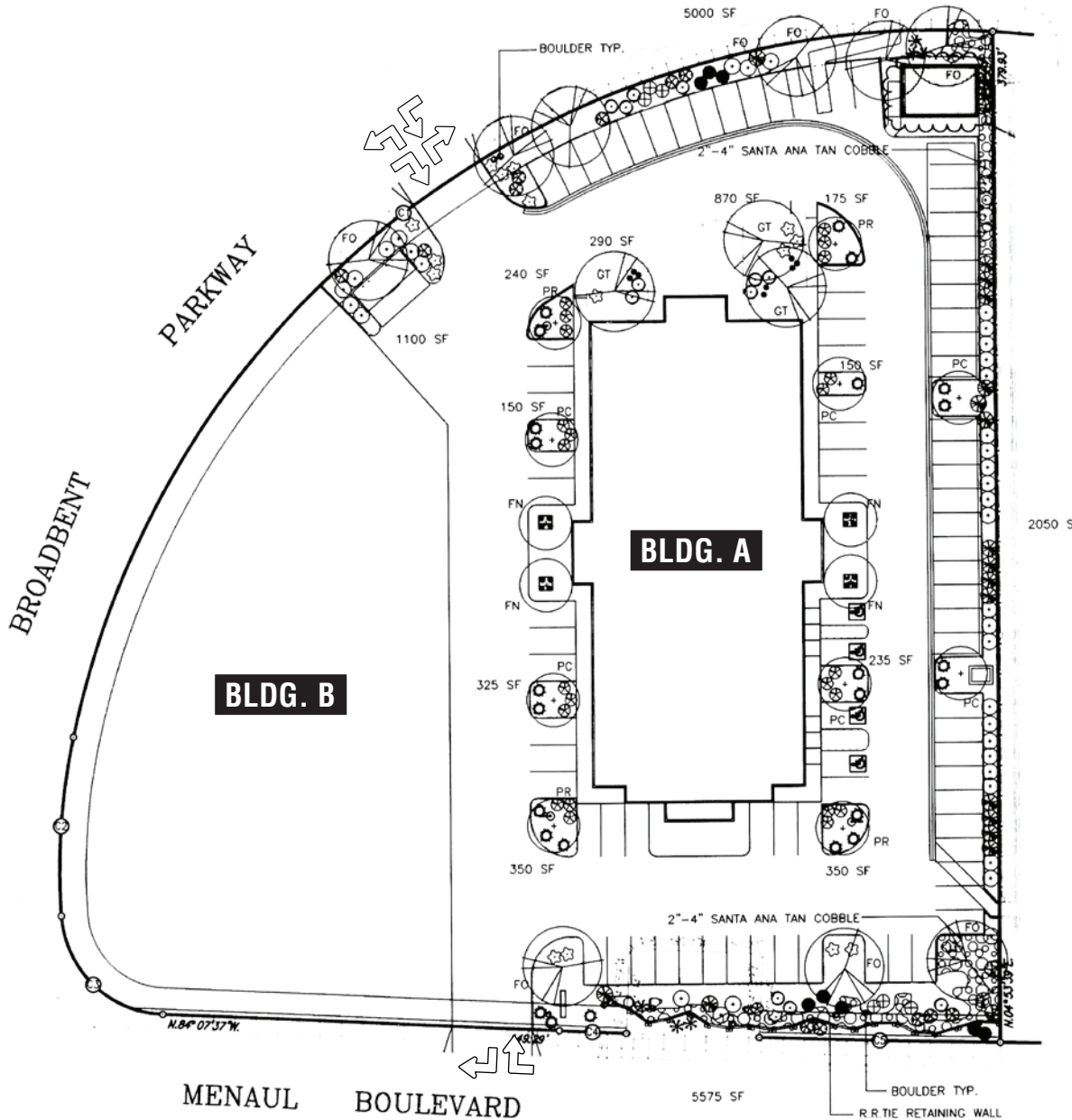
Floor plan not to scale.



BUILDING B

±8,041 SF





SITE

Building A: ±15,263 SF

Building B: ±8,041 SF

Total: ±23,304 SF

Land: ±2.45 Ac.

Building A

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Building A

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Building B

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Building B

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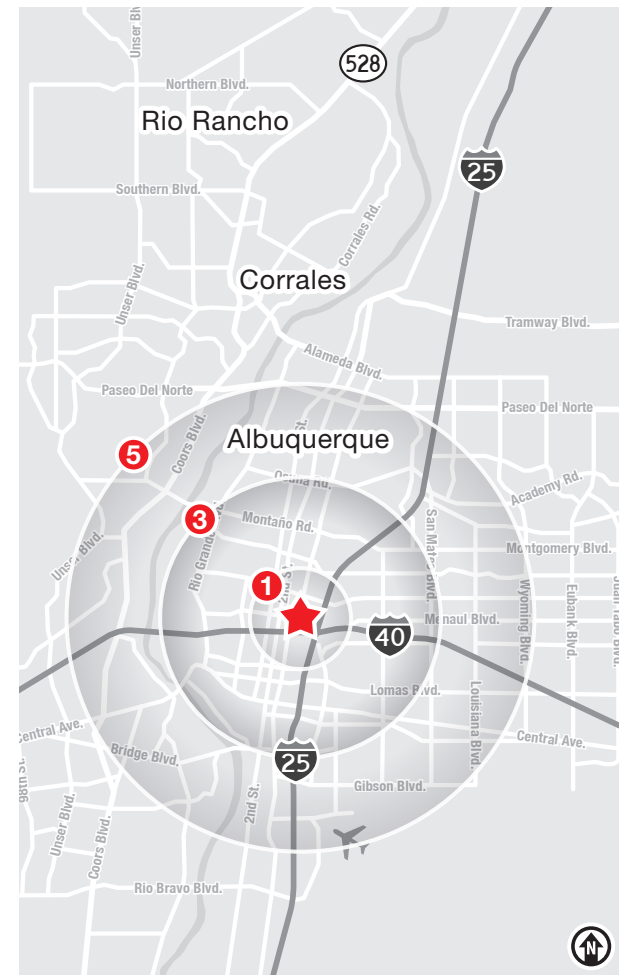
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
Summary	2026	2026	2026
Total Population	6,044	94,996	257,707
Total Households	2,686	45,961	118,016
Family Households	1,046	20,194	57,923
Average Household Size	2.10	1.98	2.13
Owner Occupied Housing Units	996	23,110	62,558
Renter Occupied Housing Units	1,690	22,851	55,458
Median Age	34.9	39.7	40.2
Trends 2026 - 2031	State	State	State
Population	0.30%	0.30%	0.30%
Households	0.40%	0.40%	0.40%
Family Population	0.30%	0.30%	0.30%
Owner Occupied Housing Units	0.60%	0.60%	0.60%
Median Household Income	3.10%	3.10%	3.10%
Median Household Income	\$53,111	\$61,443	\$60,554
Average Household Income	\$70,712	\$89,613	\$86,625
Per Capita Income	\$33,424	\$43,386	\$39,928

DEMO SNAP SHOT

	1 mile	3 mile	5 mile
 Total Population	6,044	94,996	257,707
 Average HH Income	\$70,712	\$89,613	\$86,625
 Daytime Employment	10,819	109,740	209,552

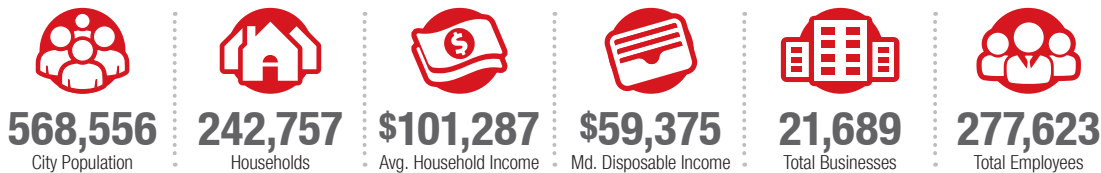
2026 Forecasted by Esri



ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2026 Demographics)



In the News

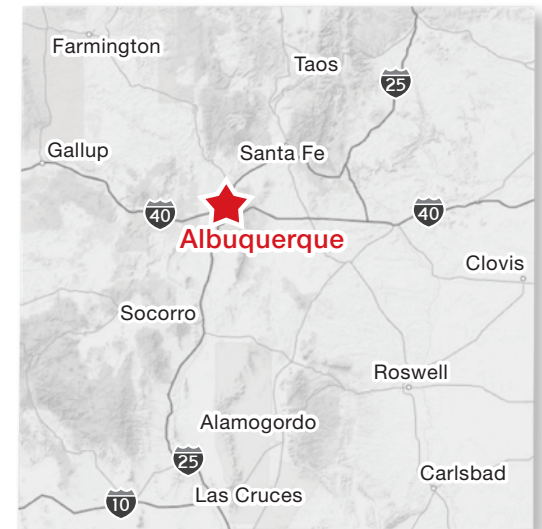
Ranked 6th in America's favorite cities list - *Travel + Leisure*
 Ranks among America's best cities for global trade - *Global Trade Magazine*
 The 5th most cost-friendly city to do business in the U.S. - *KPMG*



939,327
 Albuquerque Metro Population



The Largest
 City in the State



TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.



OFFERED EXCLUSIVELY BY:



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