

# RETAIL CENTER ON MENAUL

7413-7421 MENAUL BLVD NE  
ALBUQUERQUE, NM 87110

**Chris Anderson**  
Advisor  
505.256.7688  
[chris.anderson@svn.com](mailto:chris.anderson@svn.com)

**Glenn Wright**  
Senior Retail Specialist / Advisor  
505.256.7573 x1121  
[glenn.wright@svn.com](mailto:glenn.wright@svn.com)

# Property Summary



## OFFERING SUMMARY

Available SF:	1,267 - 1,400 SF
Lease Rate:	\$10.00 SF/yr (MG)
Lot Size:	0.379 Acres
Building Size:	7,192 SF
Zoning:	MX-M
Market:	Albuquerque
Submarket:	NorthEast Heights

## PROPERTY OVERVIEW

Retail space available in this neighborhood strip center with Menaul frontage

## PROPERTY HIGHLIGHTS

- Great Visibility
- In Albuquerque's densely populated Northeast Heights Submarket
- On the busy Menaul Corridor

# Available Spaces

**LEASE TYPE** | MG

**TOTAL SPACE** | 1,267 - 1,400 SF

**LEASE TERM** | 36 months

**LEASE RATE** | \$10.00 SF/yr



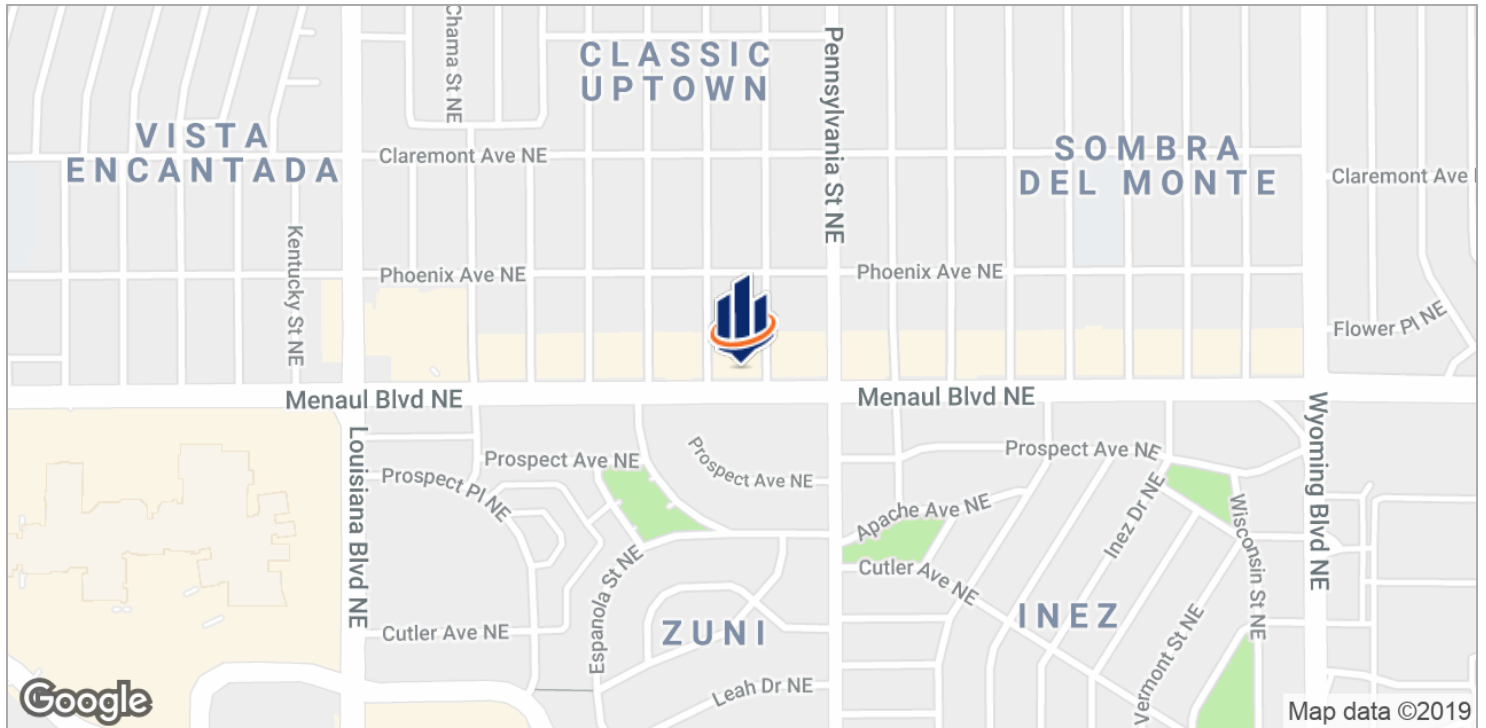
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7415 Menaul Blvd NE	-	1,500 SF	Modified Gross	\$10.00 SF/yr	-
7413 Menaul NE	Available	1,267 SF	Modified Gross	\$10.00 SF/yr	-
7417 Menaul	Available	1,400 SF	Modified Gross	\$10.00 SF/yr	-



# Additional Photos

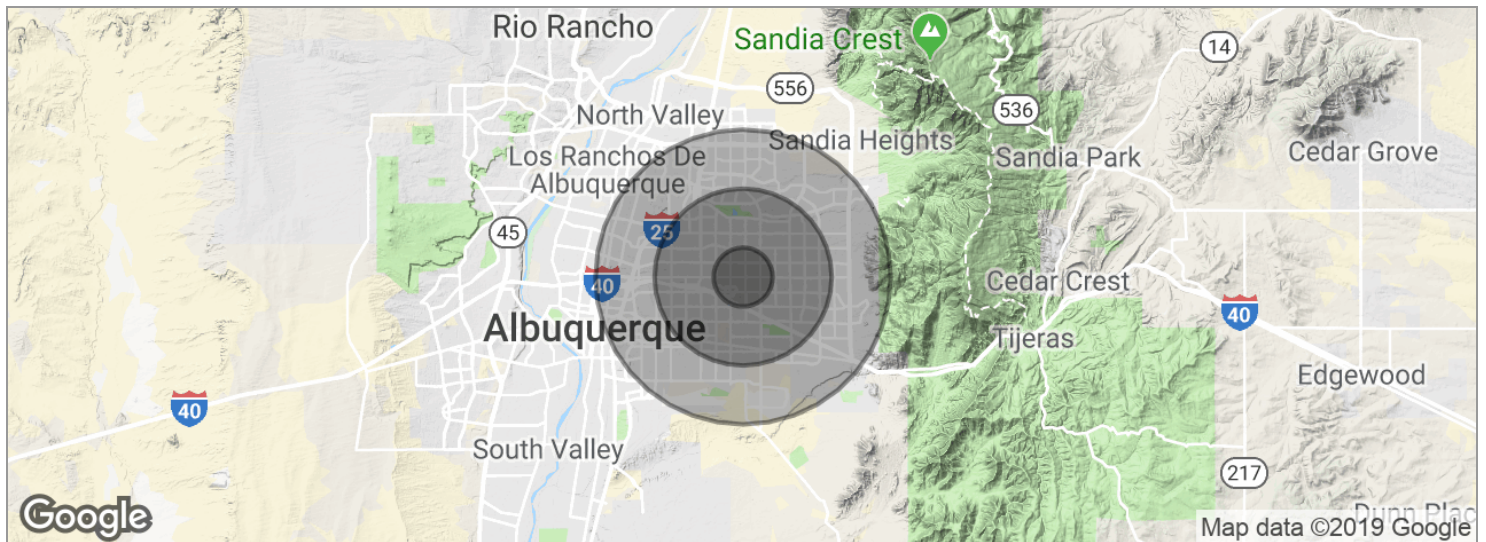


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,940	146,026	321,561
Median age	43.8	38.7	38.7
Median age [Male]	42.9	37.3	37.2
Median age [Female]	44.5	40.3	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,400	65,570	142,146
# of persons per HH	2.2	2.2	2.3
Average HH income	\$56,036	\$54,191	\$58,973
Average house value	\$203,267	\$194,795	\$214,756

\* Demographic data derived from 2010 US Census