

RETAIL CENTER ON MENAUL

7413-7421 MENAUL BLVD NE ALBUQUERQUE, NM 87110

Chris Anderson Advisor 505.256.7688 chris.anderson@svn.com

Glenn Wright Senior Retail Specialist / Advisor 505.256.7573 x1121 glenn.wright@svn.com & SILVER

INCHIE

ENCHANTMENT

al Driving

YING THE MOST FOR

ATIVE AMERICAN JEWELRY

BEST PRICE

IS-MO-2175 DRIVING SCHOO

Property Summary



OFFERING SUMMARY		PROPERTY OVERVIEW
Available SF:	1,267 - 1,400 SF	Retail space available in this neighborhood strip center with Menaul frontage
		PROPERTY HIGHLIGHTS
Lease Rate:	\$10.00 SF/yr (MG)	Great Visibility
		In Albuquerque's densely populated Northeast Heights Submarket
Lot Size:	0.379 Acres	On the busy Menaul Corridor
Building Size:	7,192 SF	
Zoning:	MX-M	
Market:	Albuquerque	
Submarket:	NorthEast Heights	

RETAIL CENTER ON MENAUL | 7413-7421 MENAUL BLVD NE, ALBUQUERQUE, NM 87110

Available Spaces

LEASE TYPE | MG

TOTAL SPACE | 1,267 - 1,400 SF

LEASE TERM | 36 months

LEASE RATE | \$10.00 SF/yr

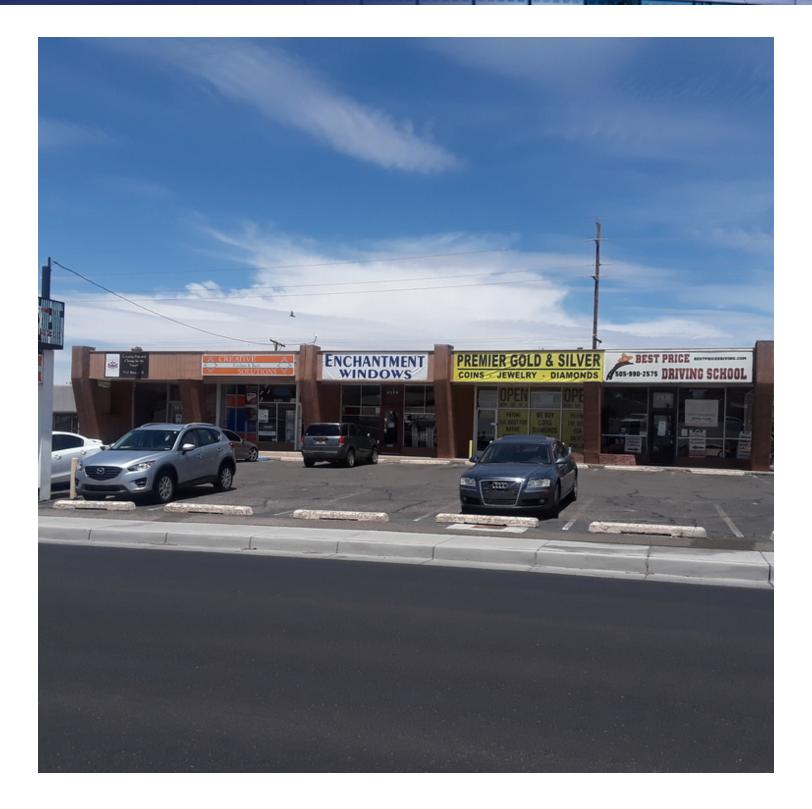


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7415 Menaul Blvd NE	-	1,500 SF	Modified Gross	\$10.00 SF/yr	-
7413 Menaul NE	Available	1,267 SF	Modified Gross	\$10.00 SF/yr	-
7417 Menaul	Available	1,400 SF	Modified Gross	\$10.00 SF/yr	-

RETAIL CENTER ON MENAUL | 7413-7421 MENAUL BLVD NE, ALBUQUERQUE, NM 87110

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

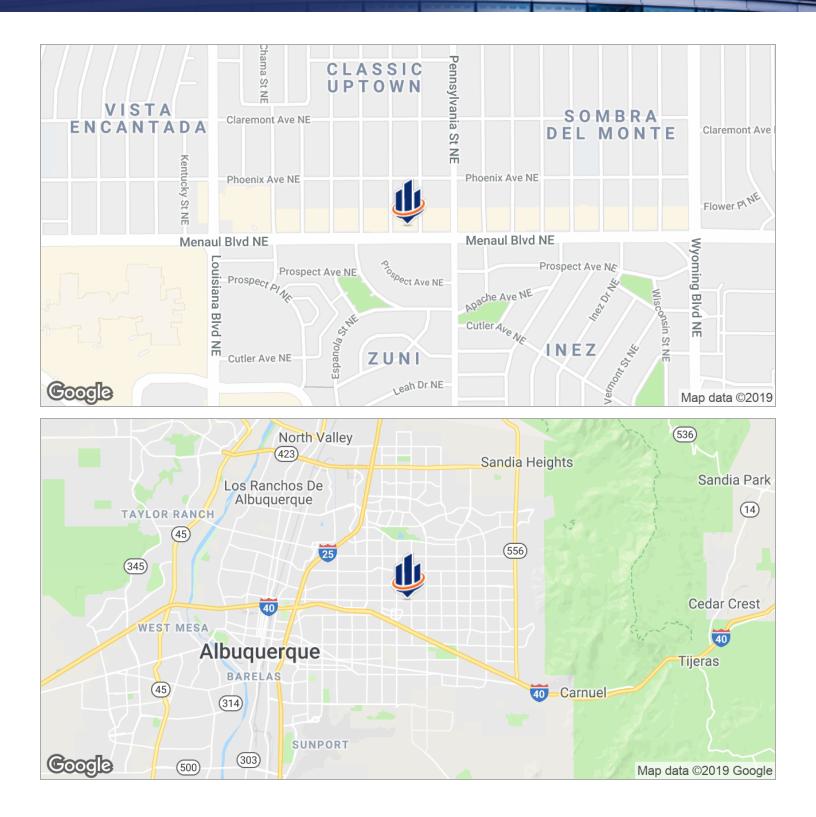


RETAIL CENTER ON MENAUL | 7413-7421 MENAUL BLVD NE, ALBUQUERQUE, NM 87110

SVN | Walt Arnold Commercial Brokerage, Inc. | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps



RETAIL CENTER ON MENAUL | 7413-7421 MENAUL BLVD NE, ALBUQUERQUE, NM 87110

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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
HOUSEHOLDS & INCOME Total households	1 MILE 6,400	3 MILES 65,570	5 MILES 142,146
Total households	6,400	65,570	142,146

* Demographic data derived from 2010 US Census

RETAIL CENTER ON MENAUL | 7413-7421 MENAUL BLVD NE, ALBUQUERQUE, NM 87110