

For Lease

Walmart-Anchored Shopping Center

PAD SITE & RETAIL SPACES AT FOOTHILLS SHOPPING CENTER

11001 Menaul Blvd. NE | Albuquerque, NM 87112

NWC Menaul & Juan Tabo Blvds. NE



JOIN
TENANTS:



EINSTEIN BROS.

GameStop



LEASE RATE

- See Advisors

AVAILABLE

- Pad Site: ±0.5 Acres
- Suite 11145 B-1: ±2,500 SF
Conceptual Drive-Thru
- Suite 11145 B-2: ±1,500 SF
Conceptual "Ghost Kitchen"
- Suite 11221: ±1,805 SF

IDO ZONING MX-M

PROPERTY HIGHLIGHTS

- Several full-access points
- Great visibility from Menaul and Juan Tabo Blvds.
- Drive-through permissive pad site along Juan Tabo Blvd.
- Large monument signage
- 47,000 cars per day at intersection
- Abundant parking
- Excellent top-performing national co-tenants

got space

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunnvista.com



FOR MORE INFORMATION:

John Algermissen

johna@sunnvista.com

505 998 5734

Brett Hills

brett@sunnvista.com

505 998 1648

For Lease

Walmart-Anchored Shopping Center

PAD SITE & RETAIL SPACES AT FOOTHILLS SHOPPING CENTER

11001 Menaul Blvd. NE | Albuquerque, NM 87112

LOCATION



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

John Algermissen
johna@sunvista.com
505 998 5734

Brett Hills
brett@sunvista.com
505 998 1648

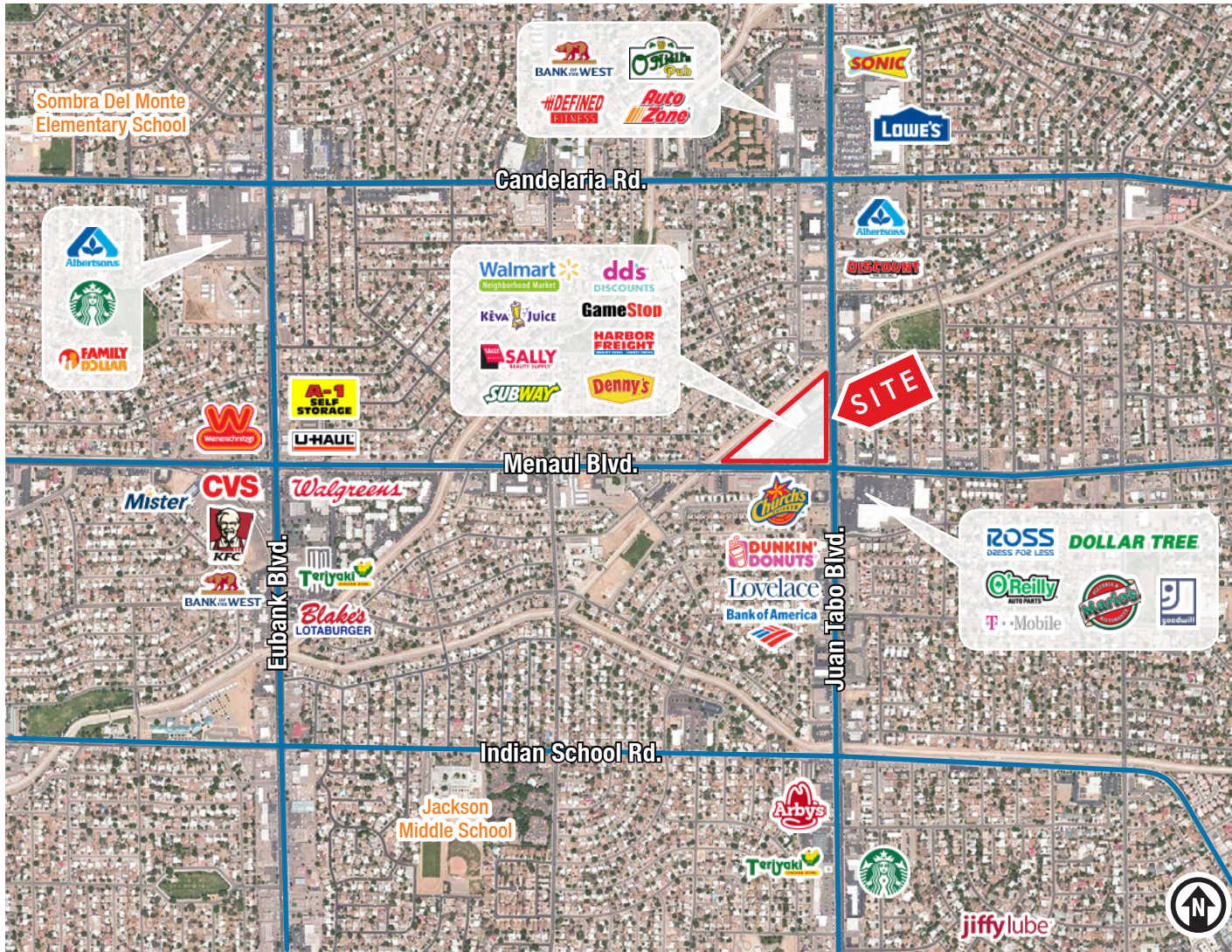
For Lease

Walmart-Anchored Shopping Center

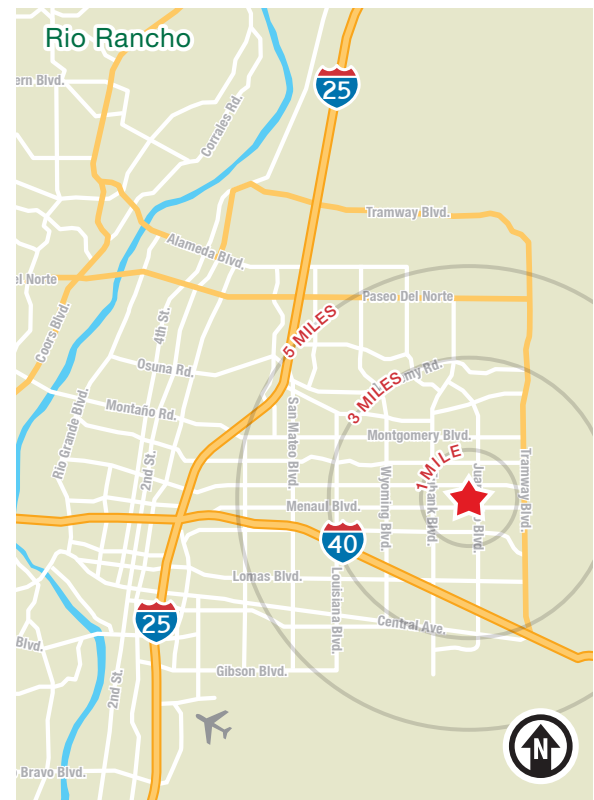
PAD SITE & RETAIL SPACES AT FOOTHILLS SHOPPING CENTER

11001 Menaul Blvd. NE | Albuquerque, NM 87112

LOCATION



2020 Demographics	1 mile	3 mile	5 mile
Total Population	18,873	130,414	264,618
Average HH Income	\$61,450	\$73,747	\$74,660
Daytime Employment	4,163	39,620	102,638
2020 Forecasted by Esri			



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

John Algermissen
johna@sunvista.com
 505 998 5734

Brett Hills
brett@sunvista.com
 505 998 1648

For Lease

Walmart-Anchored Shopping Center

PAD SITE & RETAIL SPACES AT FOOTHILLS SHOPPING CENTER

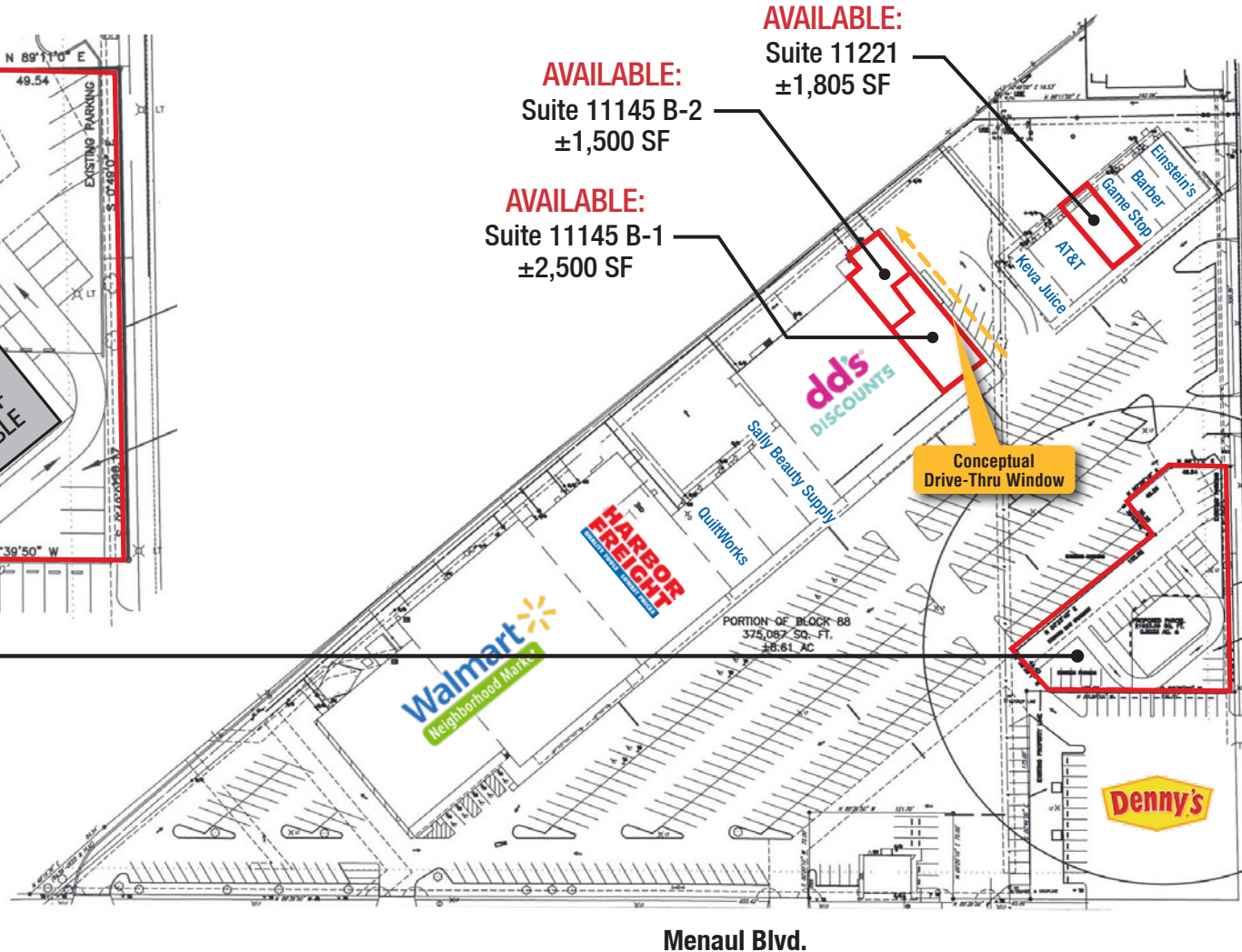
11001 Menaul Blvd. NE | Albuquerque, NM 87112

SITE PLAN



PAD SITE:
±0.5 Acres

Conceptual site plans, subject to change.



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

John Algermissen
johna@sunvista.com
505 998 5734

Brett Hills
brett@sunvista.com
505 998 1648

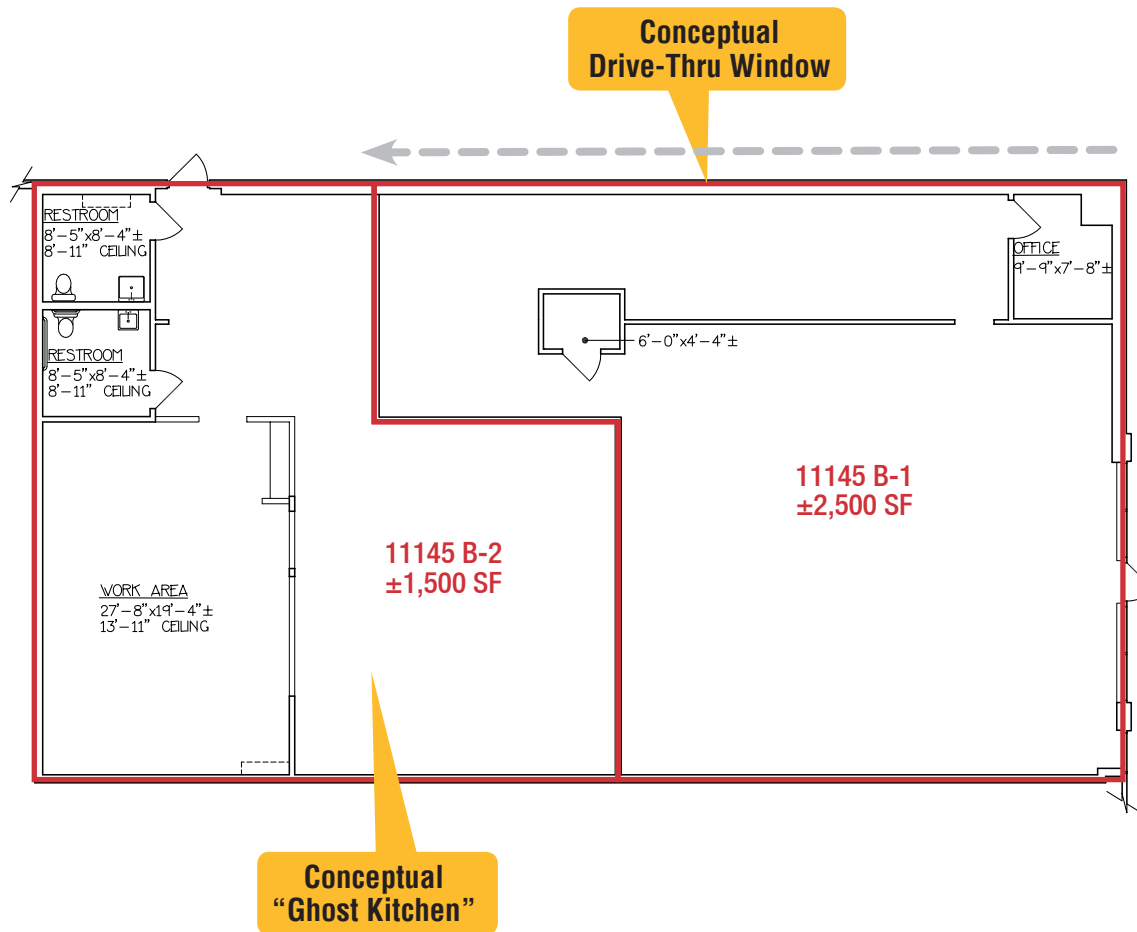
For Lease

Walmart-Anchored Shopping Center

PAD SITE & RETAIL SPACES AT FOOTHILLS SHOPPING CENTER

11001 Menaul Blvd. NE | Albuquerque, NM 87112

FLOOR PLAN



SUITE 11145 B

B-1: ±2,500 SF

B-2: ±1,500 SF



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

John Algermissen

johna@sunvista.com

505 998 5734

Brett Hills

brett@sunvista.com

505 998 1648

For Lease

Walmart-Anchored Shopping Center

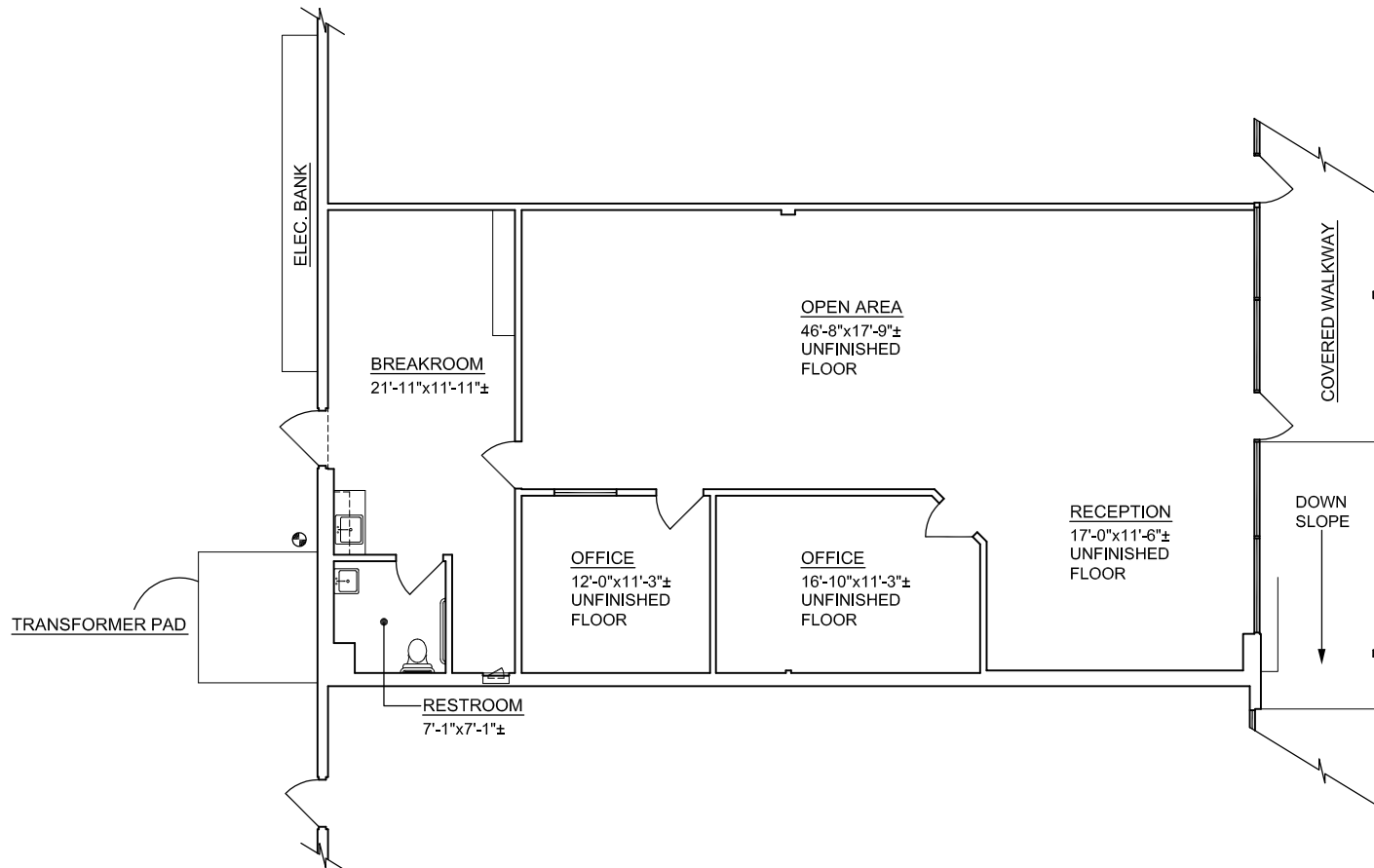
PAD SITE & RETAIL SPACES AT FOOTHILLS SHOPPING CENTER

11001 Menaul Blvd. NE | Albuquerque, NM 87112

FLOOR PLAN

SUITE 11221

±1,805 SF



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

John Algermissen

johna@sunvista.com

505 998 5734

Brett Hills

brett@sunvista.com

505 998 1648