For Sale or Lease

Uptown Retail/Office Opportunity

EXCELLENT LOCATION ALONG HEAVY-TRAFFIC CORRIDOR

7100 Menaul Blvd. NE | Albuquerque, NM 87110

SEQ Menaul & Louisiana Blvds. NE

TENANT IMPROVEMENT ALLOWANCE AVAILABLE

Conceptual rendering of a remodeled 7100 Menaul Blvd.

SALE PRICE $675,000

LEASE RATE See Advisor

AVAILABLE
- ±3,300 SF - 6,767 SF
- ±0.66 Acres

IDO ZONING MX-M

PROPERTY HIGHLIGHTS
- Great visibility to almost 28,000 cars per day
- Walking distance to Coronado Center & ABQ Uptown shopping centers
- Street pylon & building signage available
- 50 parking spaces
- New facade
- Owner financing available
- Ideal location for: brewery (with patio), medical clinic, retail services

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AN NAI Global OFFICE OF THE YEAR

FOR MORE INFORMATION:

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PHOTOS

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REMODEL CONCEPT

TENANT IMPROVEMENT ALLOWANCE AVAILABLE

CONCEPTUAL RENDERING

This is an example of how the existing building and site could be remodeled to suit tenant needs.

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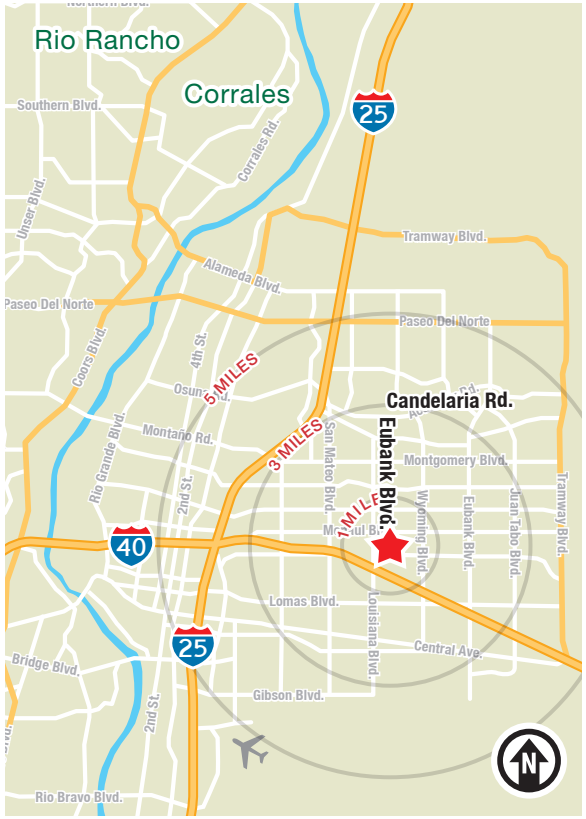
LOCATION

2021 Demographics	1 mile	3 mile	5 mile
Total Population	13,204	145,760	315,723
Average HH Income	$69,667	$64,893	$73,346
Daytime Employment	16,204	82,124	229,353

2021 Forecasted by Esri



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Albuquerque TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

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.

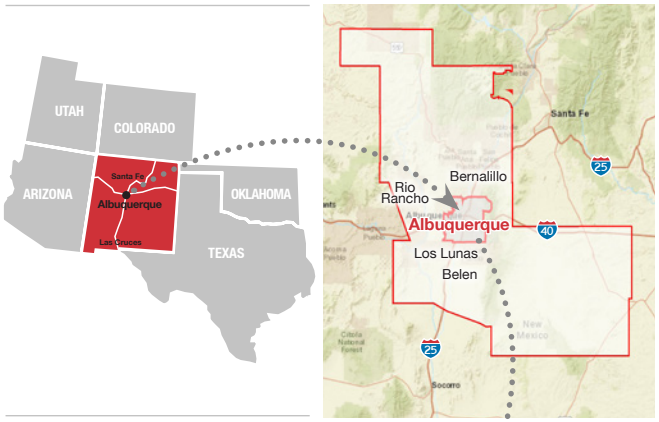
936,582
Albuquerque Metro Population

#1
The Largest
City in the State

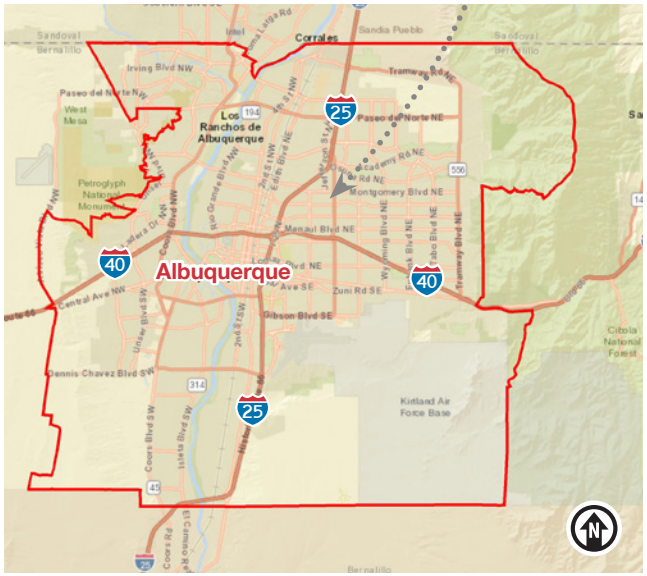
City of Albuquerque by the Numbers *(ESRI 2021 Demographics)*

654,217	264,145	$77,810	$45,730	23,491	332,805
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

ALBUQUERQUE METRO



ALBUQUERQUE CITY



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*

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

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area

EDUCATION | SKILLED WORKFORCE

Ranks top in nation for cities with he most college graduates, 69,000 college students reside in metro area, 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 and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

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