



Colliers



For Lease

American Square
3301 Menaul Blvd NE
Albuquerque, NM 87107



Ben Perich
Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Property Profile

Details

Lease Rate	\$18.00 - 24.00 PSF	
NNN	\$4.80 PSF	
Space Available	Shop Space Pad Sites	± 1,395 SF - 3,092 SF See Broker
Submarket	North I-25	
Zoning	MX-M	

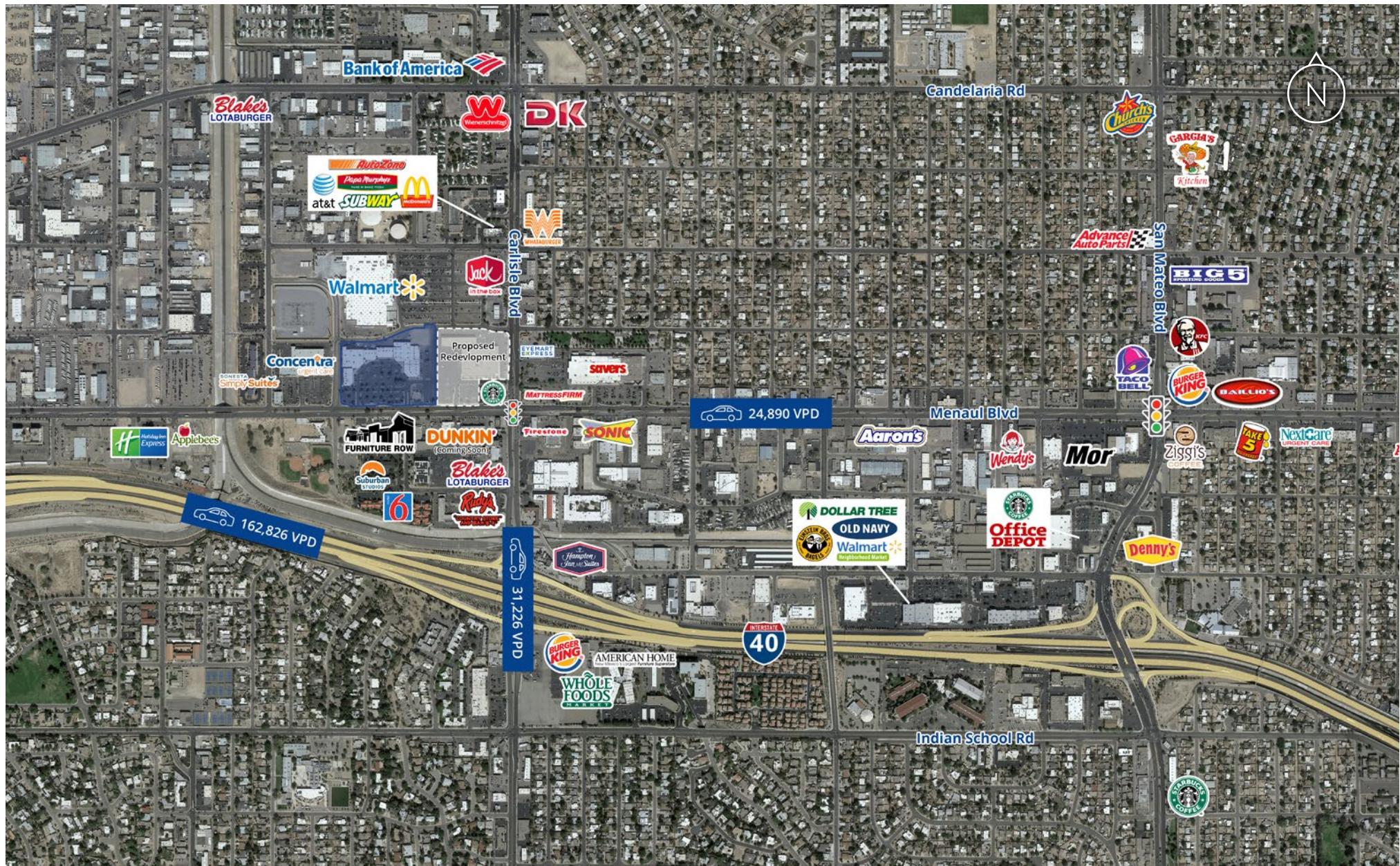
Features

- High profile shop space in a busy, established shopping center
- Turn-key office space with Class A finishes available
- Retail and drive-thru pads available
- Convenient I-40 access
- Over 45,000 VPD at the intersection of Menaul Blvd and Carlisle Blvd

Area Tenants



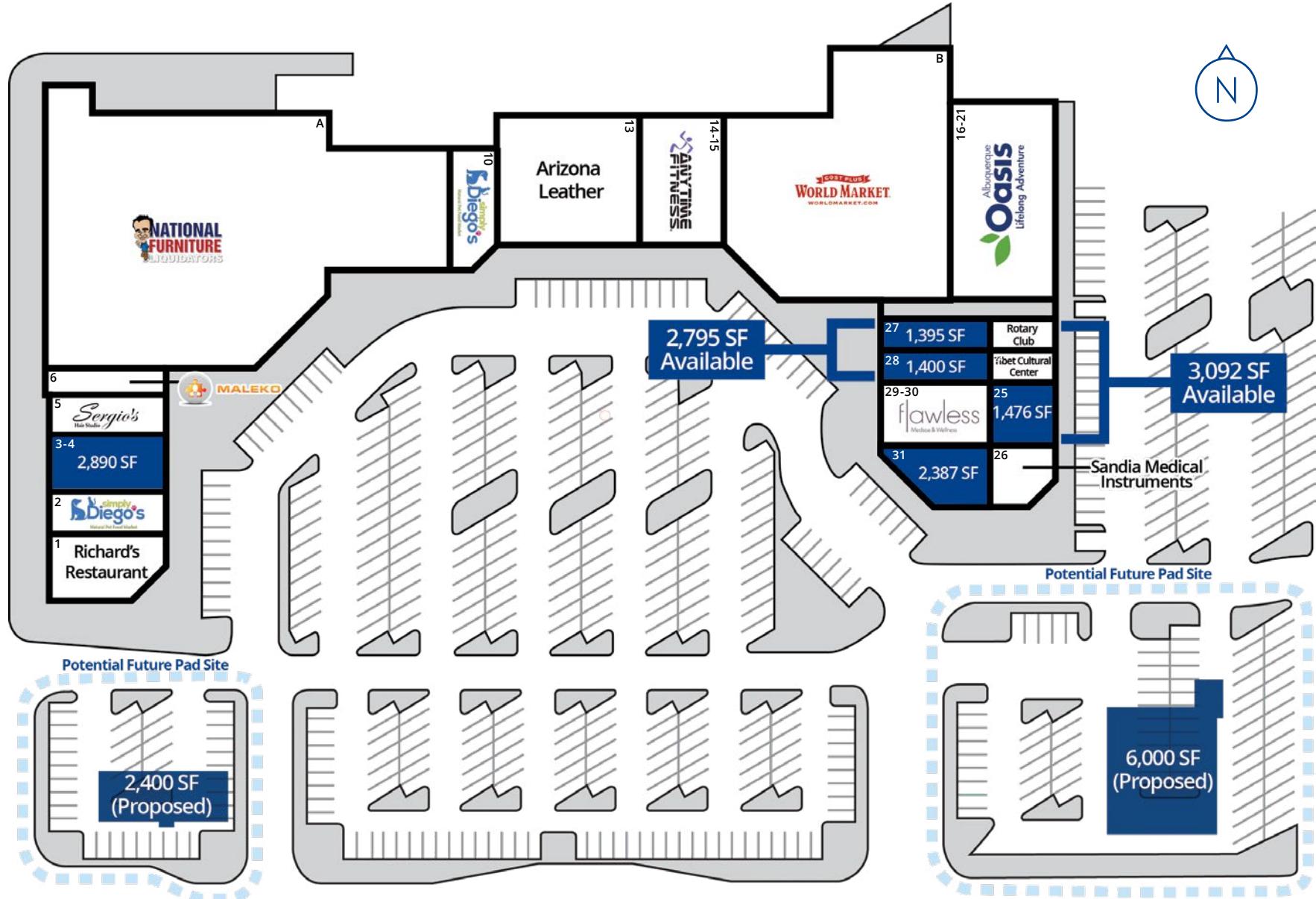
Trade Area Aerial



Intersection Aerial

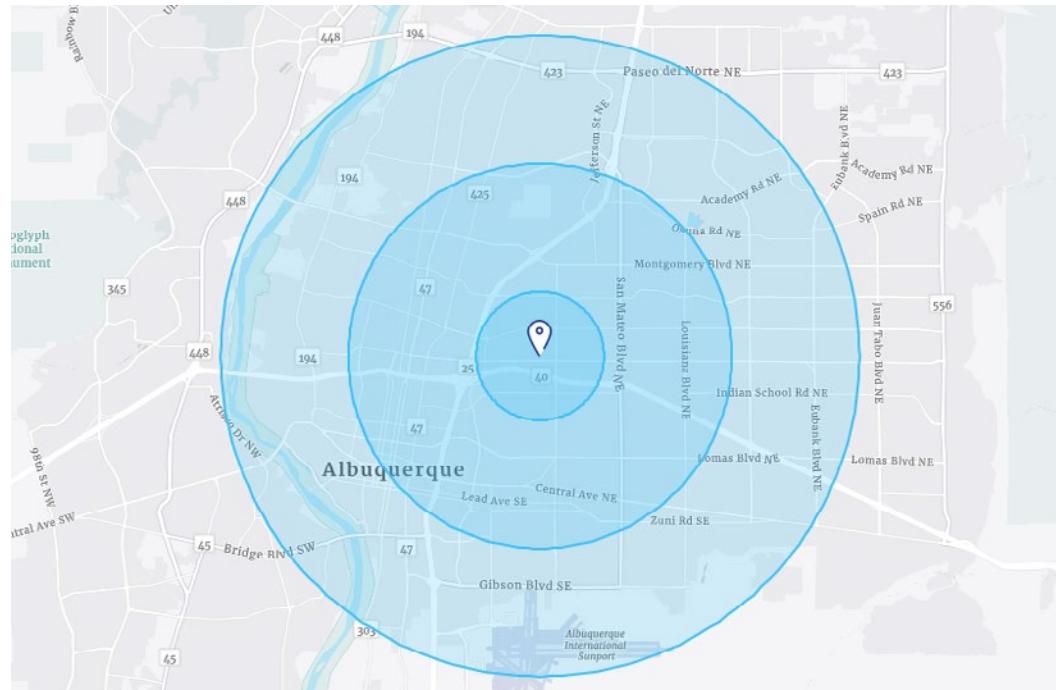


Site Plan



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	10,579	103,288	263,866
Households	5,001	49,995	121,731
Median HH Income	\$50,701	\$48,843	\$51,092
Average HH Income	\$83,284	\$76,456	\$79,632



Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025. All rights reserved.

Ben Perich
Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966