



Colliers

# For Lease

**American Square**  
3301 Menaul Blvd NE  
Albuquerque, NM 87107

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# Property Profile

## Details

|                 |                     |                       |
|-----------------|---------------------|-----------------------|
| Lease Rate      | \$18.00 - 24.00 PSF |                       |
| NNN             | \$4.80 PSF          |                       |
| Space Available | Shop Space          | ± 1,395 SF - 2,890 SF |
|                 | Pad Sites           | 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

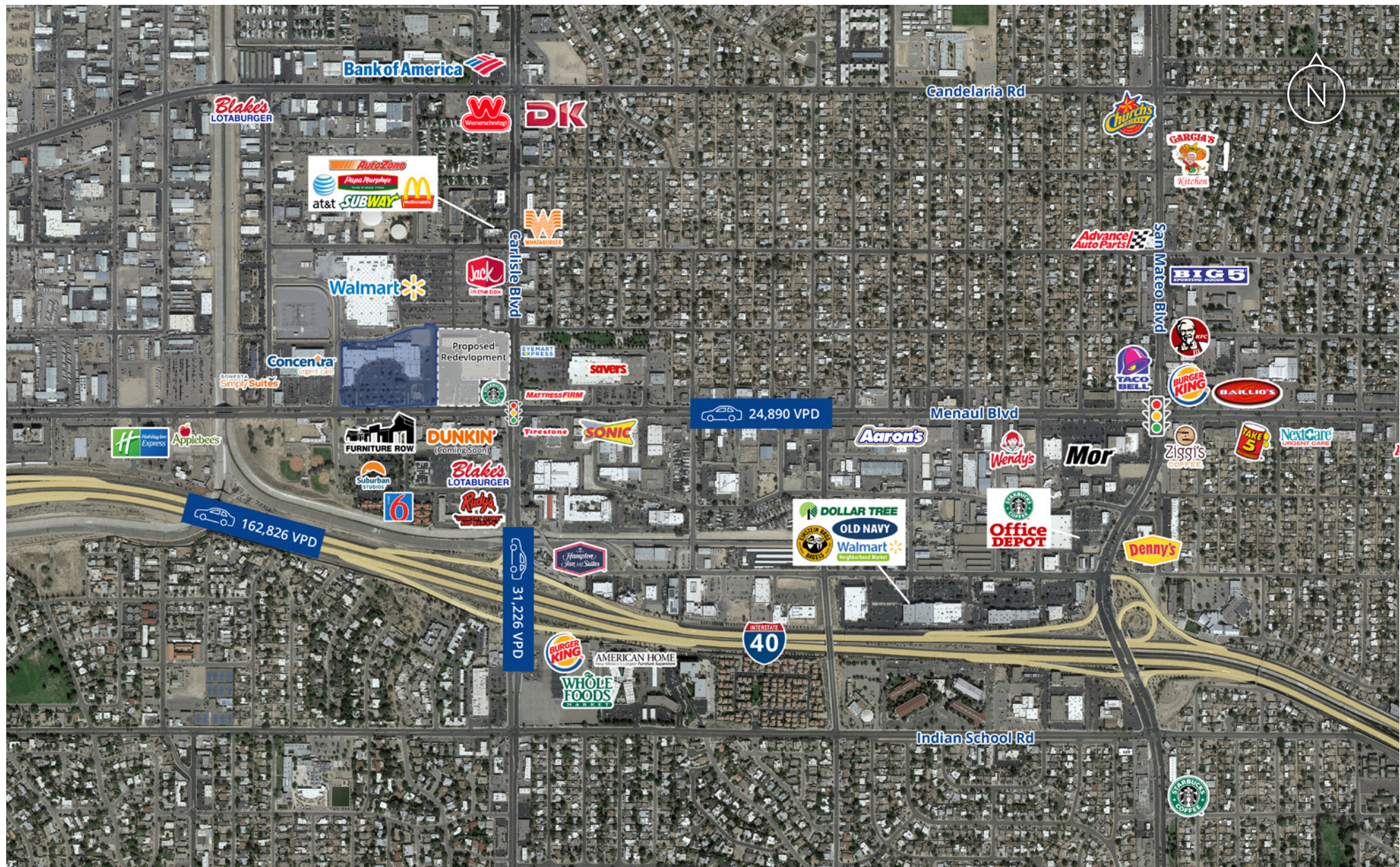
## Area Tenants





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# Trade Area Aerial





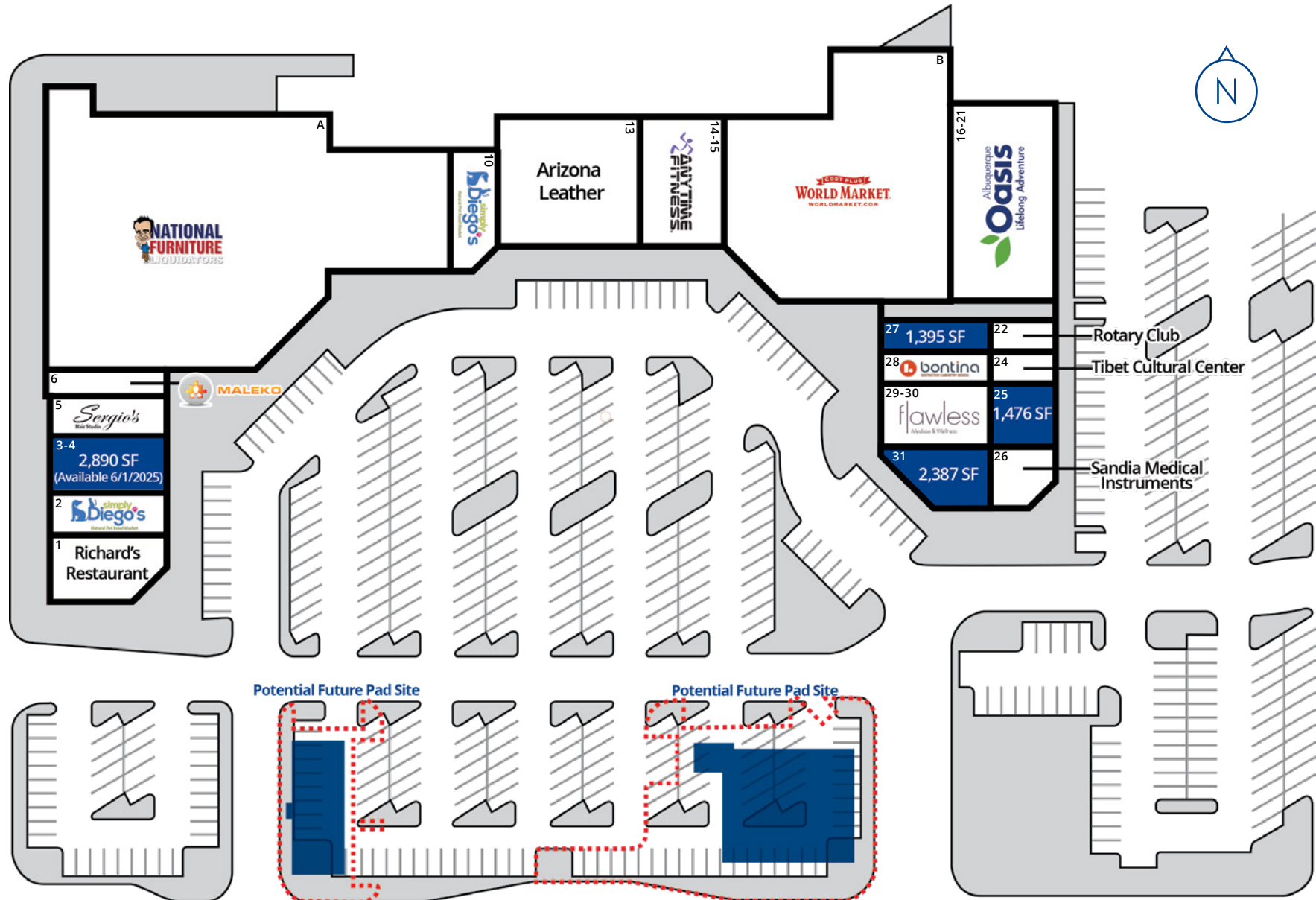
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# Intersection Aerial





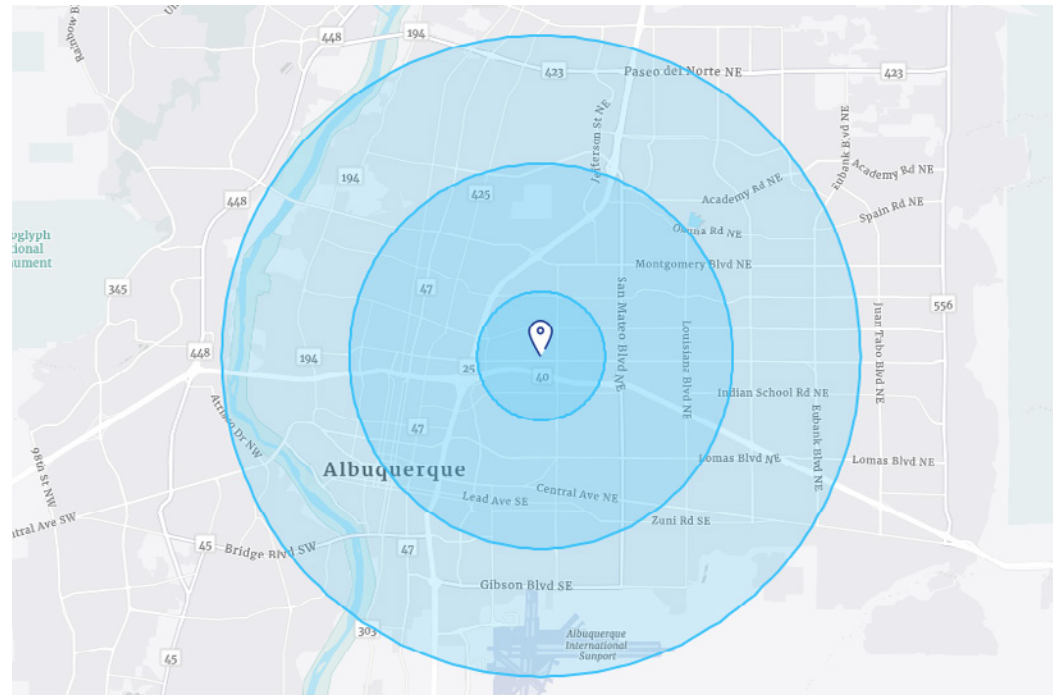
# Site Plan



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# 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 |





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