



Fenced Yard
Available

RETAIL/WAREHOUSE | FOR LEASE

300 MENAUL BLVD NW ALBUQUERQUE, NM 87110



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Property Overview

Welcome to Menaul Marketplace, a premier commercial space located in the vibrant North Valley of Albuquerque. This exceptional property is designed to meet the diverse needs of businesses, featuring remarkable clear heights of over 15'4", making it ideal for a variety of industrial and warehouse operations.

Menaul Marketplace stands out as an exceptional choice for those looking to establish or expand their commercial presence in the North Valley. With its unique features and prime location, this property is ready to support your business's growth and success. Don't miss the opportunity to be part of this flourishing commercial hub!

PROPERTY DETAILS

Address	300 Menaul Blvd NW, Albuquerque, NM 87110
Location	Menaul & 4th Street, North of I-40
Submarket	North Valley
Retail Space Available	± 1,308 SF - 2,844 SF
Industrial Space Available	± 2,844 SF - 3,291 SF
Lease Rate	\$14.00 + \$3.98 NNN (retail) \$7.50 PSF + \$3.98 NNN (industrial)
Land	9.60 Acres
Zoning	MX-M
Ample Parking	5.7 /1,000 SF
Maintenance	Onsite Maintenance
Clear Height	18'
Dock	Common Delivery Dock
Dock Wells	Dock Wells Available (See Broker)

 Vacant

 Occupied

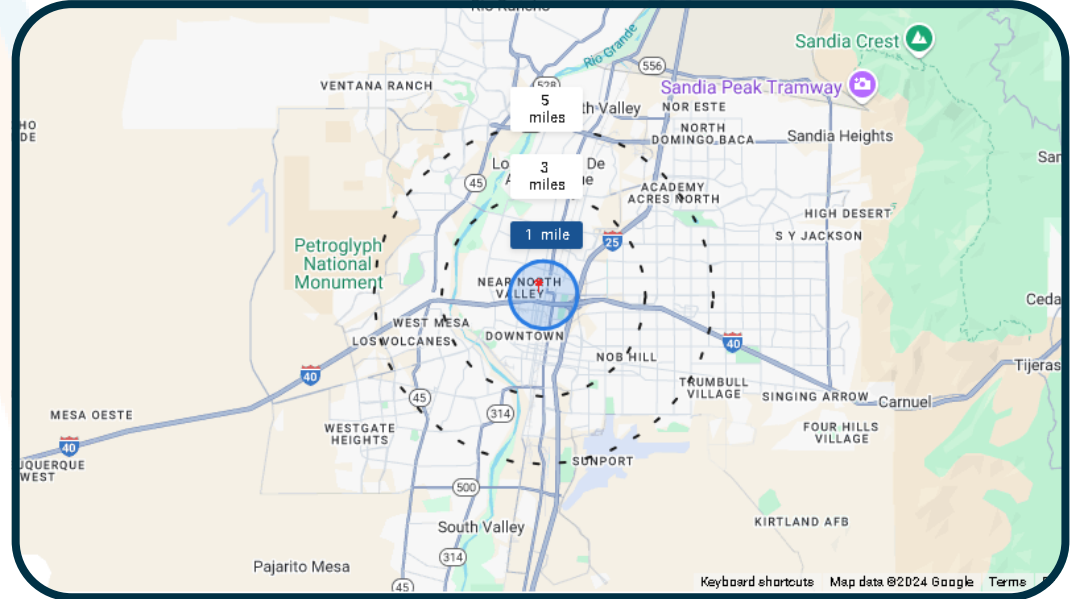


300 MENAUL BLVD NW
ALBUQUERQUE NM 87107

2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,416	75,070	164,344
EST. HOUSEHOLDS EST.	3,938	35,850	72,170
AVG. HH INCOME	\$40,347	\$46,221	\$49,497

AREA ATTRACTIONS

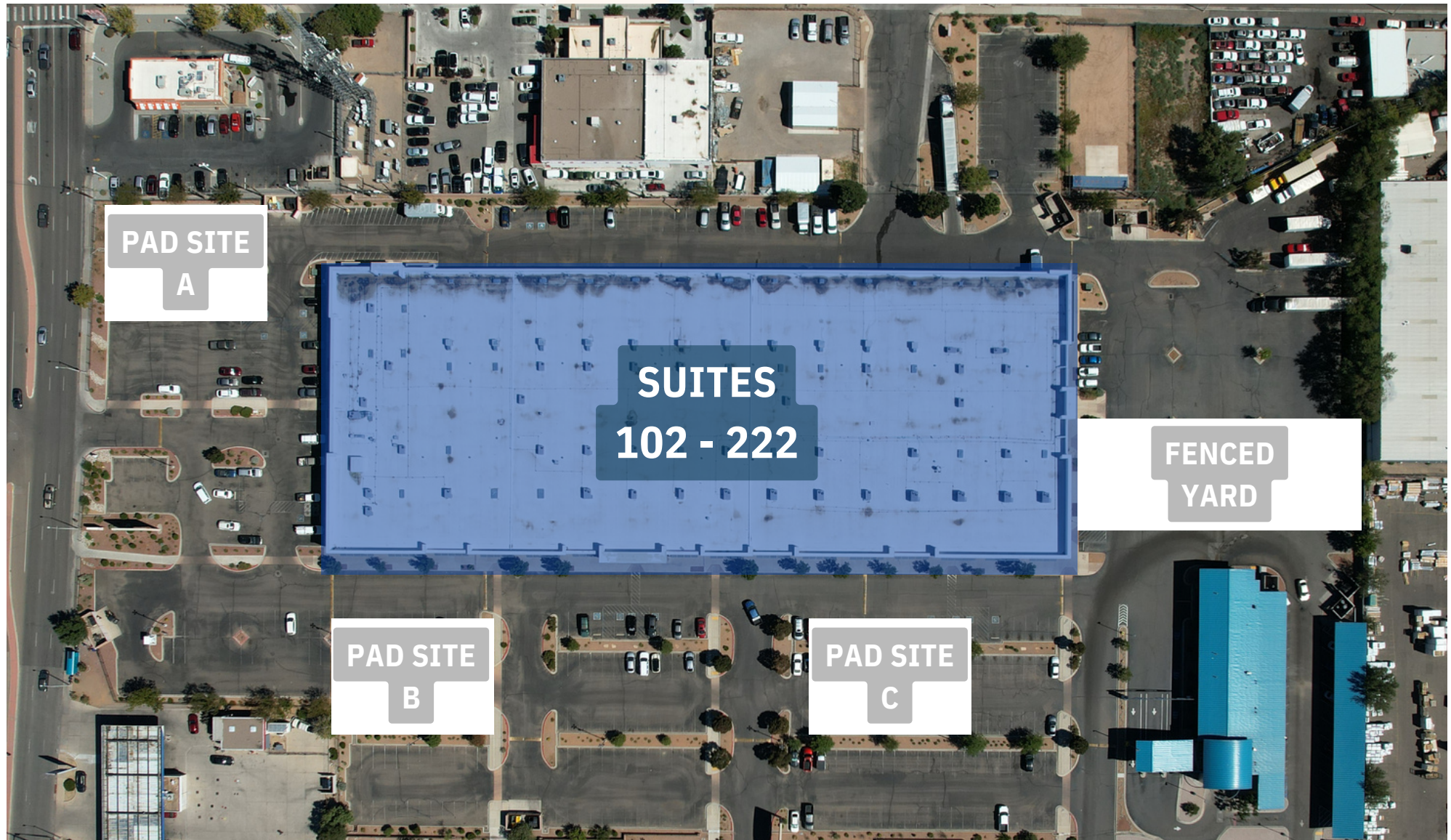


TRAFFIC COUNTS

- 161,607 VEHICLES PER DAY ON I-40
- 22,000 VEHICLES PER DAY ON MENAUL
- 13,919 VEHICLES PER DAY ON 4TH STREET

PROPERTY HIGHLIGHTS

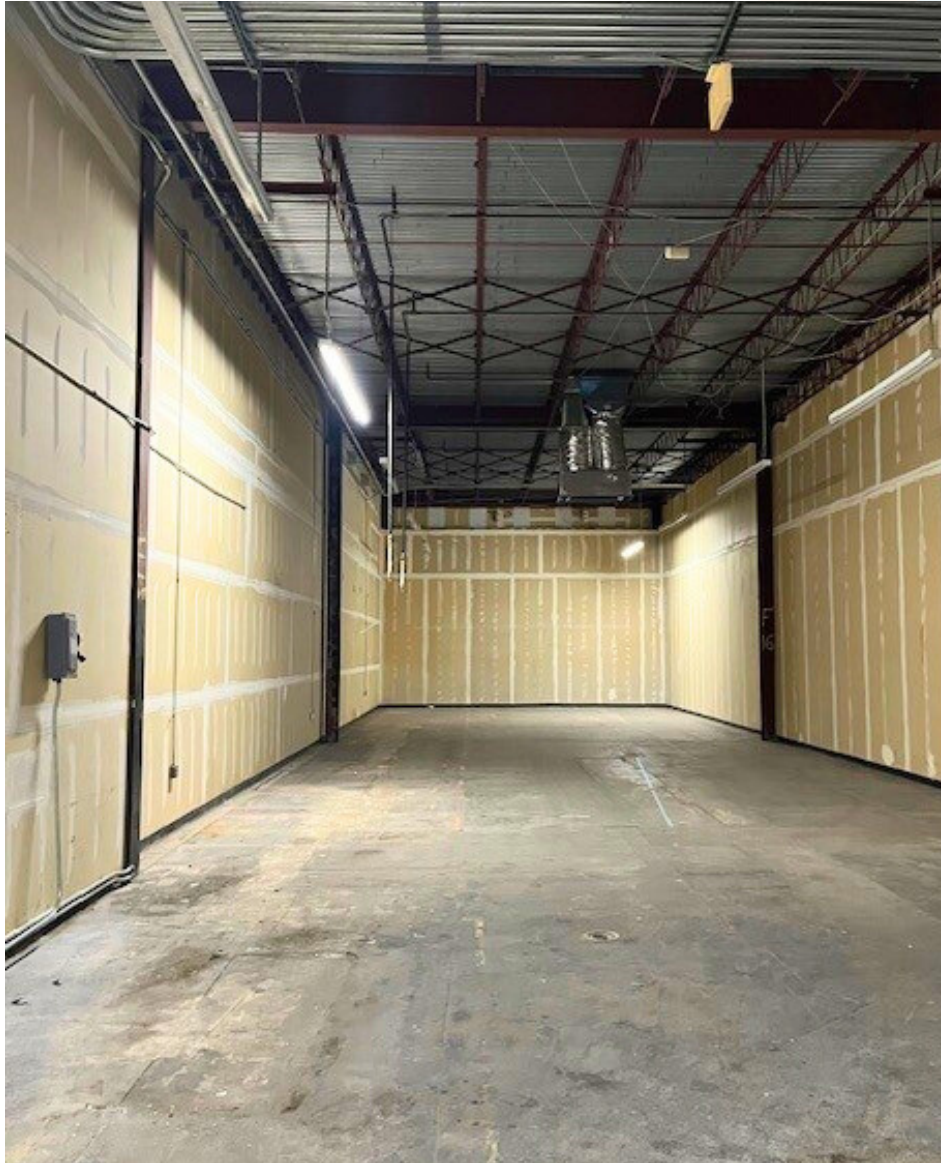
- MOVE IN READY SPACE AVAILABLE
- PRIME LOCATION: OFFERS EXCELLENT VISIBILITY
- FLEXIBLE SPACE OPTIONS: RETAIL STOREFRONTS
- MONUMENT SIGNAGE OPTIONS
- IDEAL FOR VARIOUS USES
- AMPLE PARKING





300 MENAUL BLVD NW
ALBUQUERQUE NM 87107

SUITE 100-102 | 2,844 SF | \$2720.76/ MONTH



SUITE 100-102-PROPOSED INDUSTRIAL CONVERSION



SUITE 222 | 3,291 SF | \$3,148.39/ MONTH





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