BASE 5
RETAIL PARTNERS

NE Heights Retail Space

Walmart Anchored - Wyoming & Menaul
8400 Menaul Blvd NE, Albuquerque, NM



BASE 5 RETAIL PARTNERS
6739 Academy Rd NE, Suite 380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

LISTING BROKERS:
David Chavez - david@base5retail.com - 505-507-3283
Kino James - kino@base5retail.com - 505-463-7191

BASE 5
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Wyoming & Menaul

Retail Spaces Available

SITE PLAN



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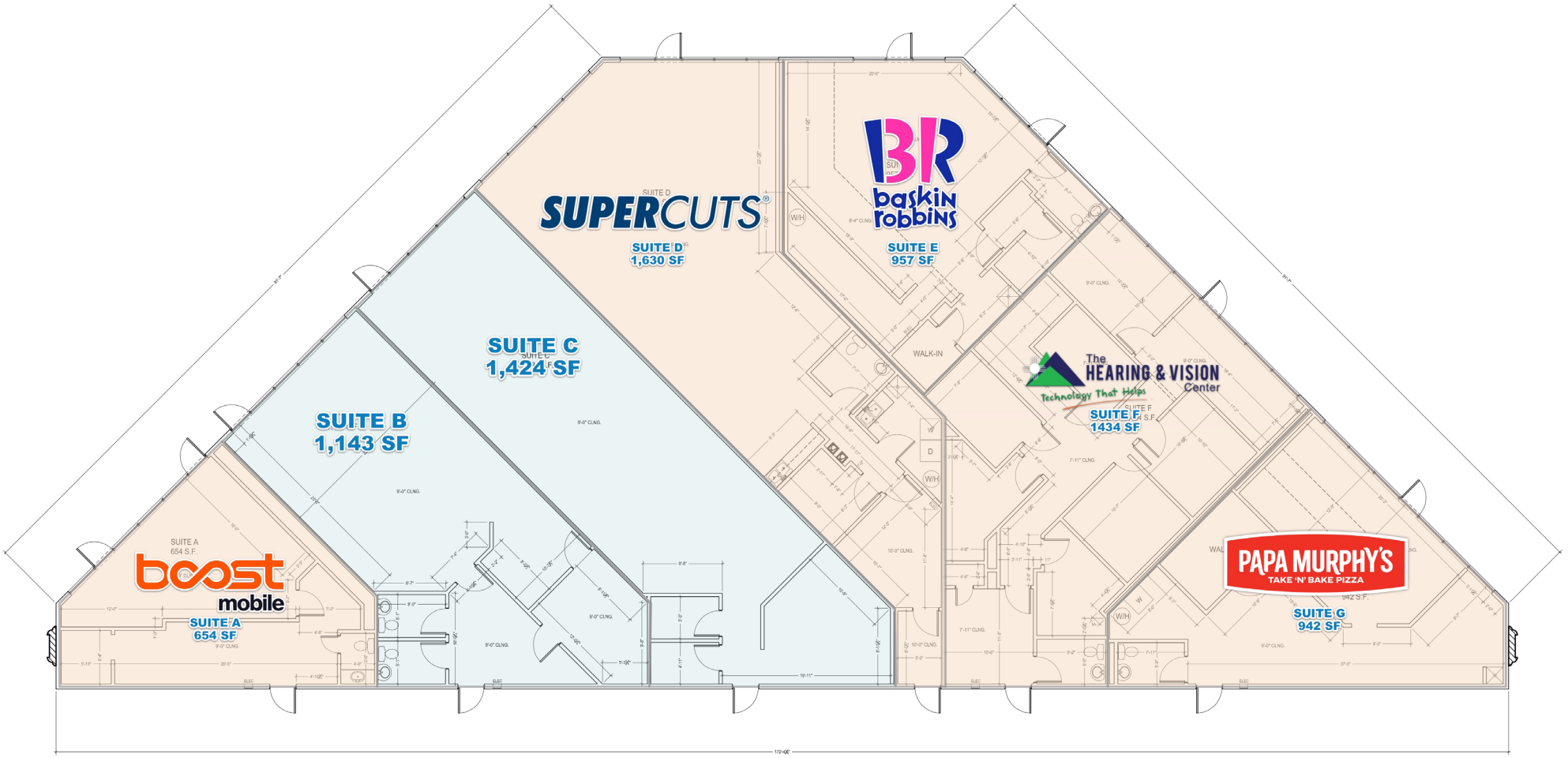
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BUILDING LOD



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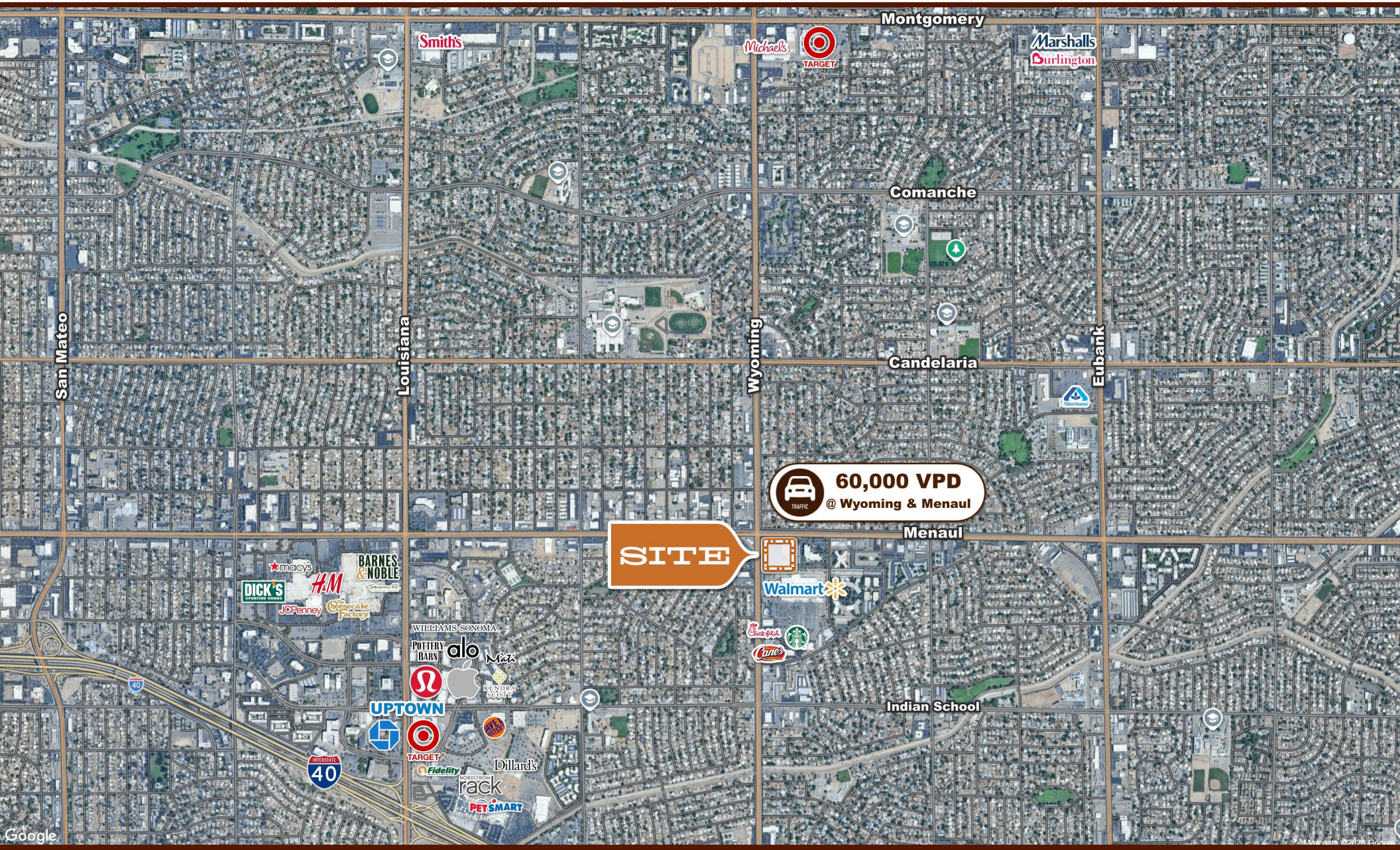
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MARKET AERIAL



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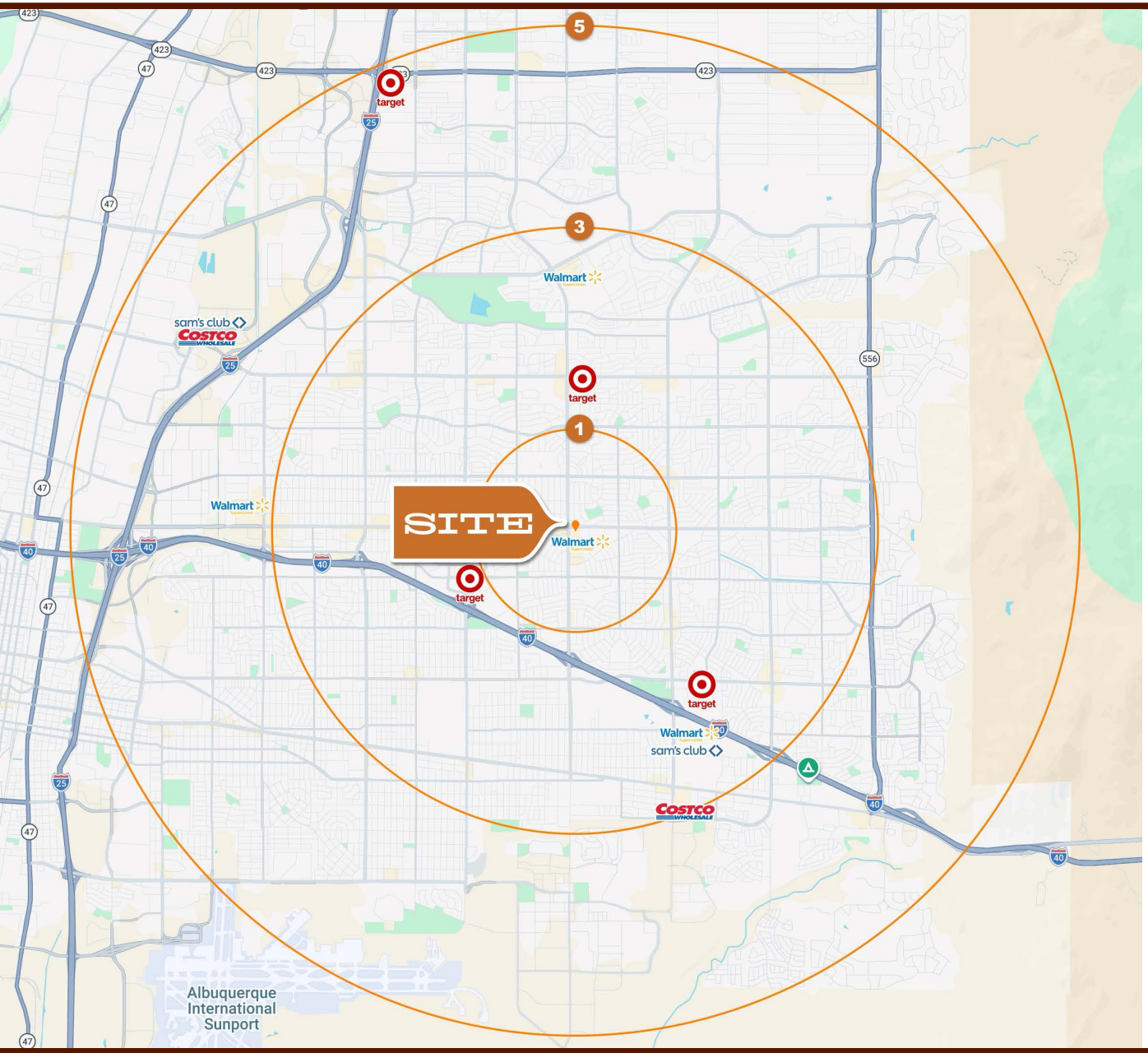
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HIGHLIGHTS



ADDRESS

8400 Menaul Blvd NE
Albuquerque, NM 87112

AVAILABLE SUITES

Suite B - 1,143 SF
Suite C - 1,424 SF

DELIVERY

Existing as-is delivery, with MEP in good working condition for new tenant.

DEMOGRAPHICS

	3 MILES	5 MILES
POPULATION	146,544	296,626
INCOME	$85,394	$94,811
EMPLOYEES	77,385	173,997

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Wyoming & Menaul

OVERVIEW

This location offers a prime retail shops opportunity in one of Albuquerque's densest trade areas. The property serves a population of 150,000 within a 3-mile radius and over 300,000 within 5 miles, supported by 70,000 daytime employees. Walmart sees over 2.8M visitors per year (top 83% of WM stores nationwide).

Key highlights include:

- Two small shops available
- Excellent visibility and signage with two large pylon signs.
- High-traffic corridor with over 60,000 vehicles passing the intersection daily.
- Strong demographics, featuring an average household income of $85,000—25% higher than the city average.
- Future redevelopment of the anchor box (former JoAnn)



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REALTY RESOURCES
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