HIGH TRAFFIC RETAIL

FOR LEASE / 8019 MENAUL BLVD NE, SUITE D, ALBUQUERQUE, NM 87110

LEASE PRICE: $1,903.00/mo
$16.50/SF

LEASE TYPE	NNN $3.85 PSF
AVAILABLE SPACE	+/- 1,384 SF
ZONING	MX-M

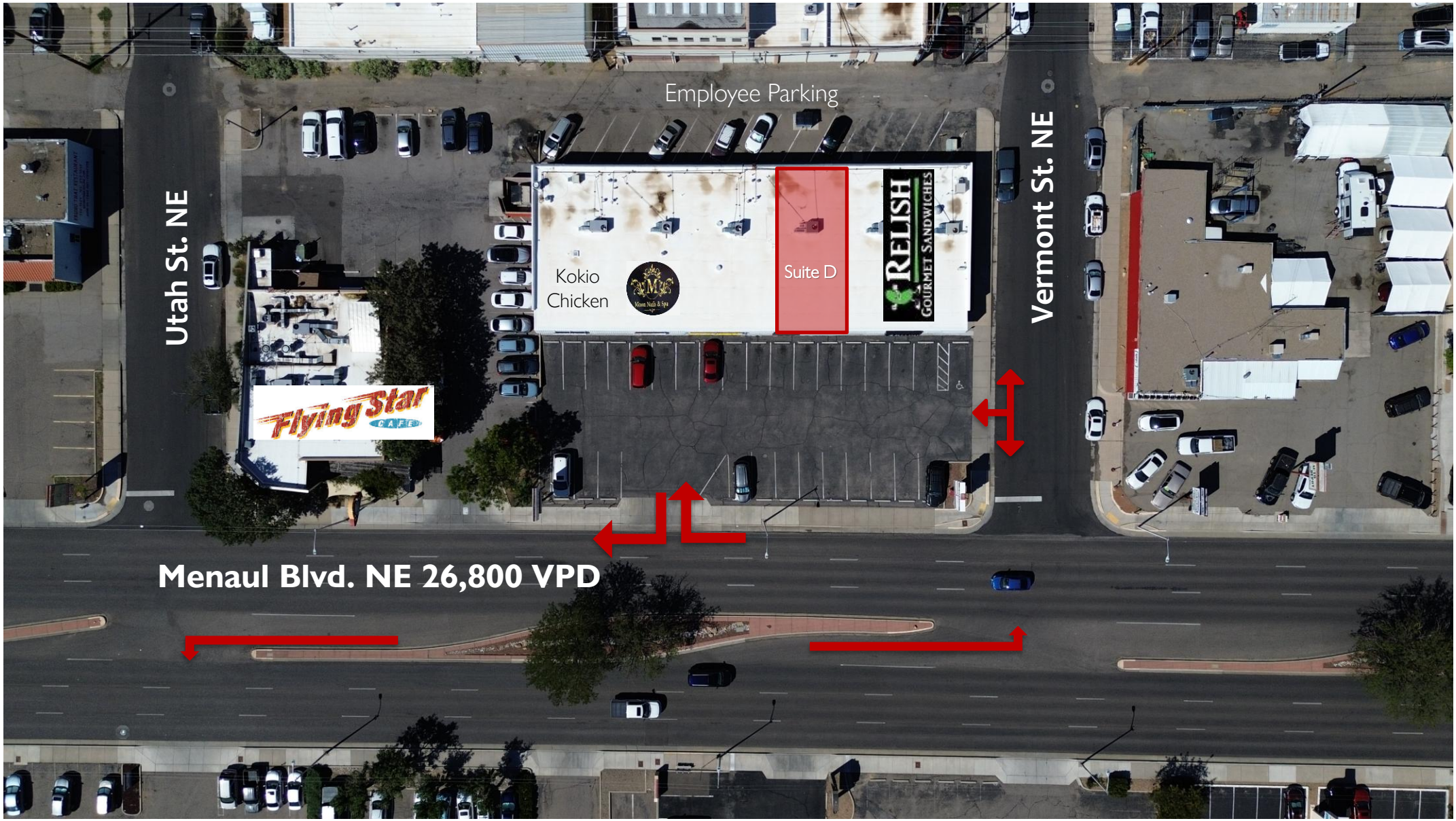
FEATURES

- Shared parking onsite
- Easy access
- Busy, long established Uptown trade area
- 2 in suite bathrooms
- Great signage on building and monument
- Open floor plan
- Excellent visibility
- Great tenant mix
- High traffic counts

Andria Barrenechea
(505)718-9548
andria@go-absolute.net

Rita Cordova
(505)489-8538
rita@go-absolute.net

SITE CLOSE UP



HIGH TRAFFIC RETAIL

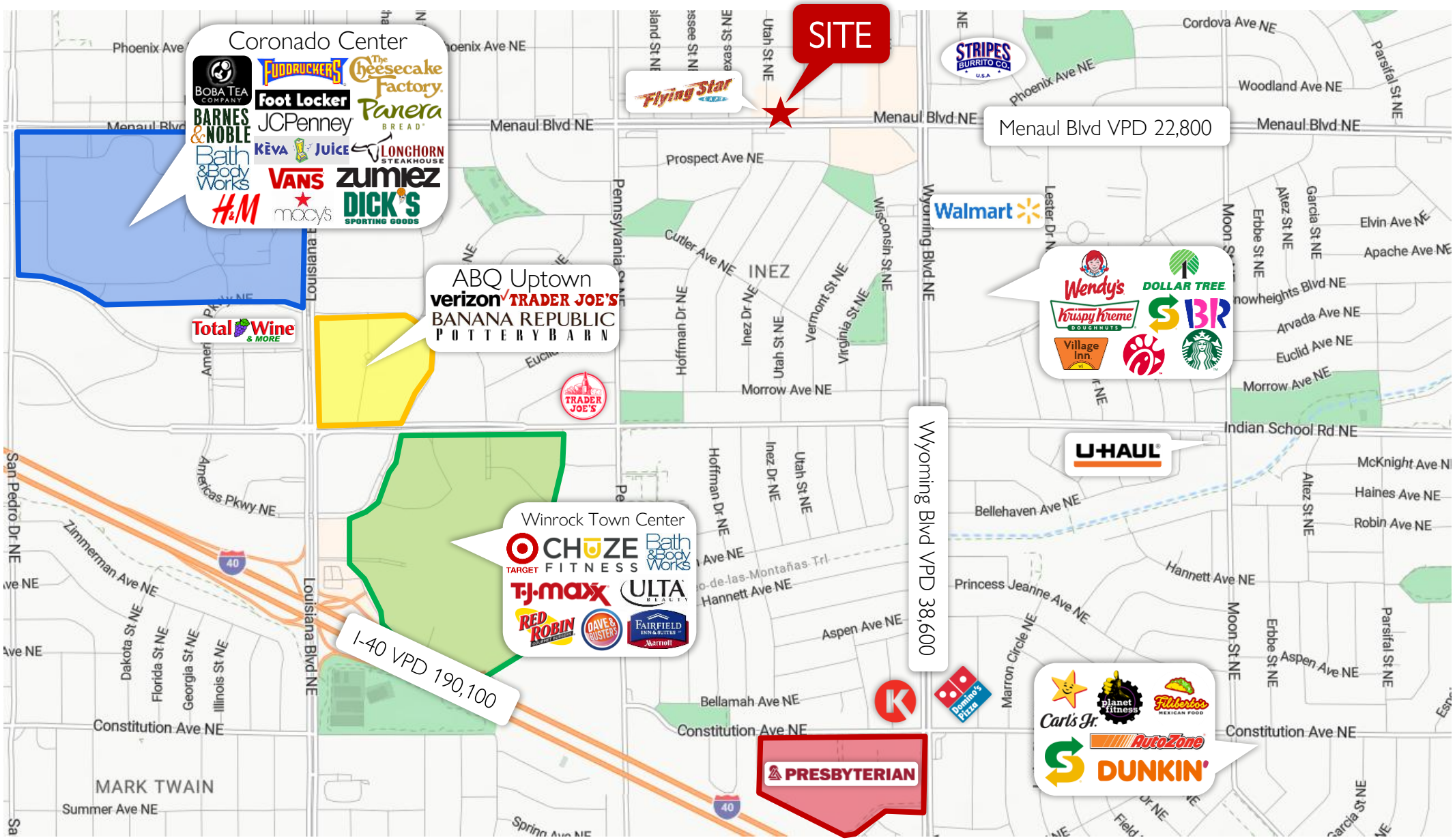
FOR LEASE / 8019 MENAUL BLVD NE, SUITE D, ALBUQUERQUE, NM 87110

Andria Barrenechea
(505)718-9548
andria@go-absolute.net

Rita Cordova
(505)489-8538
rita@go-absolute.net

ABSOLUTE Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

TRADE AREA



HIGH TRAFFIC RETAIL

FOR LEASE / 8019 MENAUL BLVD NE, SUITE D, ALBUQUERQUE, NM 87110

Andria Barrenechea
(505)718-9548
andria@go-absolute.net

Rita Cordova
(505)489-8538
rita@go-absolute.net

ABSOLUTE Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

PROPERTY PHOTOS

Suite D

HIGH TRAFFIC RETAIL

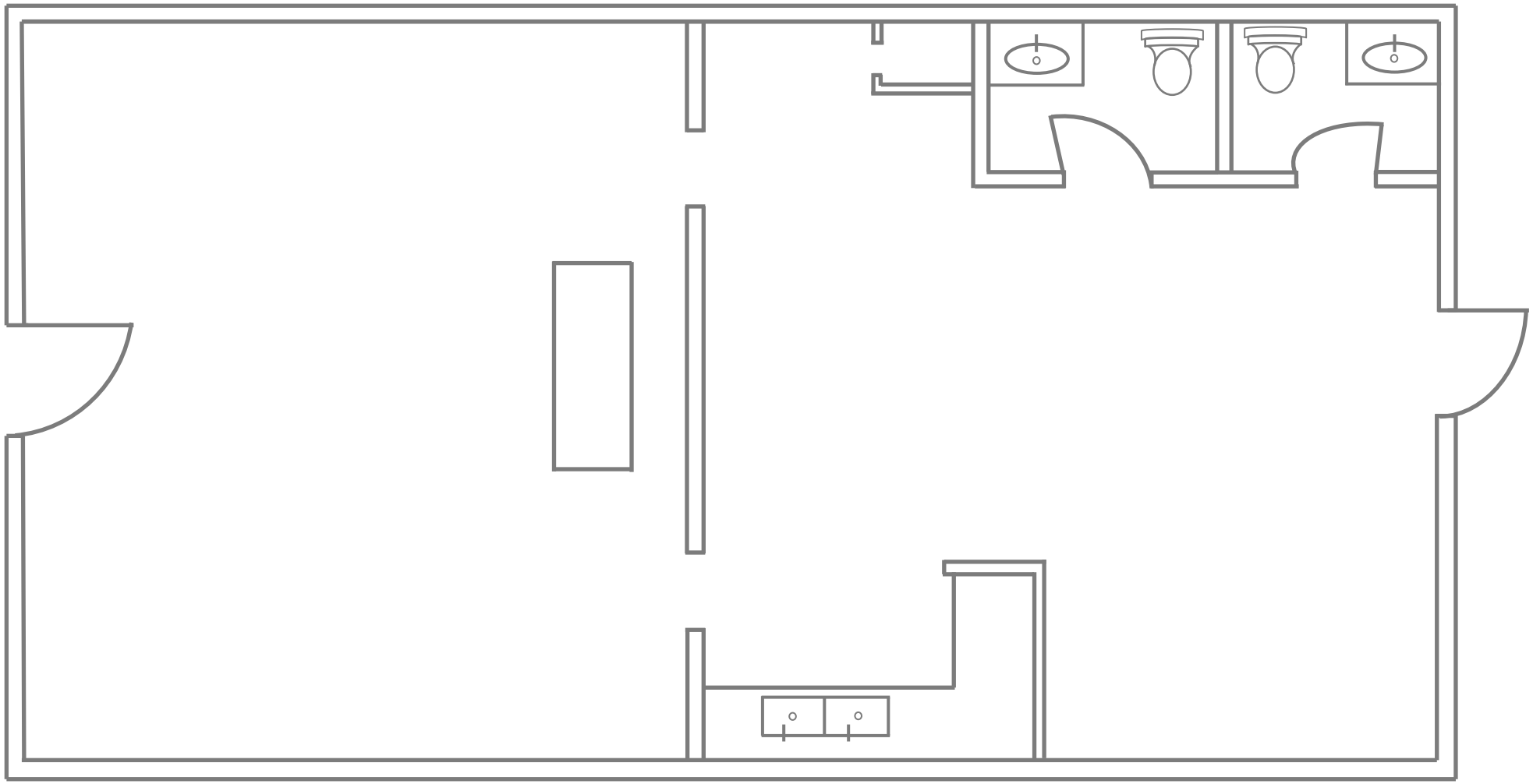
FOR LEASE / 8019 MENAUL BLVD NE, SUITE D, ALBUQUERQUE, NM 87110

Andria Barrenechea
(505)718-9548
andria@go-absolute.net

Rita Cordova
(505)489-8538
rita@go-absolute.net

ABSOLUTE Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

FLOOR PLAN



*Conceptual floorplan
Not to scale*

HIGH TRAFFIC RETAIL

FOR LEASE / 8019 MENAUL BLVD NE, SUITE D, ALBUQUERQUE, NM 87110

Andria Barrenechea
(505)718-9548
andria@go-absolute.net

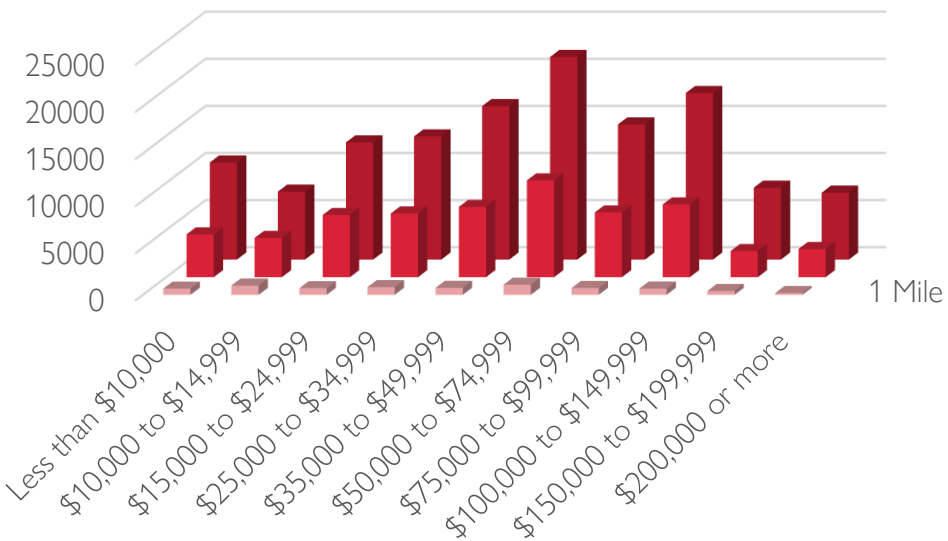
Rita Cordova
(505)489-8538
rita@go-absolute.net

ABSOLUTE
Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

DEMOGRAPHICS

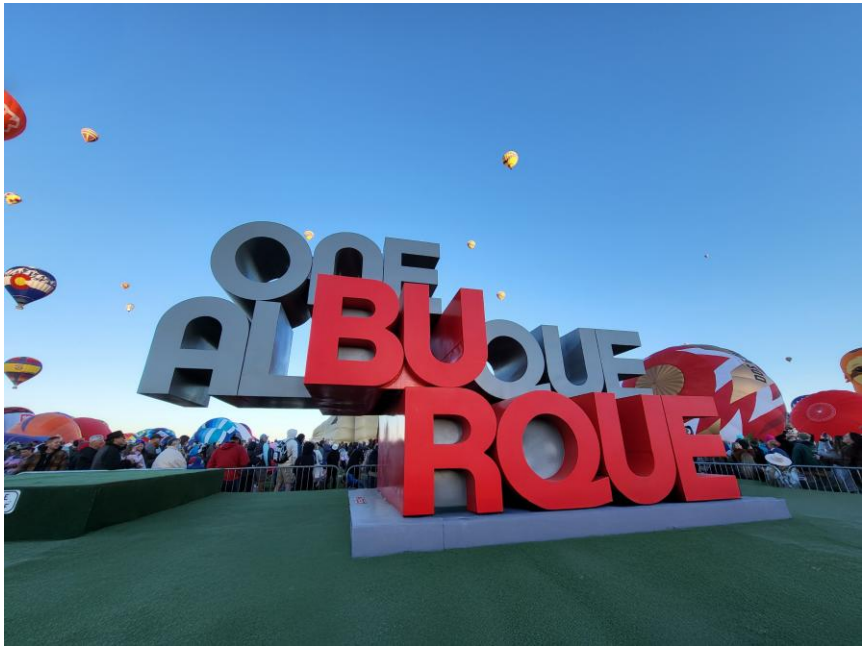
*provided by the Missouri Census Data Center

Household Income



RADIUS DEMOGRAPHICS

	Population	Median HH Income	Median Age
1 Mi	15,206	$44,753	38.8
3 Mi	135,326	$56,789	38.5
5 Mi	277,954	$62,251	39.9



TRAFFIC COUNTS

Menaul Blvd.	26,800 VPD

HIGH TRAFFIC RETAIL

FOR LEASE / 8019 MENAUL BLVD NE, SUITE D, ALBUQUERQUE, NM 87110

Andria Barrenechea
(505)718-9548
andria@go-absolute.net

Rita Cordova
(505)489-8538
rita@go-absolute.net

ABSOLUTE Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

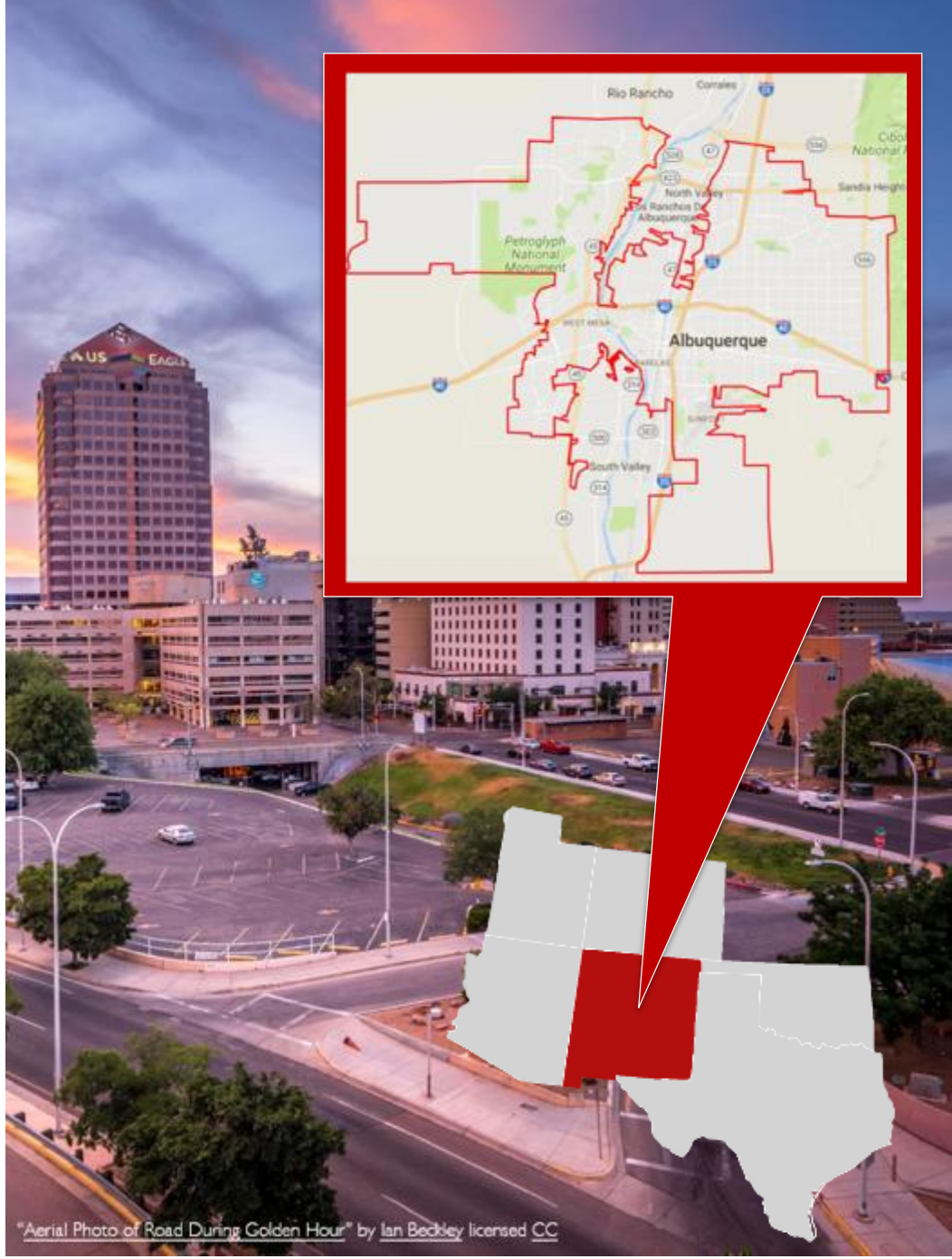
The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS

Population	Growth Since 2020	Median HH Income
924,160	0.99%	$53,936

2020 Estimates



HIGH TRAFFIC RETAIL

FOR LEASE / 8019 MENAUL BLVD NE, SUITE D, ALBUQUERQUE, NM 87110

Andria Barrenechea
(505)718-9548
andria@go-absolute.net

Rita Cordova
(505)489-8538
rita@go-absolute.net

ABSOLUTE Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

ABSOLUTE
Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

BROKERS

ANDRIA BARRENECHEA — Associate Broker

(505) 718-9548 / andria@go-absolute.net

Andria is a licensed real estate broker focused on office and retail commercial real estate. She has been in the real estate industry with Absolute Investment Realty for six years in various capacities. Some of her responsibilities have included: property and commercial portfolio management, transaction facilitator, marketing director and office manager. In addition to managing the property management and brokerage arms of Absolute Investment Realty she is growing her practice as a commercial real estate broker. Andria has developed excellent people skills and is an expert in the industry. She is excited to help meet the needs of every client who comes her way.

RITA CORDOVA — Vice President

(505) 489-8538 / rita@go-absolute.net

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.

ABSOLUTE
Investment Realty

WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.

Photograph Copyright Andria Barrenechea Absolute Investment Realty