

FOR LEASE



High Traffic Retail Space in the Albuquerque Uptown Area

4100 Menaul Blvd NE, Suite 1B, Albuquerque, NM 87110



AVAILABLE

- 4100 Menaul Blvd NE, Suite 1B
- 2,400± SF

LEASE INFORMATION

- \$15.00/SF NNN (\$3.55/SF)
- Tenant Pays Gas and Electric

FEATURES

- Terrific Visibility (26,800± Cars/Day)
- Prime Uptown Location
- Ample Parking on East and North Side
- MX-M Zoning
- Reasonably Priced
- Great Tenant Mix

ED ANLIAN CCIM
Mobile: (505) 250-9661
ed@jcrenm.com
NM LICENSE # 14869

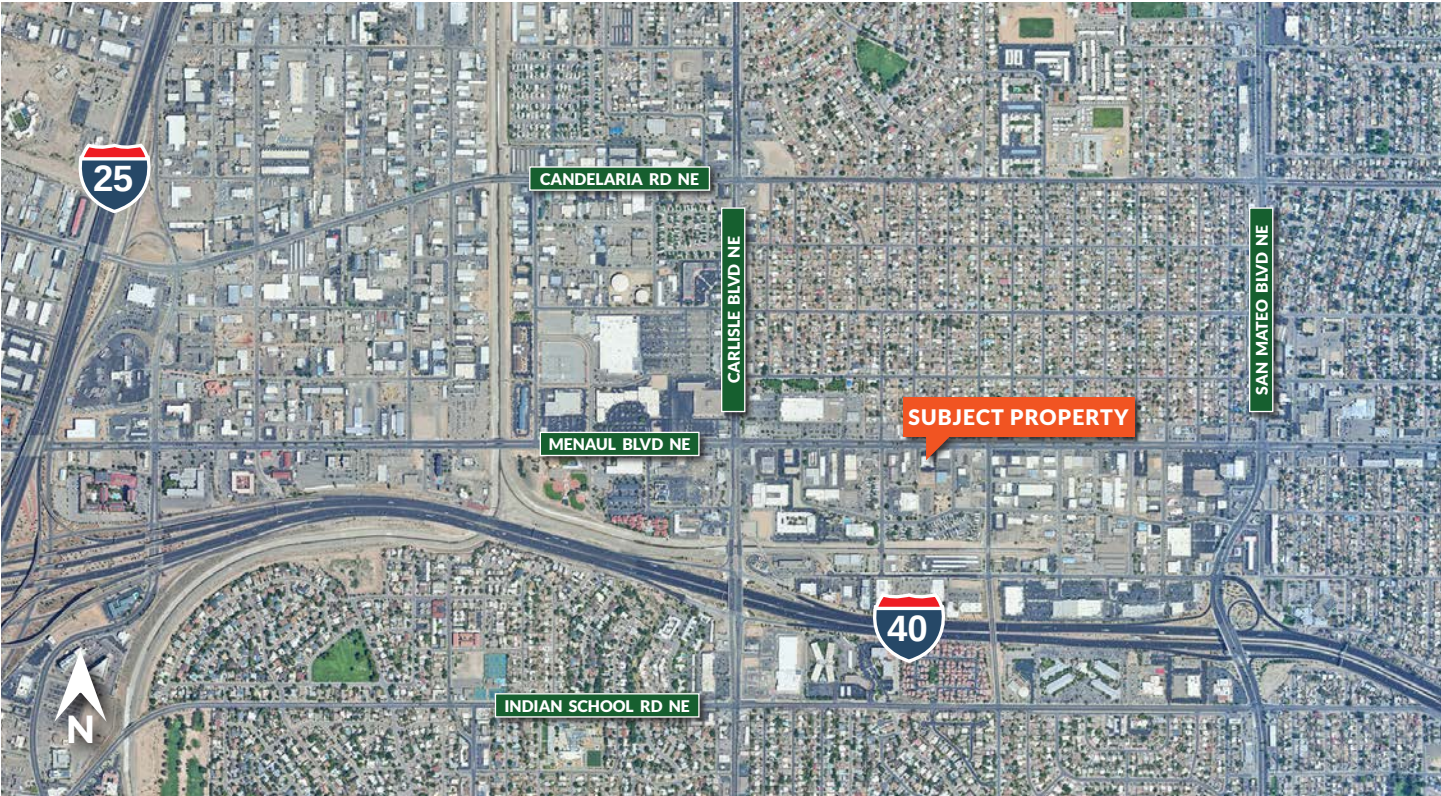
jcrenm.com

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

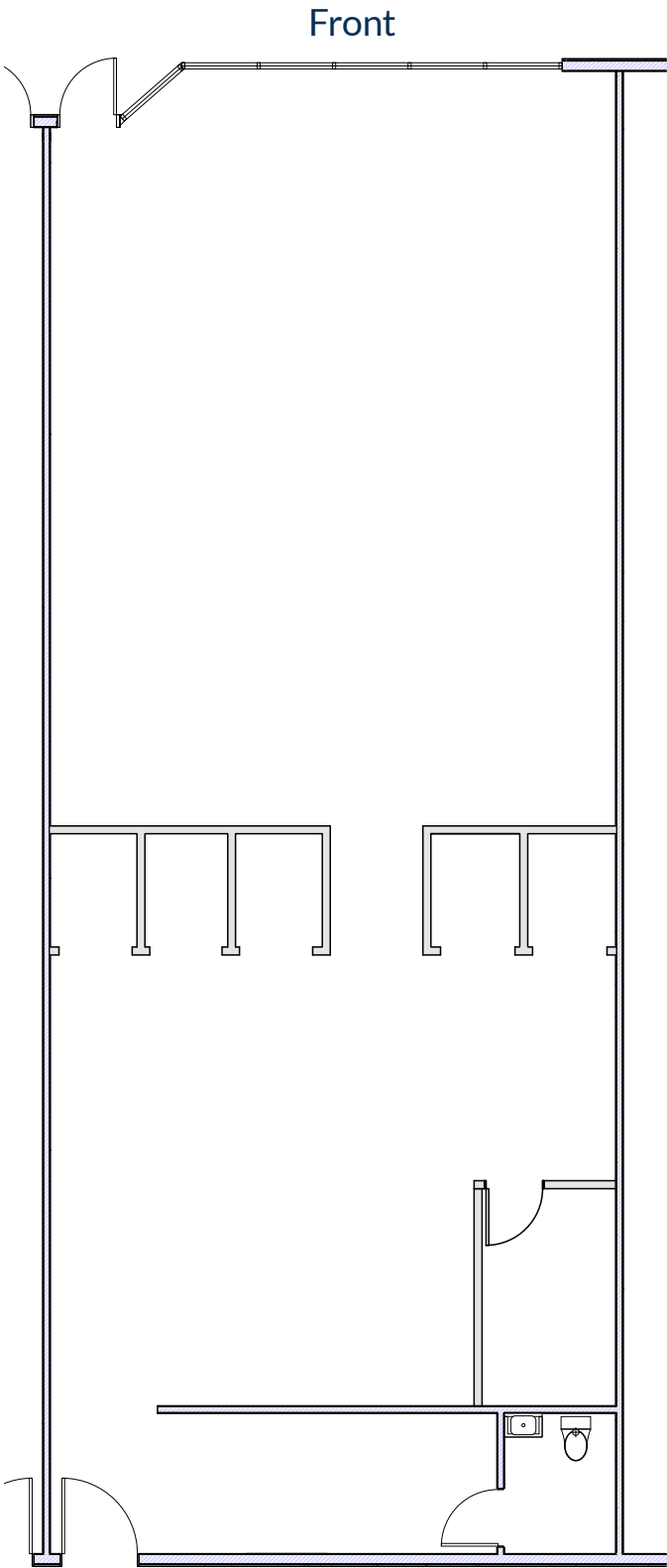
4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333

 **JOHNSON**
Commercial Real Estate

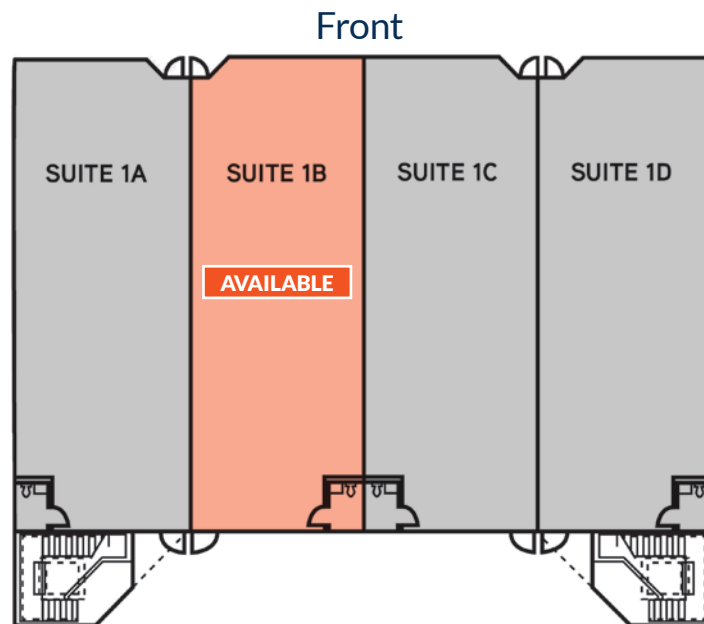
AERIAL MAP



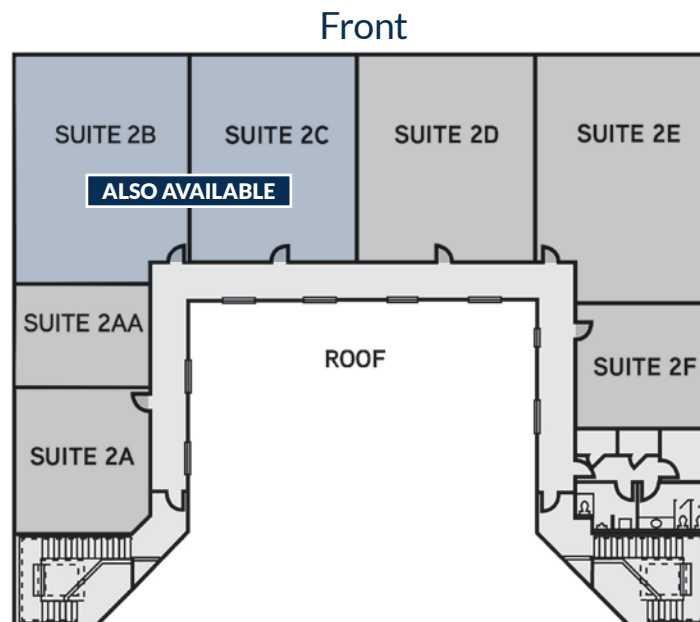
FLOOR PLAN



BUILDING FLOOR PLAN



1st Floor - Retail Space



2nd Floor - Office Space

PROPERTY INFO



PROPERTY TYPE	Retail
ADDRESS	4100 Menaul Blvd NE, Suite 1B, Albuquerque, NM
CROSS STREETS	Menaul and Washington

Property Details

BUILDING SIZE (SF)	17,730±
RETAIL SPACE (SF)	9,600±
OFFICE SPACE (SF)	8,130±
CONDITION	Excellent
CONSTRUCTION TYPE	Steel Frame / Stucco
LAND AREA	.7461± Acres
PARKING RATIO	3.5 per 1,000 SF
ROOF	TPO
SPRINKLER SYSTEM	None
STORIES	2 (Retail on Ground, Office on 2nd)
YEAR CONSTRUCTED	1983
ZONING	MX-M

Demographics

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,950	109,881	281,250
HOUSEHOLDS	6,183	52,400	130,101
MEDIAN HH INCOME	\$58,249	\$60,675	\$64,695

Suite 1B Details

AVAILABLE SF	2,400± SF
RENT PER MONTH	\$3,000
LEASE TYPE	NNN (\$3.55/SF)
LEASE RATE	\$15.00/SF
CONSTRUCTION TYPE	Steel Frame / Stucco
RESTROOMS	1
HEAT TYPE	Central - Natural Gas
AC TYPE	Package Unit
LIGHTING	LED
PARKING	Surface

Notes

Great visibility on Menaul with 26,800± vehicles per day. Great mix of tenants provide good traffic to location. Signage on property.

Tenant's Responsibilities:

Tenant pay gas, electricity, and janitorial

Landlord's Responsibilities:

Structural, roof repairs, and common area maintenance.