

FOR LEASE

Sandia Vista

11500 Menaul Blvd, Albuquerque, NM 87112



OneMain
Financial.



Suite
B



LIA ARMSTRONG
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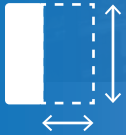


This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

PROPERTY DETAILS



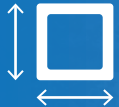
Address:
11500 Menaul Blvd
Albuquerque, NM 87112



Lease Availability:
Suite B **± 1,200 SF**
NNN



Lease Rate:
See Advisor



Lot Size:
± 4.9749 ac



Zoning:
MX-L



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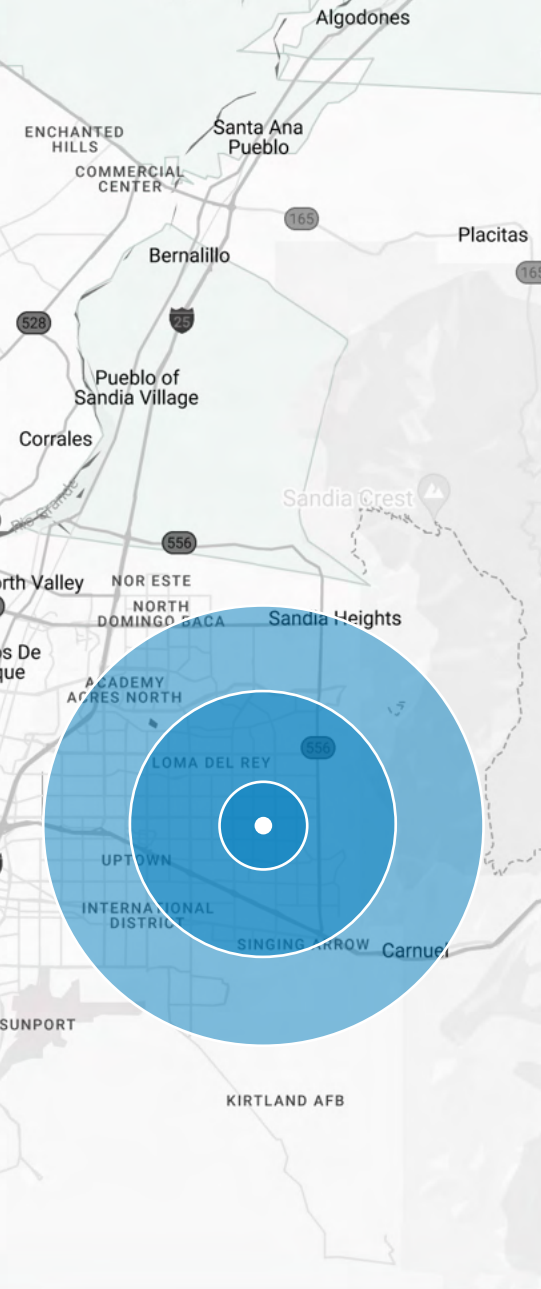
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PROPERTY BENEFITS

- ▲ Monument Signage along Menaul Blvd
- ▲ Ample Parking
- ▲ Signalized Corner
- ▲ Proven Retail Trade Area
- ▲ National Co-Tenancy
- ▲ Daytime population is approximately 42,000



POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	18,255	124,055	248,222
2029 Projected Population	17,599	120,424	242,681
Projected Annual Growth 2024 to 2029	-0.7%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2024	-0.3%	-0.1%	-

HOUSEHOLDS

2024 Estimated Households	8,285	56,971	113,711
2029 Projected Households	8,028	55,608	111,737
Projected Annual Growth 2024 to 2029	-0.6%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2024	-	-0.1%	0.2%

RACE AND ETHNICITY

2024 Estimated White	62.8%	61.4%	59.6%
2024 Estimated Black or African American	4.1%	4.1%	4.2%
2024 Estimated Asian or Pacific Islander	3.2%	3.9%	4.2%
2024 Estimated American Indian or Native Alaskan	4.1%	4.5%	4.6%
2024 Estimated Other Races	25.9%	26.1%	27.5%
2022 Estimated Hispanic	40.3%	40.0%	41.0%

INCOME

2024 Estimated Average Household Income	\$99,696	\$100,000	\$102,733
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BUSINESS

2024 Estimated Total Businesses	856	6,240	14,689
2024 Estimated Total Employees	4,365	39,007	98,810