



WAREHOUSE/OFFICE | FOR LEASE - \$10.00 PSF + \$4.09 NNN

300 MENAUL BLVD NW ALBUQUERQUE, NM 87110



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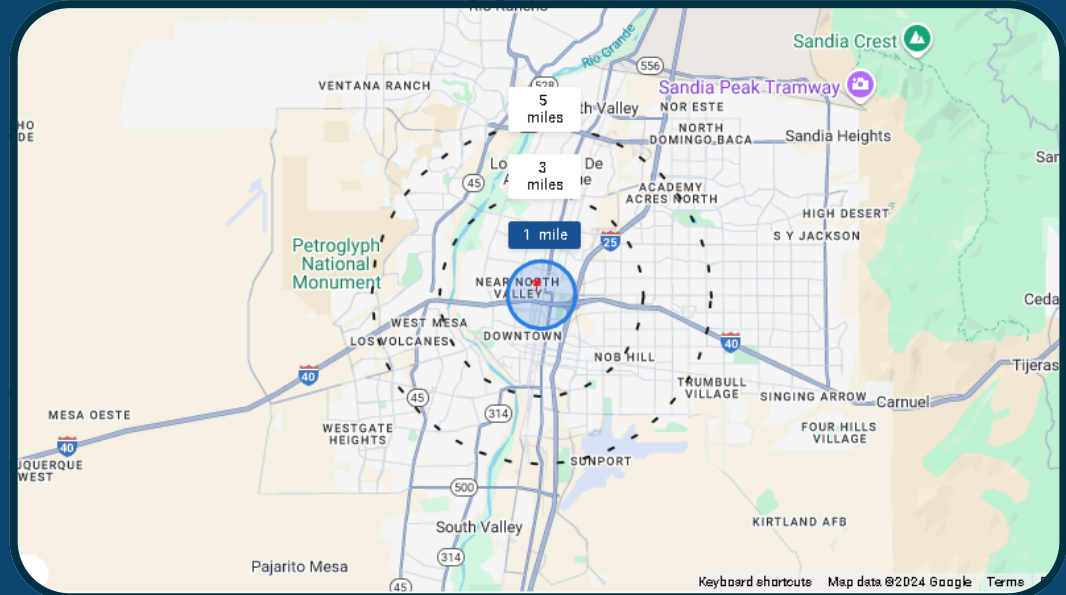
 Vacant

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

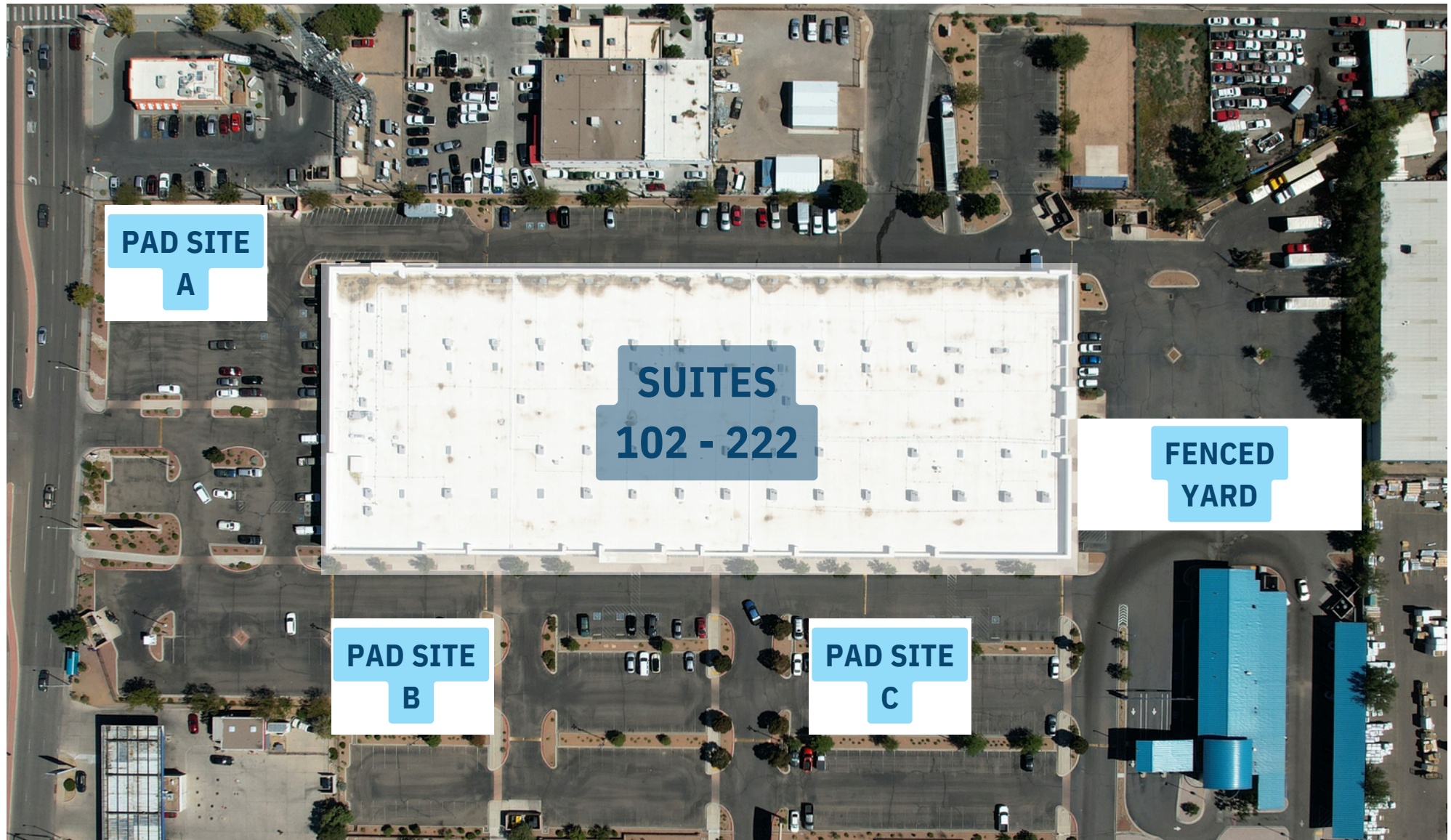


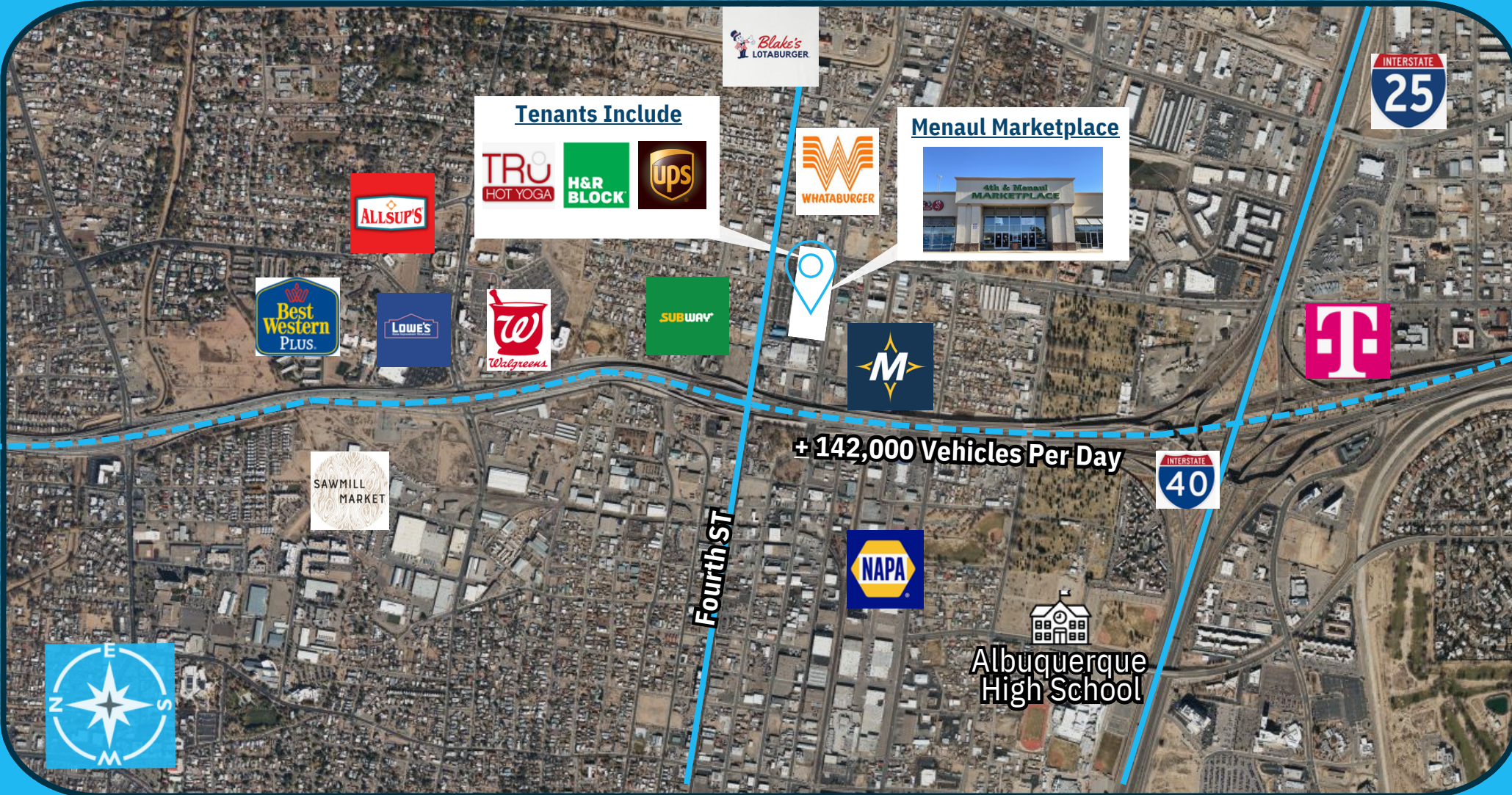
TRAFFIC COUNTS

- 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 214 | 3,252 SF





ALLEN SIGMON REAL ESTATE GROUP

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ALBUQUERQUE NM 87111

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