

Uptown Turn-Key Salon

RETAIL SPACE WITH AMAZING VISIBILITY

For Lease



CALIFORNIA CORNER
6121



RATE REDUCED!

6121 Menaul Blvd. NE | Suite B | Albuquerque, NM 87110

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

±1,434 SF Available

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

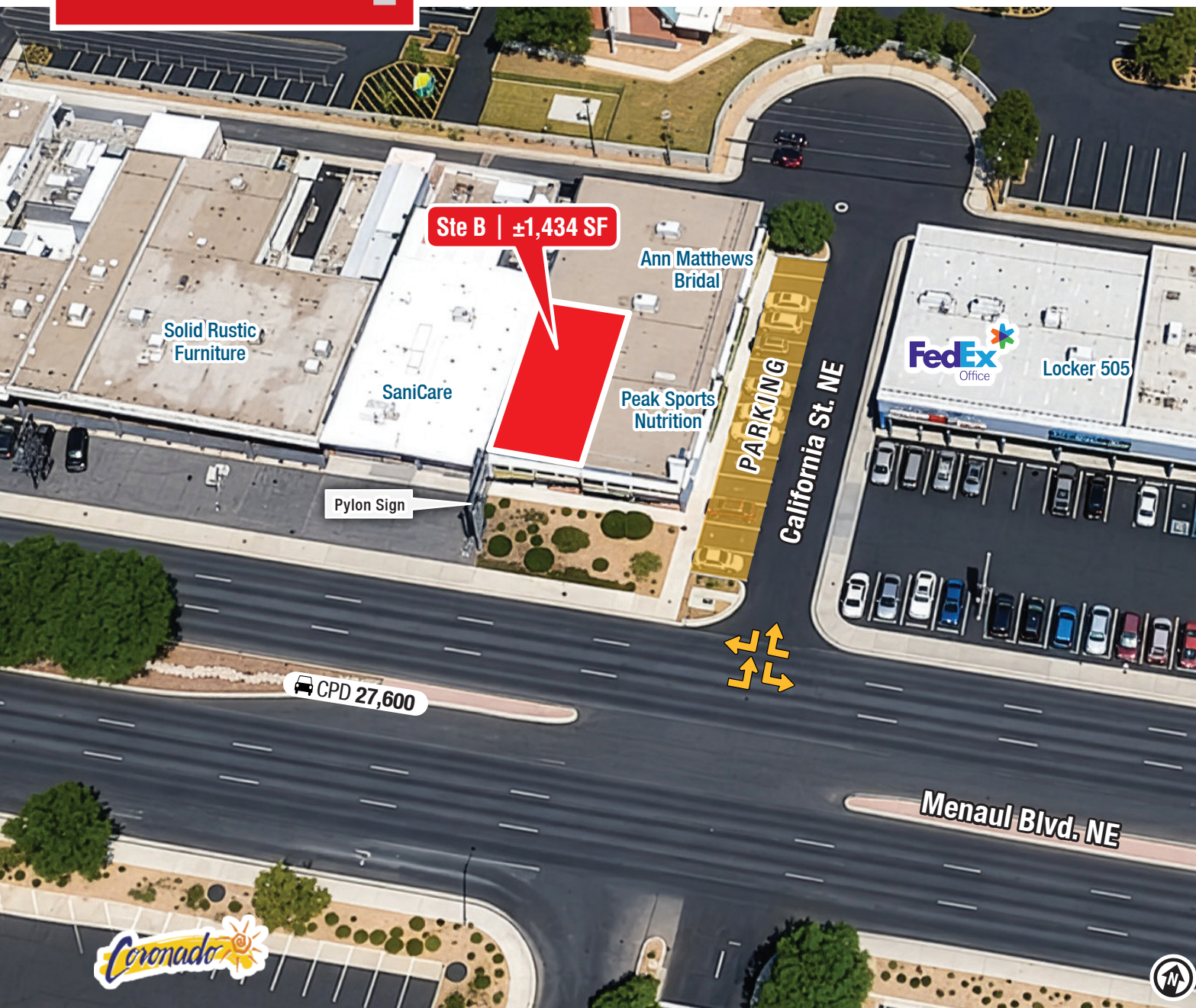
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Austin Famiglietta

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PROPERTY

AVAILABLE

Suite B: $\pm 1,434$ SF

LEASE RATE

\$18.00/SF + \$4.36/SF NNN
(\$2,672/Mo. Including NNN)

HIGHLIGHTS

- Located directly across from Coronado Center
- Existing plumbing in walls for hair-washing stations
- Open space with back office/storage
- 27,600 cars per day on Menaul Blvd.
- In-suite restrooms, office and storage

ZONING

- [MX-M](#)

LOCATION

NWQ Menaul Blvd. &
San Pedro Dr. NE

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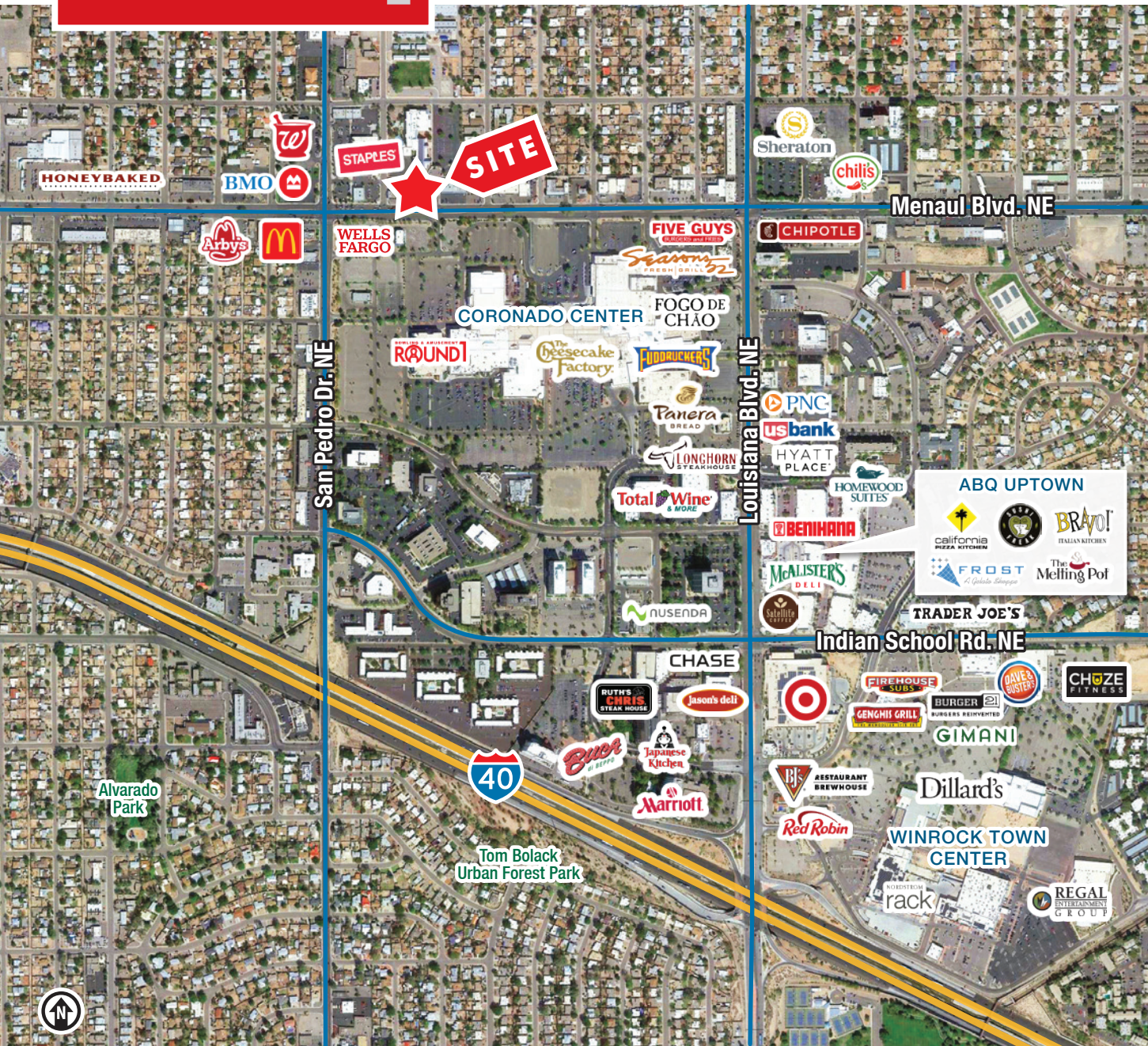
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,347	127,693	315,873
Average HH Income	\$82,520	\$81,877	\$88,145
Daytime Employment	16,612	90,657	240,347

2025 Forecasted by Esri



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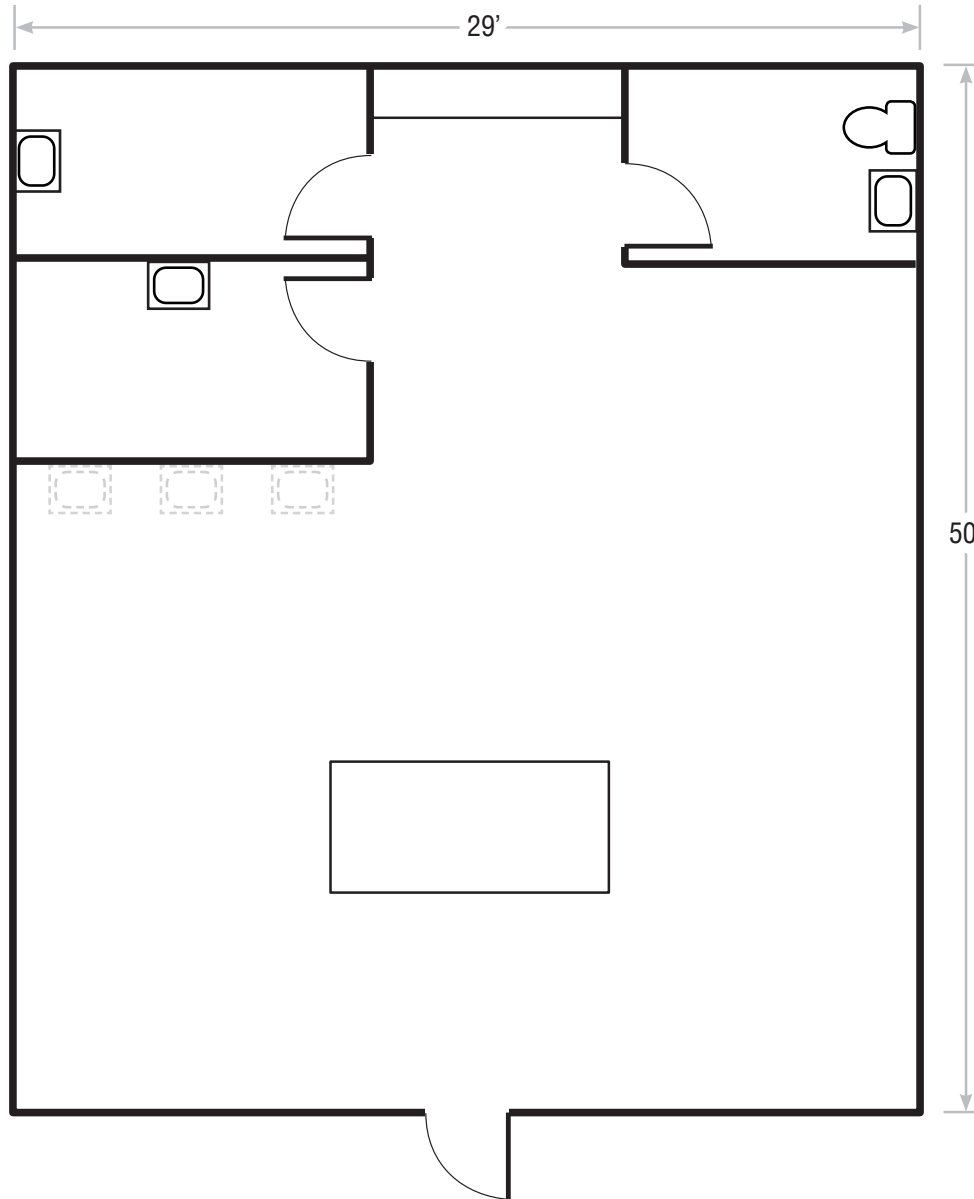
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FLOOR PLAN



AVAILABLE

Suite B: $\pm 1,434$ SF

Floor plan not to scale.