

For Lease

# Walmart-Anchored Pad Site

FOOTHILLS SHOPPING CENTER IN THE NE HEIGHTS



JOIN:



HIBBETT SPORTS



EINSTEIN BROS.

±0.5 Acres Available

11001 Menaul Blvd. NE | Albuquerque, NM 87112

John Algermissen CCIM  
johna@sunvista.com | 505 998 5734

Brett Hills  
brett@sunvista.com | 505 998 1648

NAI SunVista ] Got Space



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## PROPERTY

### AVAILABLE

- Pad Site: ±0.5 Acres

### LEASE RATE

- See Advisors

### HIGHLIGHTS

- Drive-through permissive pad site along Juan Tabo Blvd.
- Several full-access points
- Great visibility from both Menaul and Juan Tabo Blvds.
- Large monument signage
- ±47,600 cars per day at intersection
- Abundant parking
- Excellent top-performing national co-tenants

### IDO ZONING

- [MX-M](#)

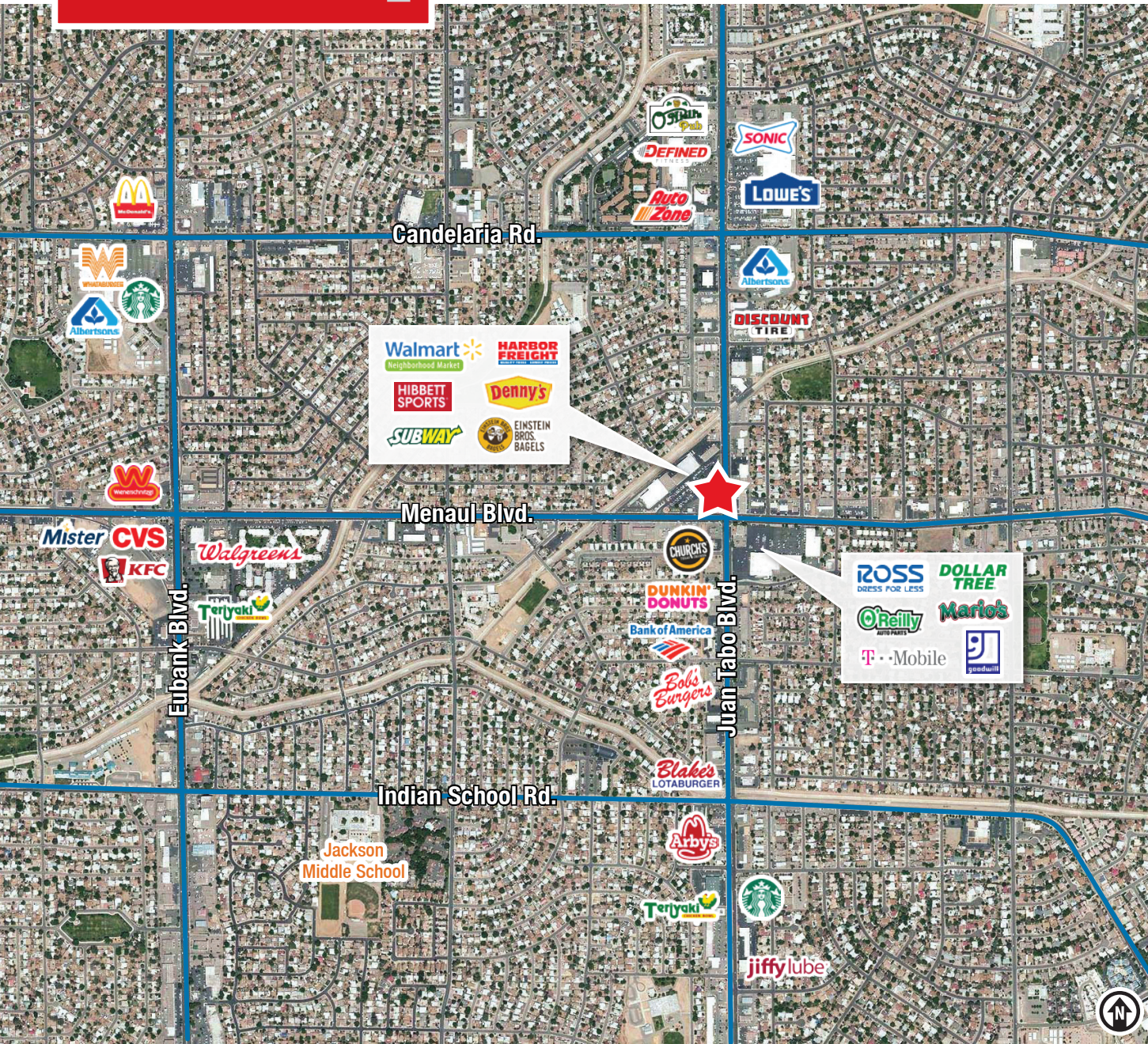
### LOCATION

- NWC Menaul Blvd. & Juan Tabo Blvd. NE



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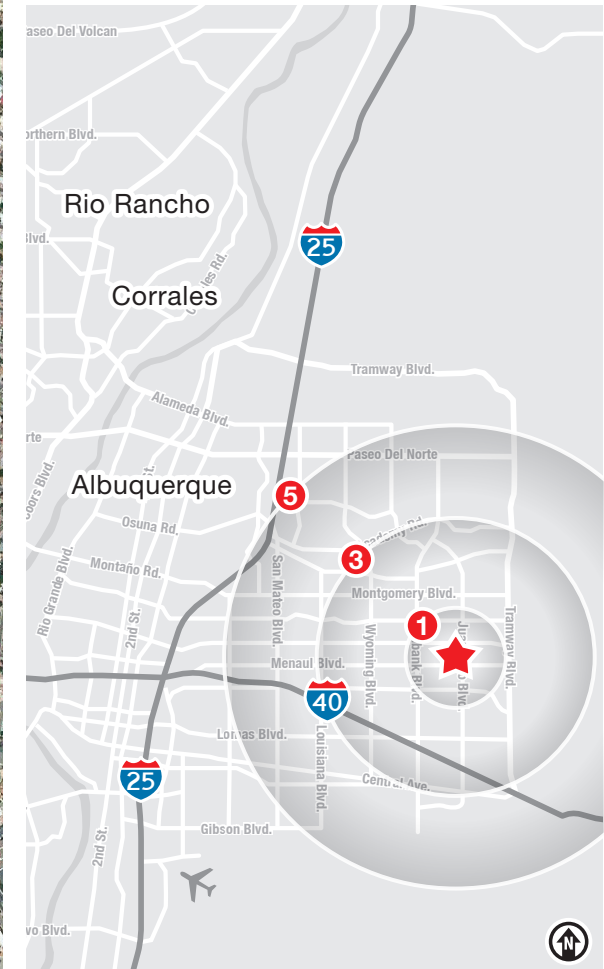
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	17,874	127,716	258,388
Average HH Income	\$91,399	\$95,553	\$97,033
Daytime Employment	4,548	40,266	105,667

2024 Forecasted by Esri



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**John Algermissen CCIM**  
[johna@sunvista.com](mailto:johna@sunvista.com)  
505 998 5734

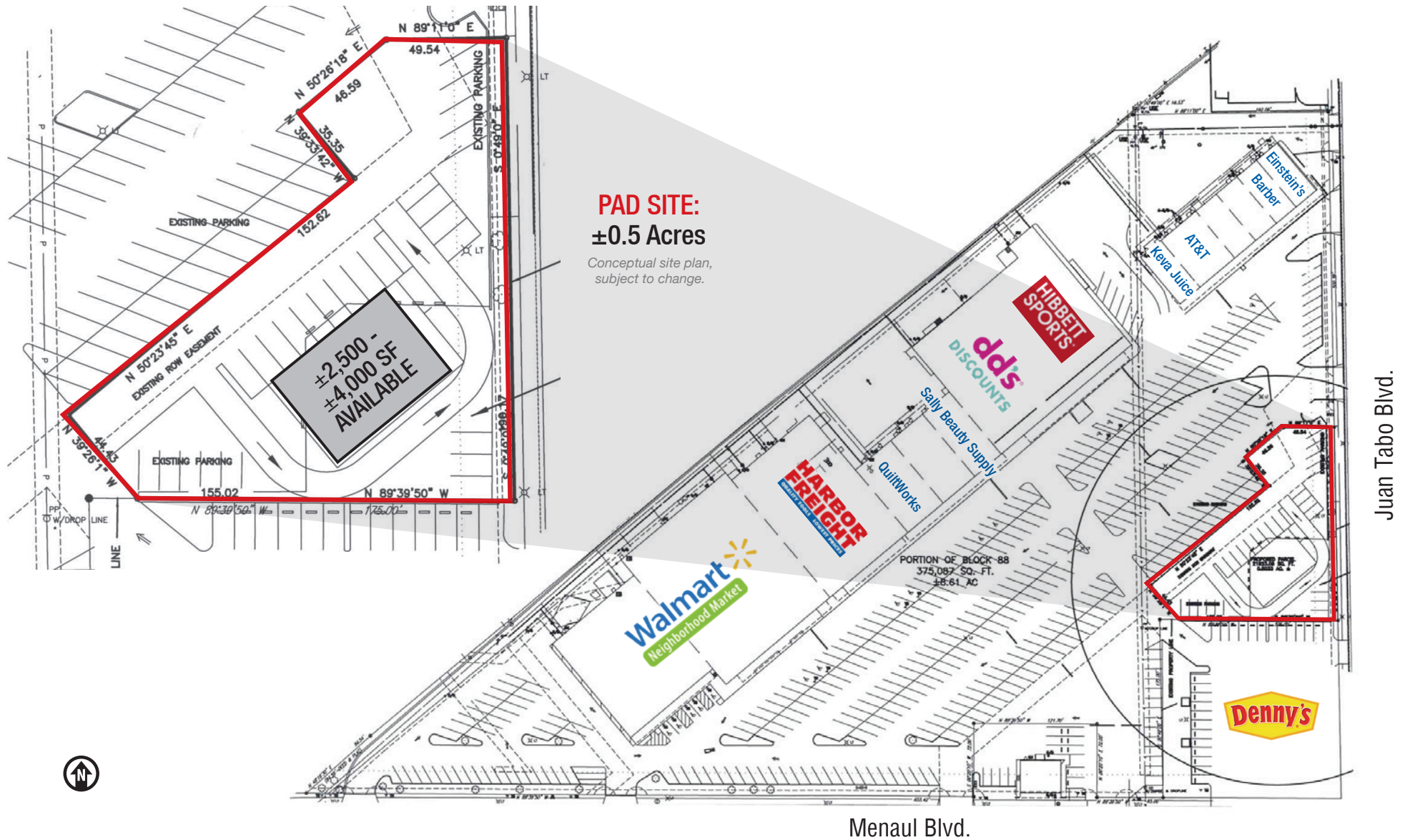
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[brett@sunvista.com](mailto:brett@sunvista.com)  
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## SITE PLAN



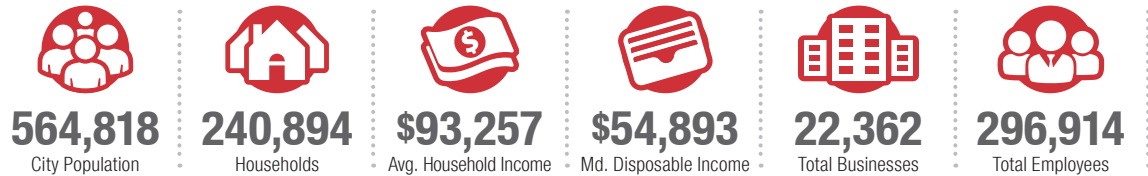
# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



#### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*



**926,835**  
Albuquerque Metro Population



**The Largest**  
City in the State



#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.