

For Lease

Walmart-Anchored Retail Spaces

FOOTHILLS SHOPPING CENTER IN THE NE HEIGHTS



JOIN
TENANTS:



HIBBETT SPORTS



EINSTEIN BROS.

±1,500 - 3,305 SF
Available

11001 Menaul Blvd. NE | Albuquerque, NM 87112

NAISunVista] Got Space™

John Algermissen CCIM
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PROPERTY

AVAILABLE

- Suite 11221: ±1,805 SF
- Suite 11231: ±1,500 SF
- Total: ±3,305 SF

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



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
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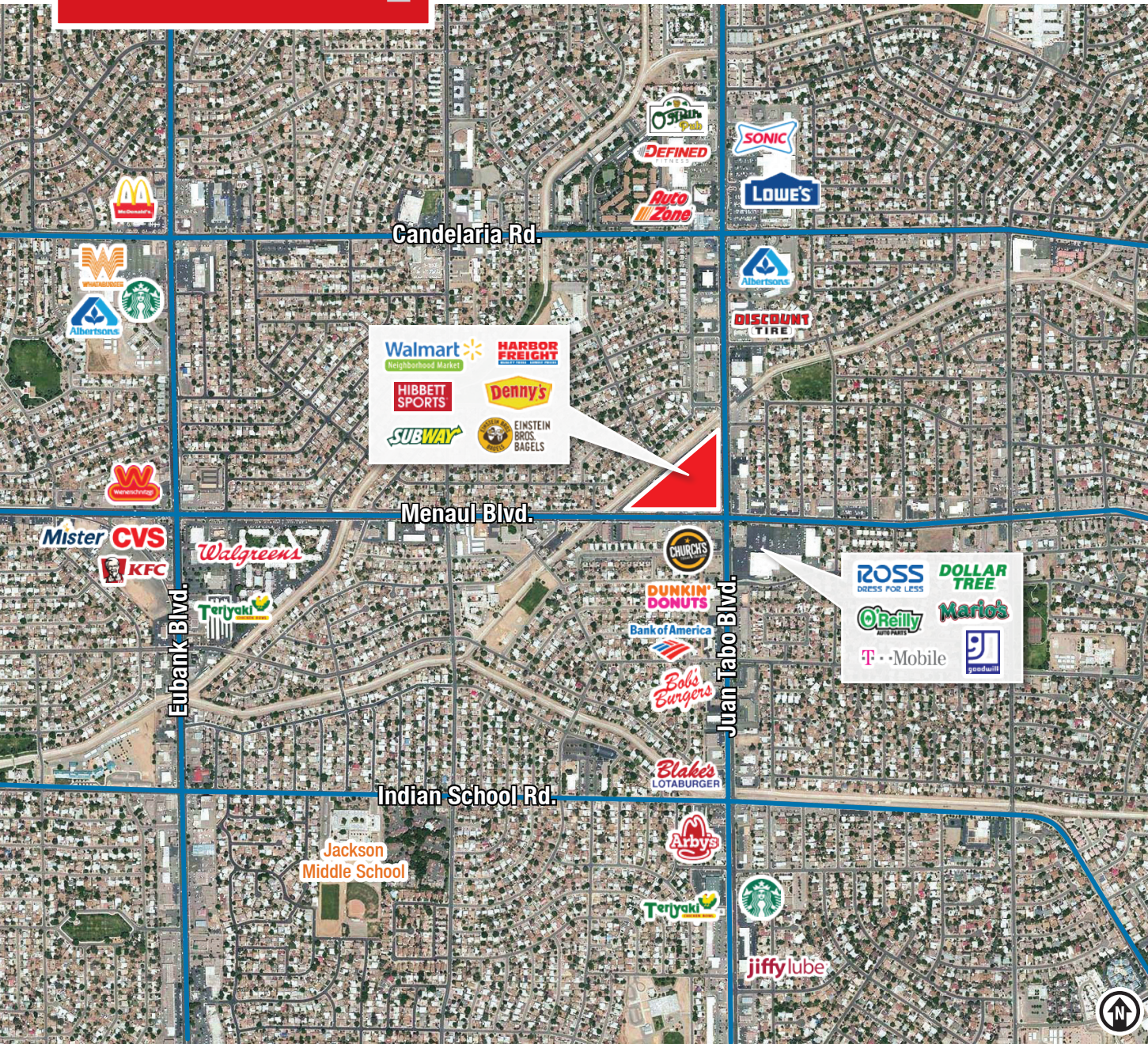
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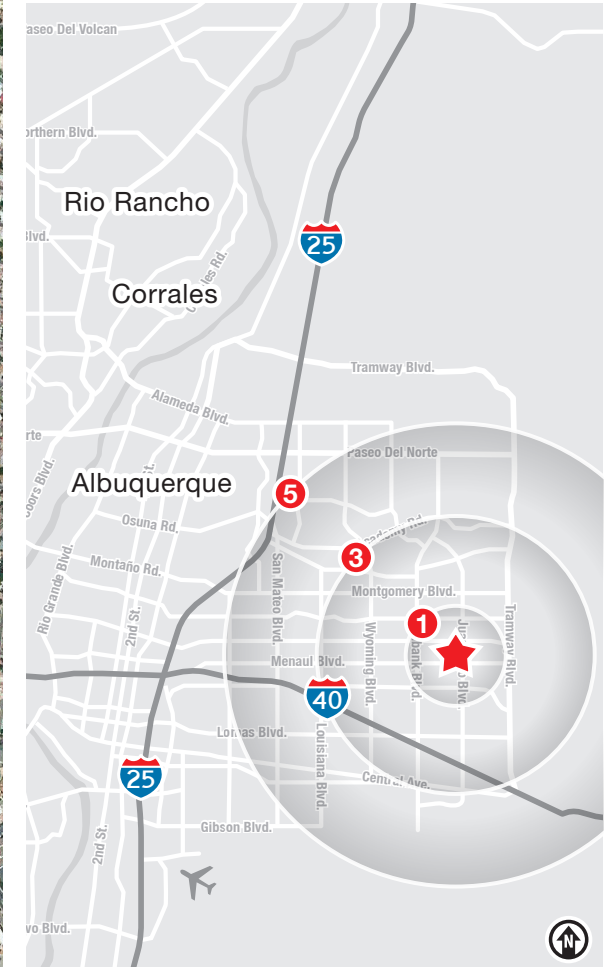
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LOCATION

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



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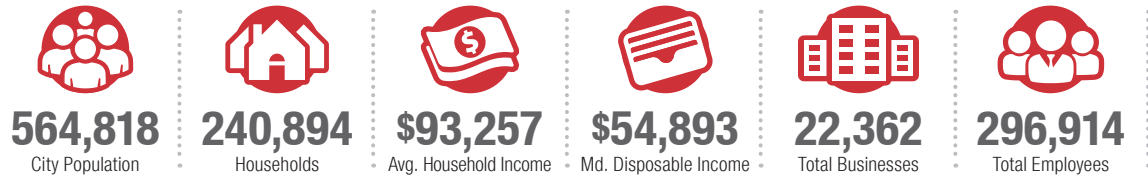
Albuquerque

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.