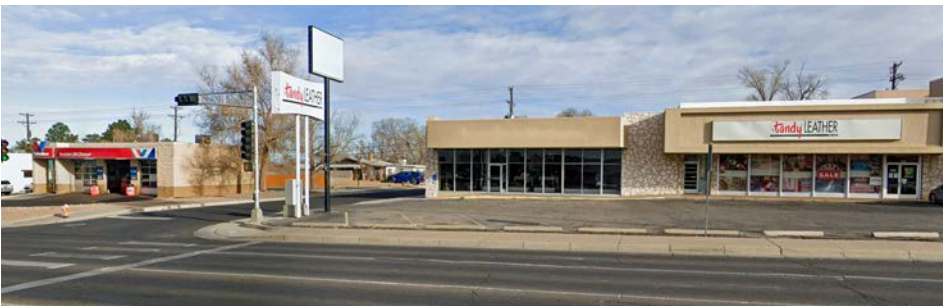


FOR LEASE



Great Visibility and High Traffic Space Across From Coronado Center

6501 Menaul Blvd NE, Albuquerque, NM 87110



LOCATION

- Great Uptown Location Across from the Popular Coronado Center

AVAILABLE

- 3,920± SF

LEASE INFORMATION

- \$21.00/SF/YR

LEASE TYPE

- NNN (\$3.91/SF)

FEATURES

- Located in Albuquerque's Busiest Commercial/Retail Shopping Area
- Large, Open Showroom
- Street and Building Signage
- Store Front Display
- Signalized Intersection
- Parking 3:1,000 Plus Street Parking
- Zoned MX-M
- Available August 1st, 2026

ED ANLIAN CCIM
Mobile: (505) 250-9661
ed@jcrenm.com
NM LICENSE # 14869

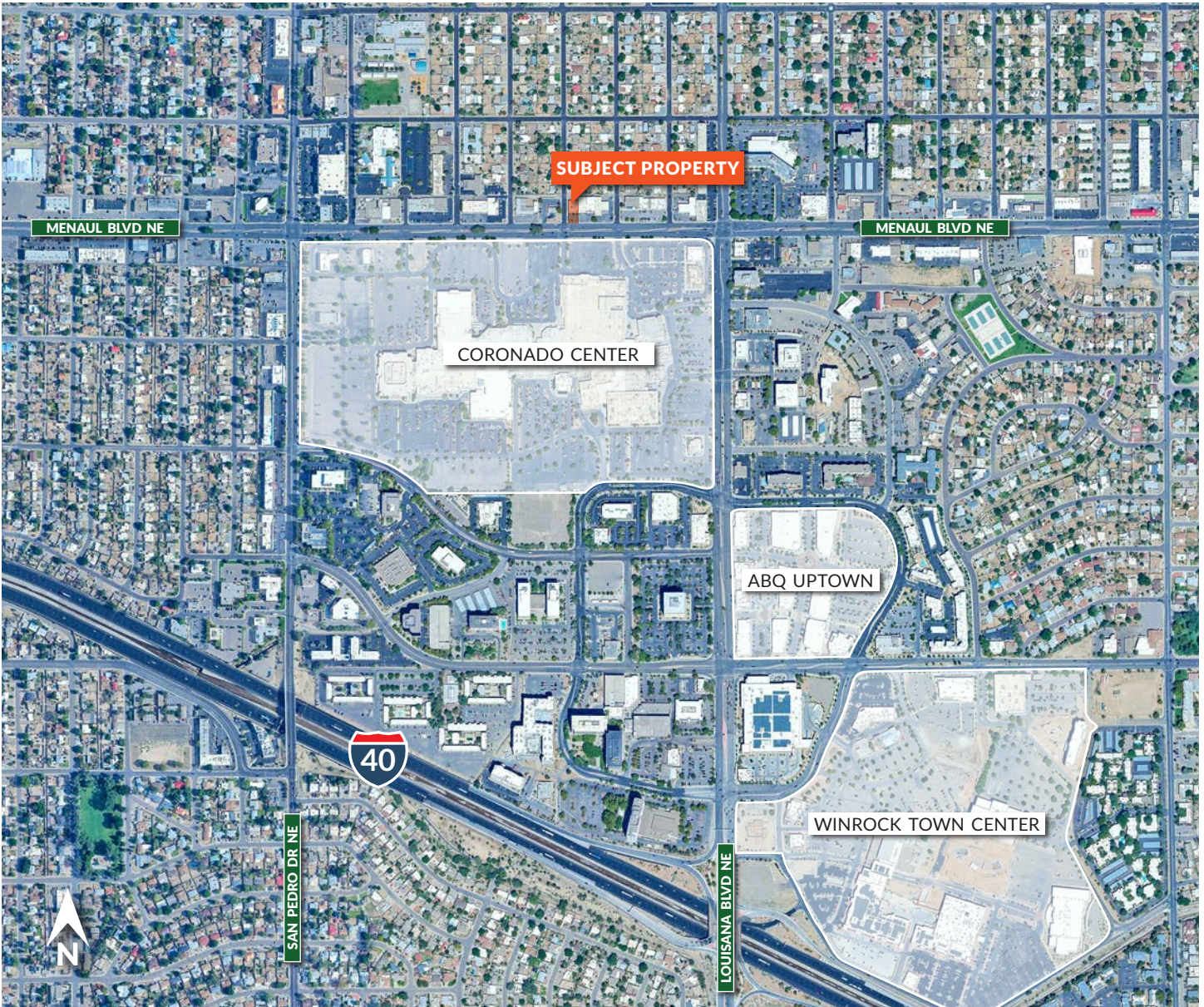
jcrenm.com

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

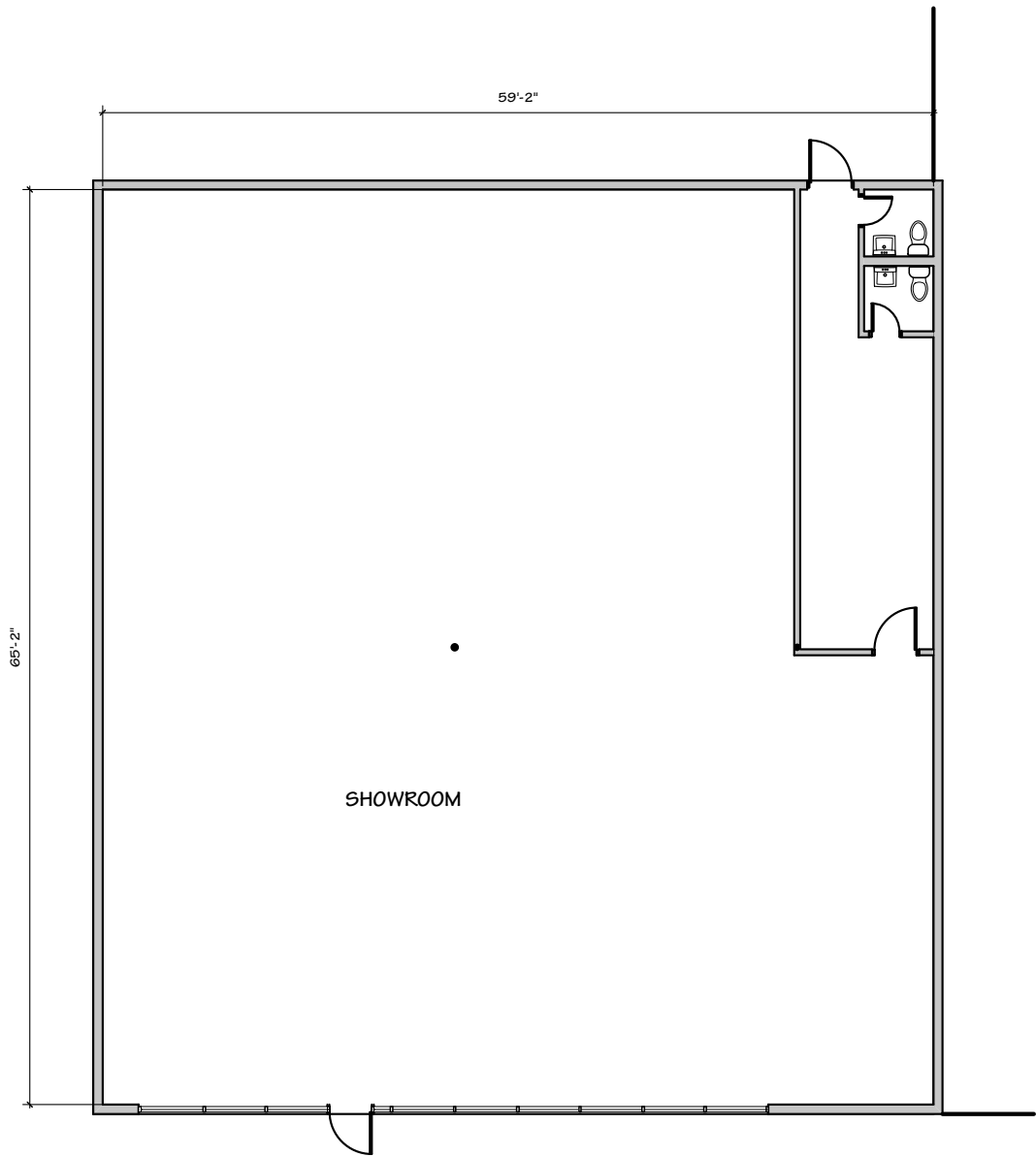
4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333



AERIAL MAP



FLOOR PLAN



PHOTOS



PROPERTY INFORMATION



PROPERTY TYPE	Retail
ADDRESS	6501 Menaul NE, Albuquerque, NM 87110
CROSS STREETS	Menaul and Louisiana

Property Details

BUILDING SIZE (SF)	3,920± SF
LOT SIZE	0.2 AC
STORIES	1
CEILING HEIGHT	12'
CONSTRUCTION TYPE	Block
CONDITION	Good
ROOF COVERING	TPO
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	1968 - Renovated in 2020
ZONING	MX-M

Notes:

Available August 1st, 2026

Great retail space with plenty of parking, open showroom and secured storefront display. Located across from a large, popular shopping center and near two other shopping destinations.

Tenant's Responsibilities:

Tenant pays gas, electric, water, and janitorial.

Landlord's Responsibilities:

Structural and roof repairs.

Suite Details

SQUARE FOOTAGE	3,920± SF
LEASE RATE	\$21.00/SF
LEASE TYPE	NNN (\$3.91/SF)
RESTROOMS	2
HEAT TYPE	Gas - Roof Combo Units (2)
AC TYPE	Refrigerated - Roof Combo Units (2)
LIGHTING	LED