

# The Hill Center at Menaul & Washington

4406C Menaul Blvd NE | Albuquerque, NM 87110

2530 Washington St NE | Albuquerque, NM 87110

4405 Towner Ave NE | Albuquerque, NM 87110

PRICE REDUCTION



**KING**  
**CAPITAL**  
COMMERCIAL REAL ESTATE

**For Lease**

Retail & Warehouse Space Available

**Isaac Sanchez**

Advisor

isaac@kingcapitalcre.com

**505-292-9607**

**kingcapitalcre.com**



# Property Details



## Lease Availability

4406C Menaul Blvd NE ± 2,242 sf  
2530 Washington St NE ± 2,164 sf  
4405 Towner Ave NE ± 4,664 sf



Lease Rate  
See Advisor



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This information has been obtained from sources believed reliable.  
We have not verified it and make no guarantee about it.



# Market Overview



## Property Highlights

- Located in a dense retail corridor
- Strong traffic counts with great visibility
- Large monument signage
- Ample parking
- Full Access at a signalized intersection



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**4406C Menaul Blvd NE**



**Monument Signage**



**Monument Signage**



**2530 Washington St NE**



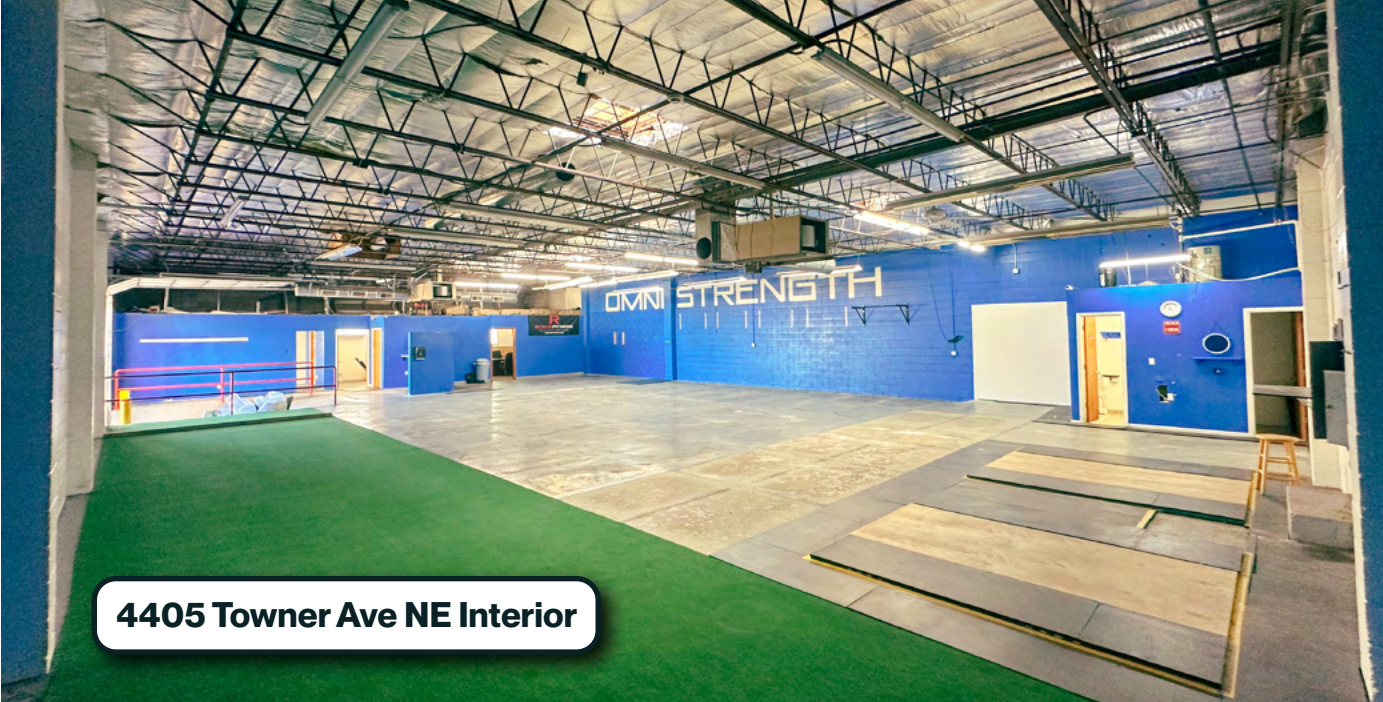
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**4405 Towner Ave NE Interior**



**4406C Menaul Blvd NE Interior**



**4406C Menaul Blvd NE Interior**



**2530 Washington St NE Interior**



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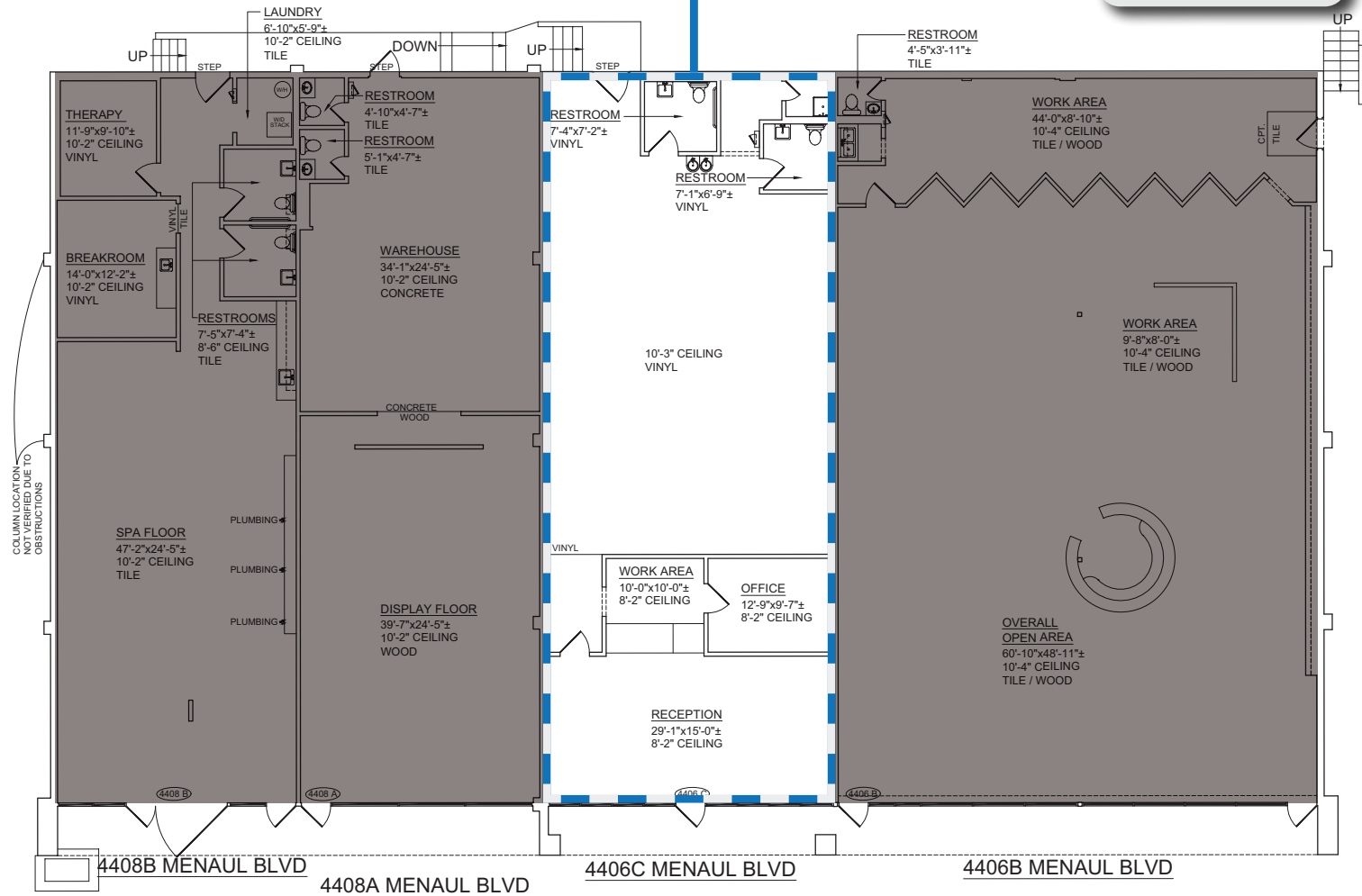


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# Floor Plan

4406C Menaul Blvd NE, Albuquerque, NM 87110

Retail Space  
4406C  
Menaul Blvd NE  
± 2,242 sf



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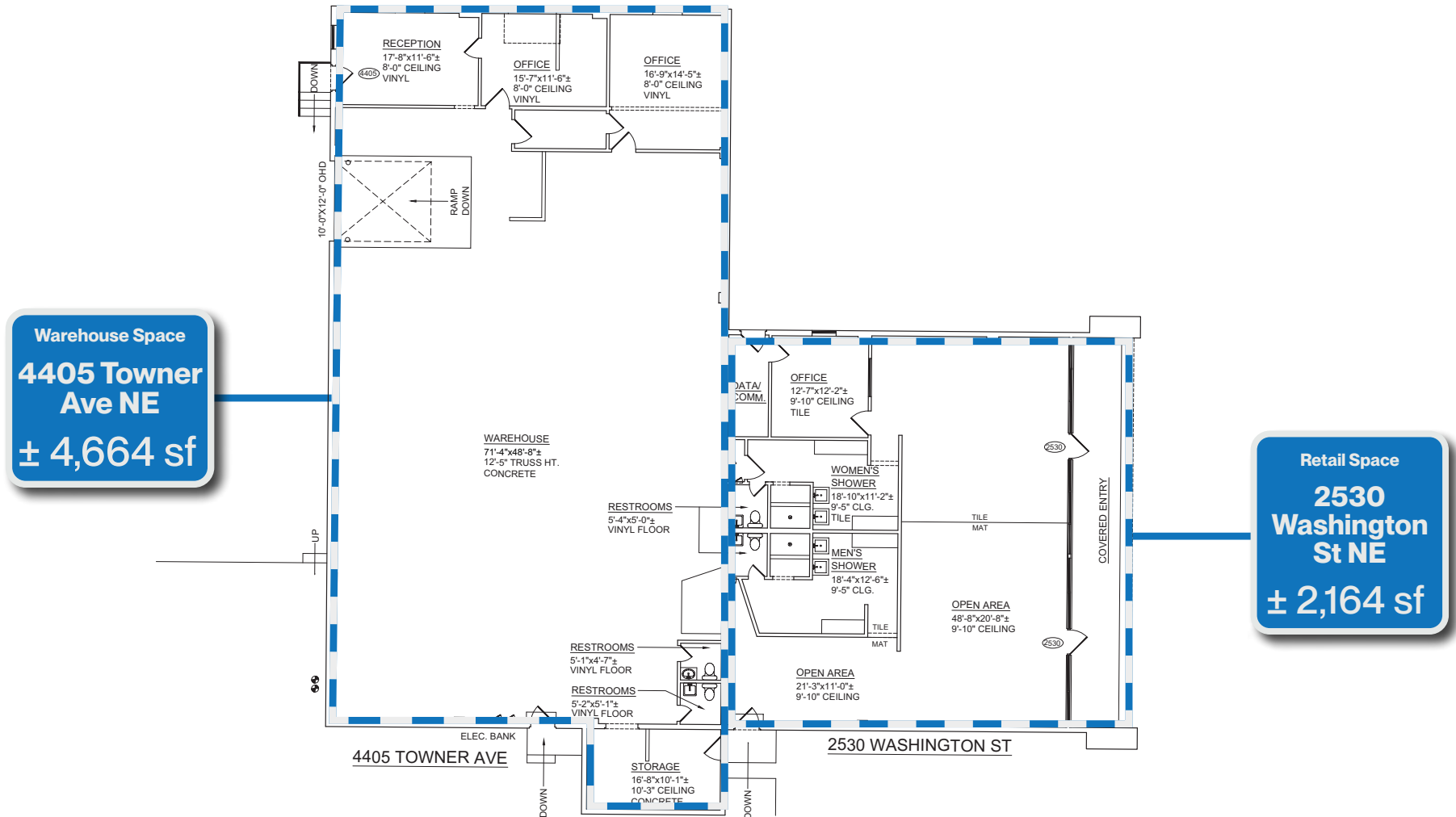


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# Floor Plan

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4405 Towner Ave NE, Albuquerque, NM 87110



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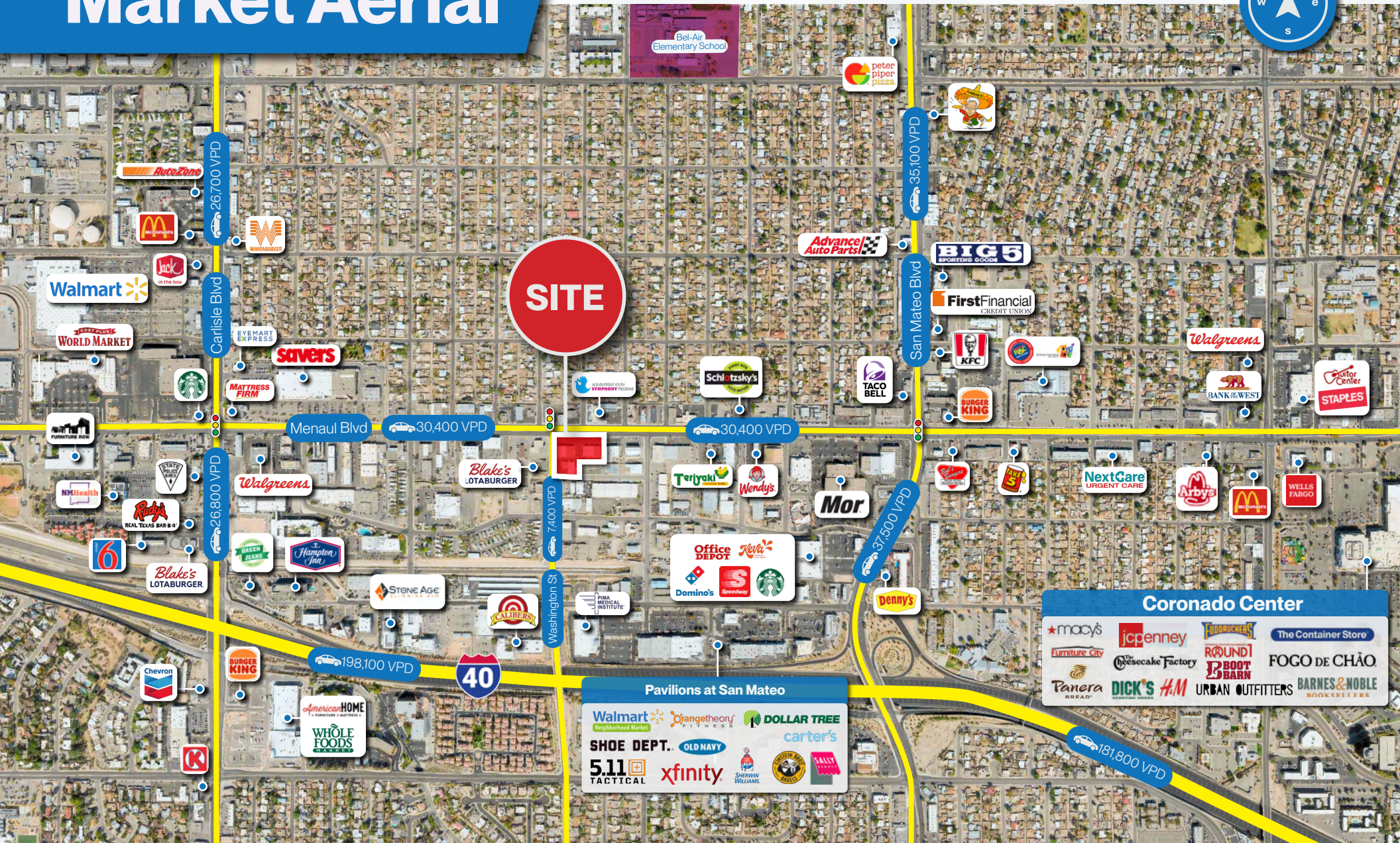
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# Market Aerial



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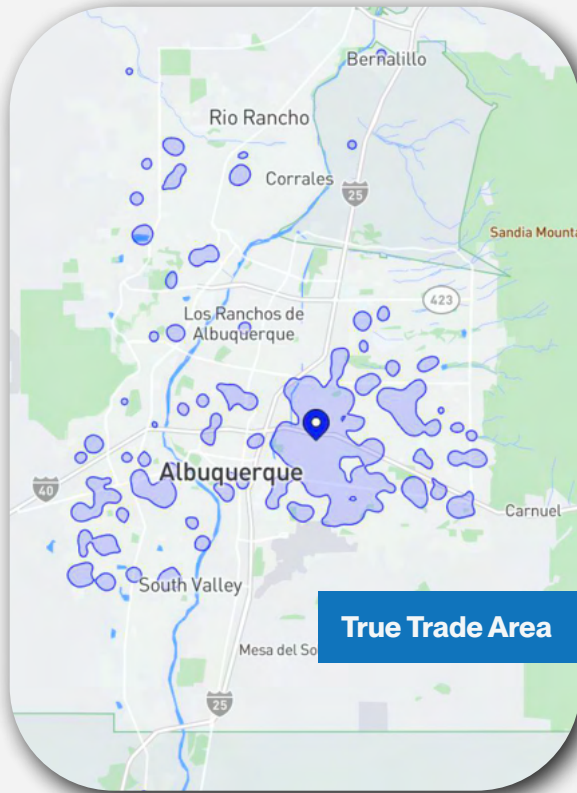
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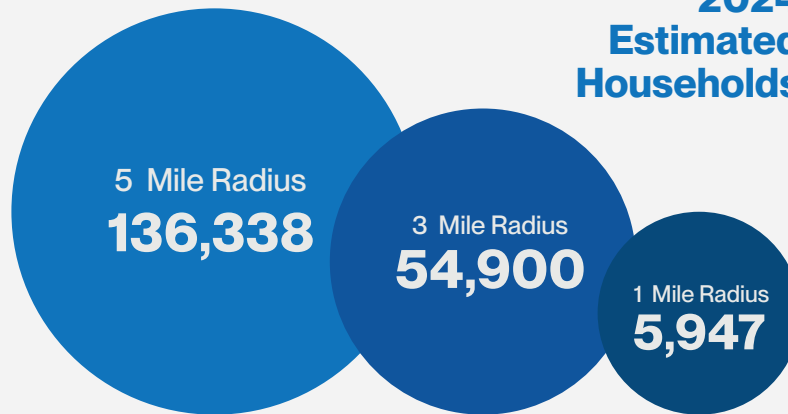
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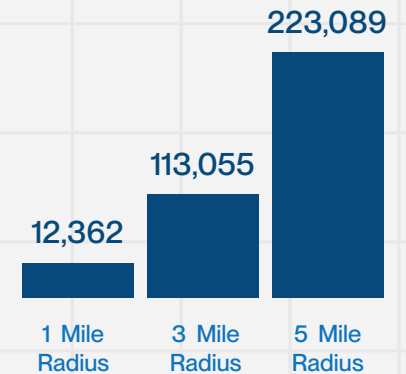
# Market Overview



**Average Household Income**  
**73K**



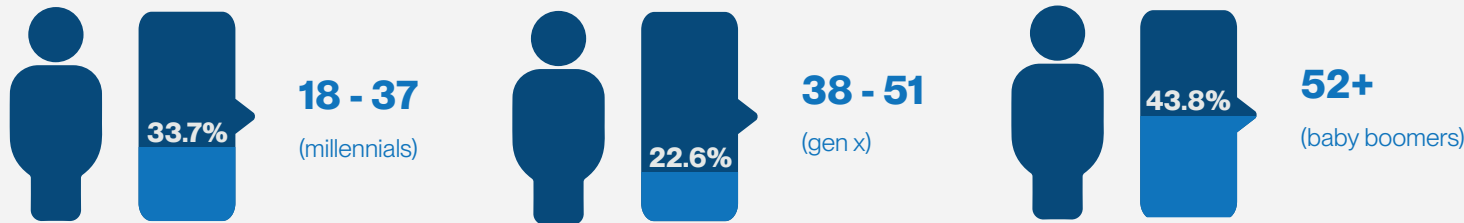
## 2024 Estimated Total Employees



## 2024 Estimated Total Businesses



## Age



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