BASE 5
RETAIL PARTNERS

NE Heights Anchor Space

Walmart Anchored - Wyoming & Menaul
Albuquerque, NM



BASE 5 RETAIL PARTNERS
6739 Academy Rd NE, Suite 380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

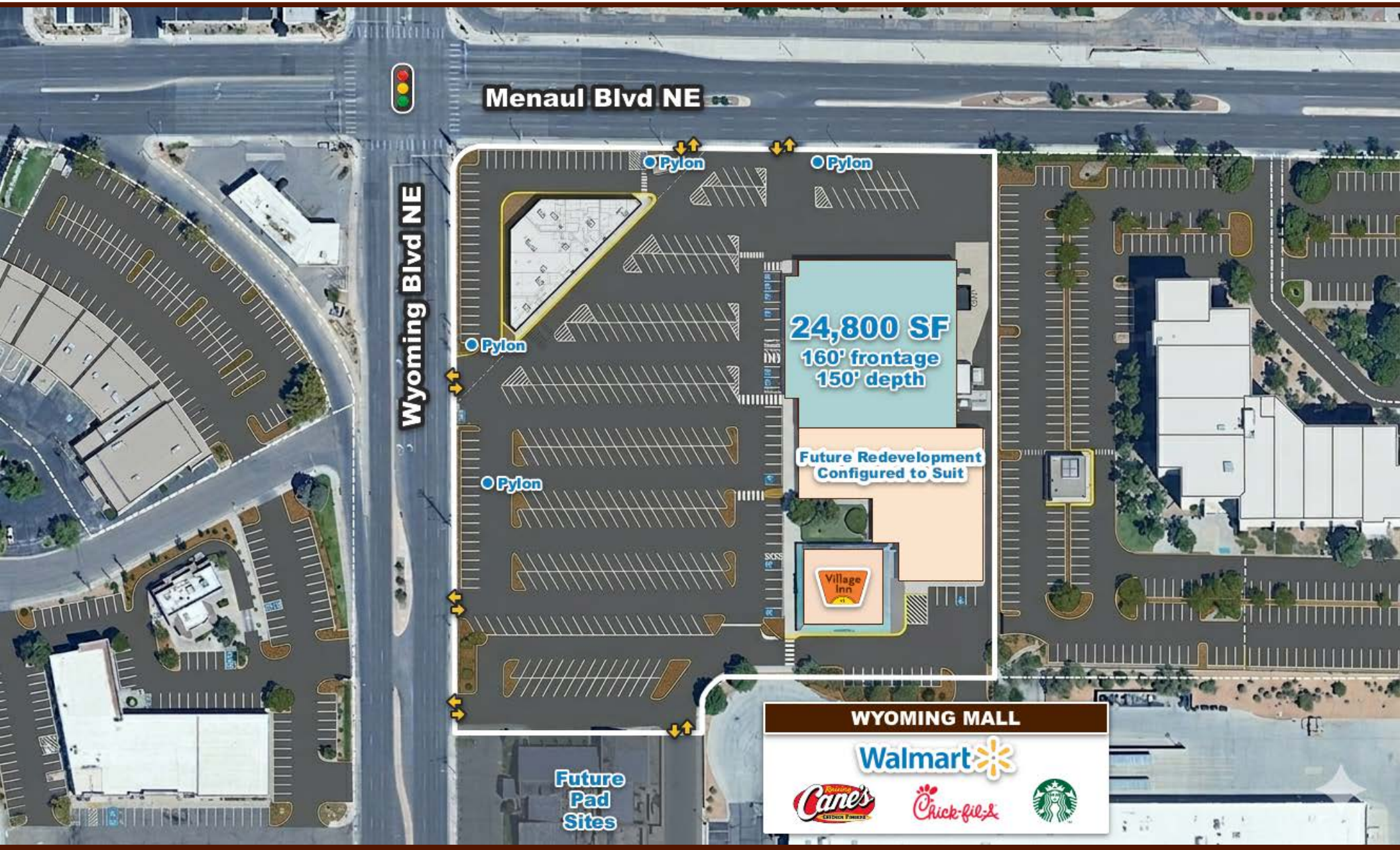
LISTING BROKERS:
David Chavez - david@base5retail.com - 505-507-3283
Kino James - kino@base5retail.com - 505-463-7191

BASE 5
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Wyoming & Menaul

Anchor Position Availalble

SITE PLAN



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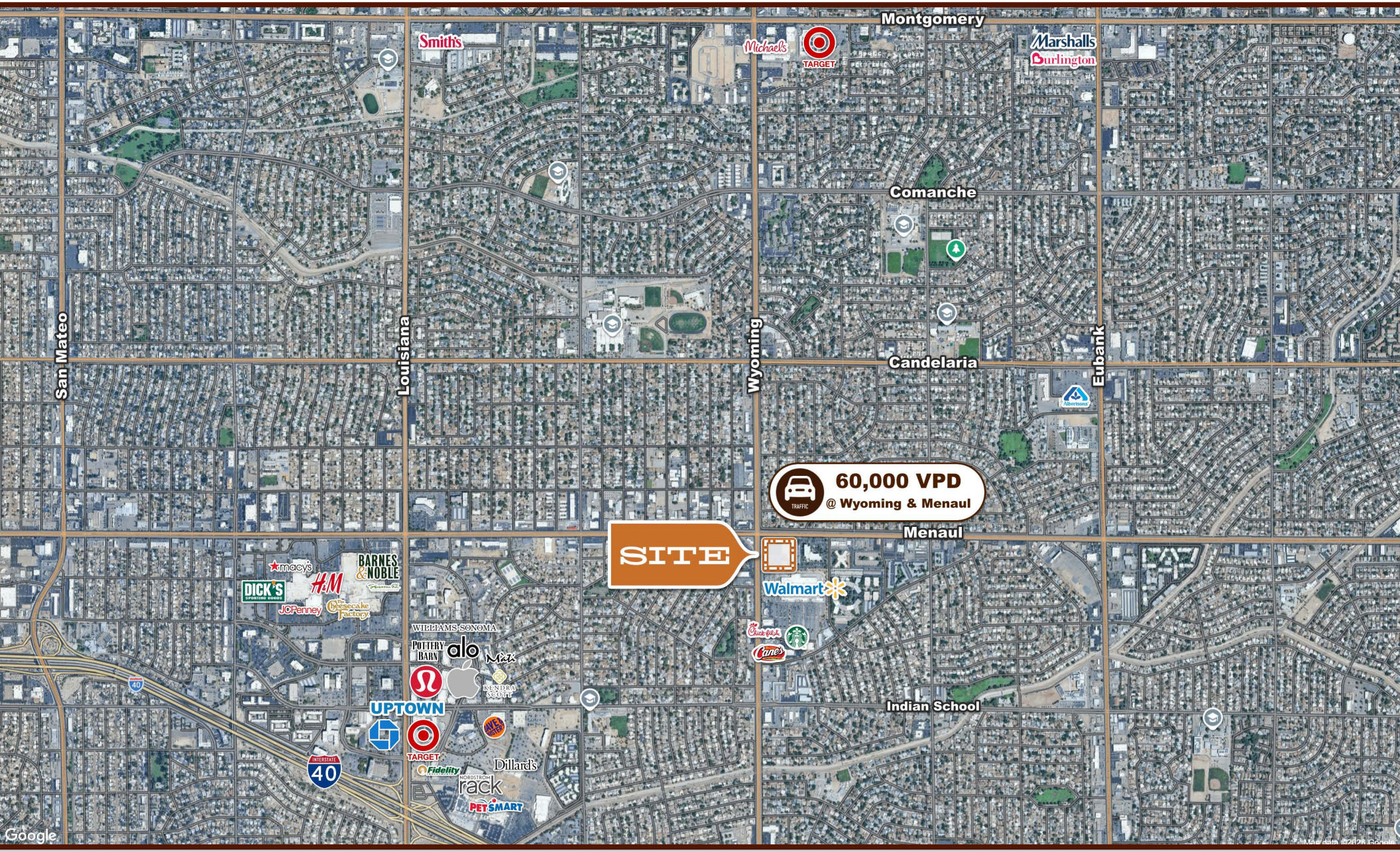
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MARKET AERIAL



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RENDERING



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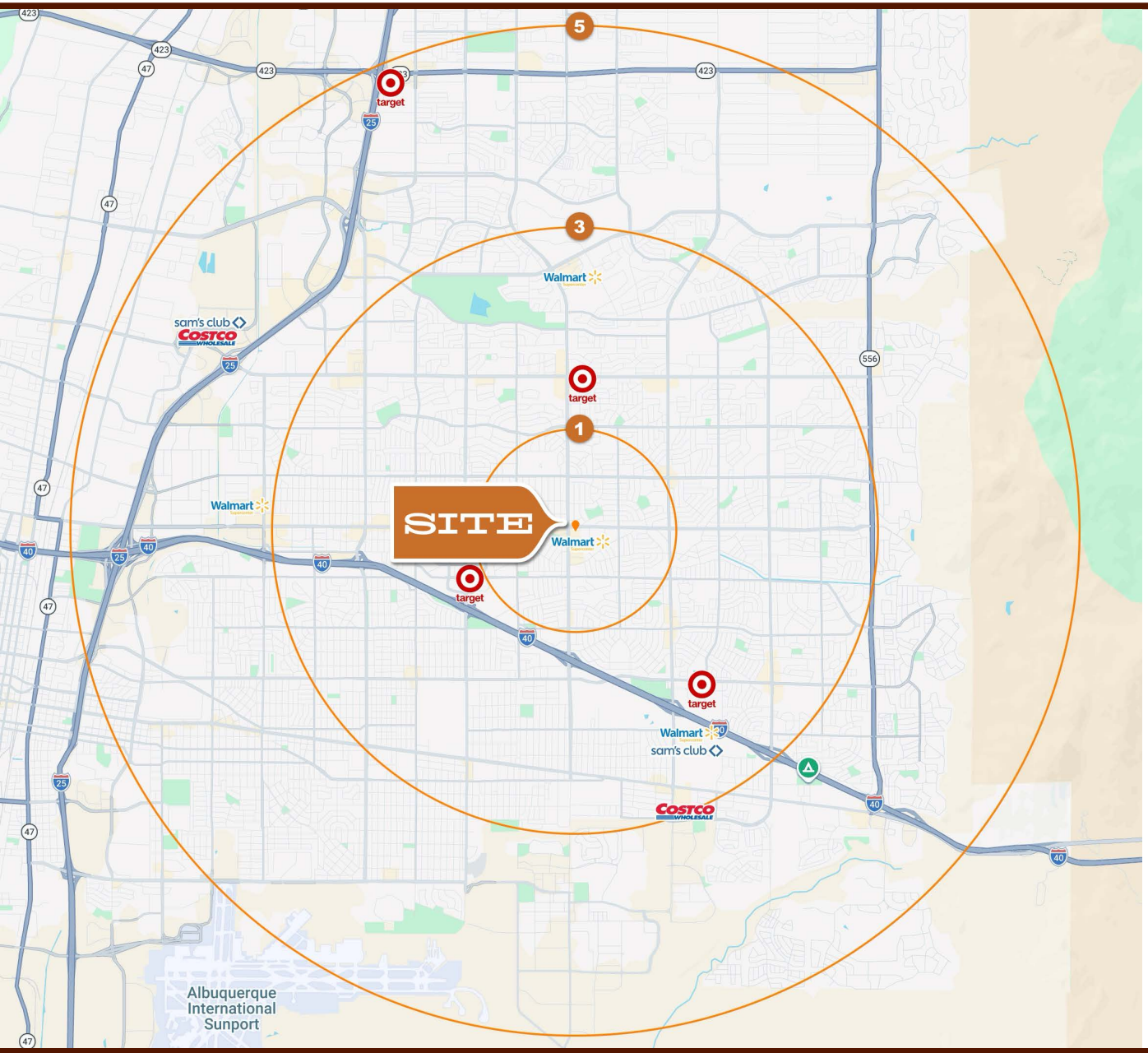
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HIGHLIGHTS



ADDRESS

2240 Wyoming Blvd NE
Albuquerque, NM 87112

SIZE

24,800 SF Jr Anchor Position
+/-160' frontage

DELIVERY

LL to deliver new vanilla shell, new roof, new facade

DEMOGRAPHICS

	3 MILES	5 MILES
POPULATION	146,544	296,626
INCOME	$85,394	$94,811
EMPLOYEES	77,385	173,997

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OVERVIEW

This location offers a prime anchor opportunity with 160 feet of frontage in one of Albuquerque's densest trade areas. The property serves a population of 150,000 within a 3-mile radius and over 300,000 within 5 miles, supported by 70,000 daytime employees.

Key highlights include:

- Developer ready to reconfigure with new storefront and facade (like new building).
- Excellent visibility and signage with two large pylon signs.
- High-traffic corridor with over 60,000 vehicles passing the intersection daily.
- Strong demographics, featuring an average household income of $85,000—25% higher than the city average.



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REALTY RESOURCES
MEMBER

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