

# Foothills Office/Retail

**ASKING PRICE**  
**\$339,000**

**2356 Sq Ft**  
**(\$143/per Sq Ft)**

**12801 Menaul Blvd NE**  
**Albuquerque, NM 87112**



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# LOCATION

Elevate your business in the stunning Albuquerque Foothills, where professional excellence meets *Natural Beauty*.

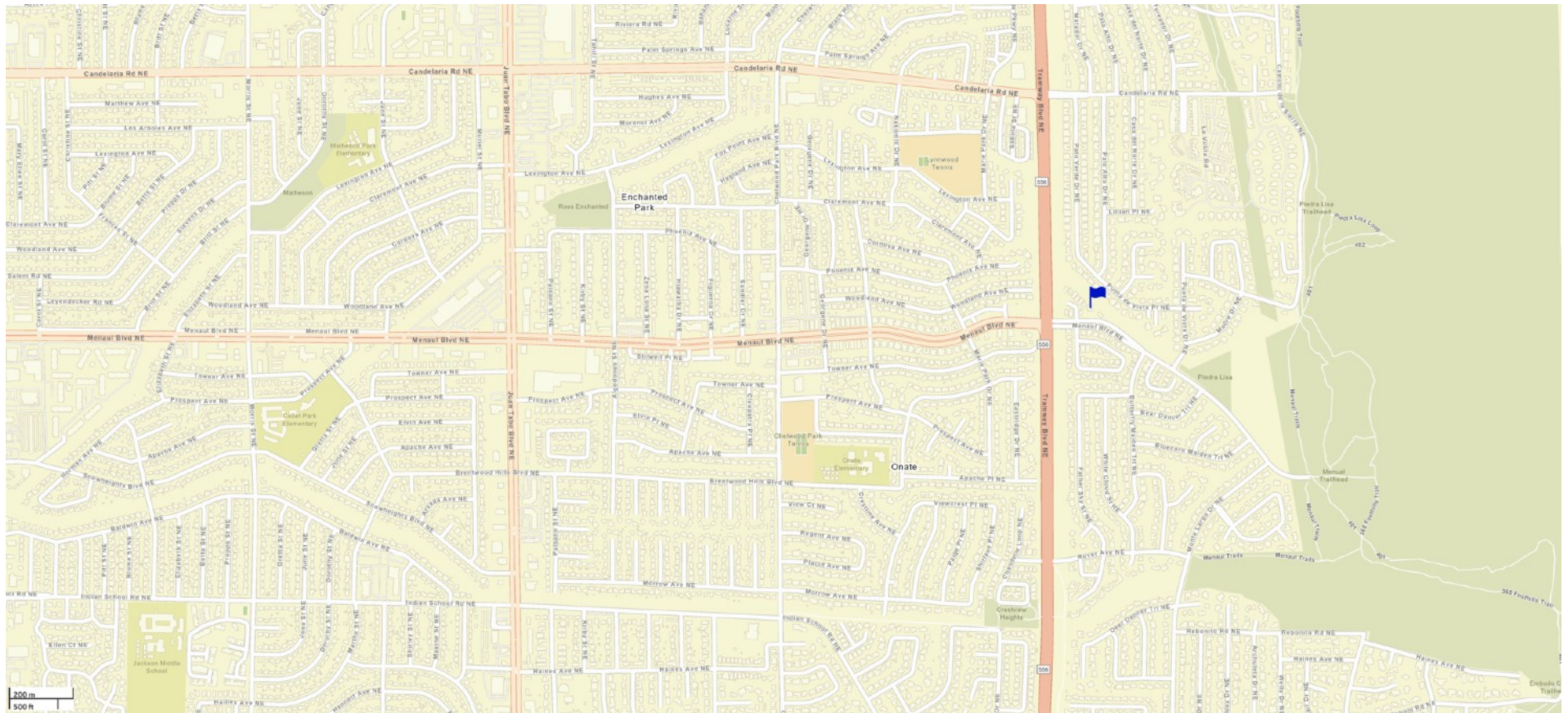
Nestled at the base of the Sandia Mountains, this area offers breathtaking views and close access to an extensive network of hiking and biking trails, perfect for outdoor enthusiasts and those seeking a refreshing work-life balance.

With convenient access to I-40, your business will benefit from a prime location that combines productivity with tranquility. Make the Albuquerque Foothills the backdrop for your success.



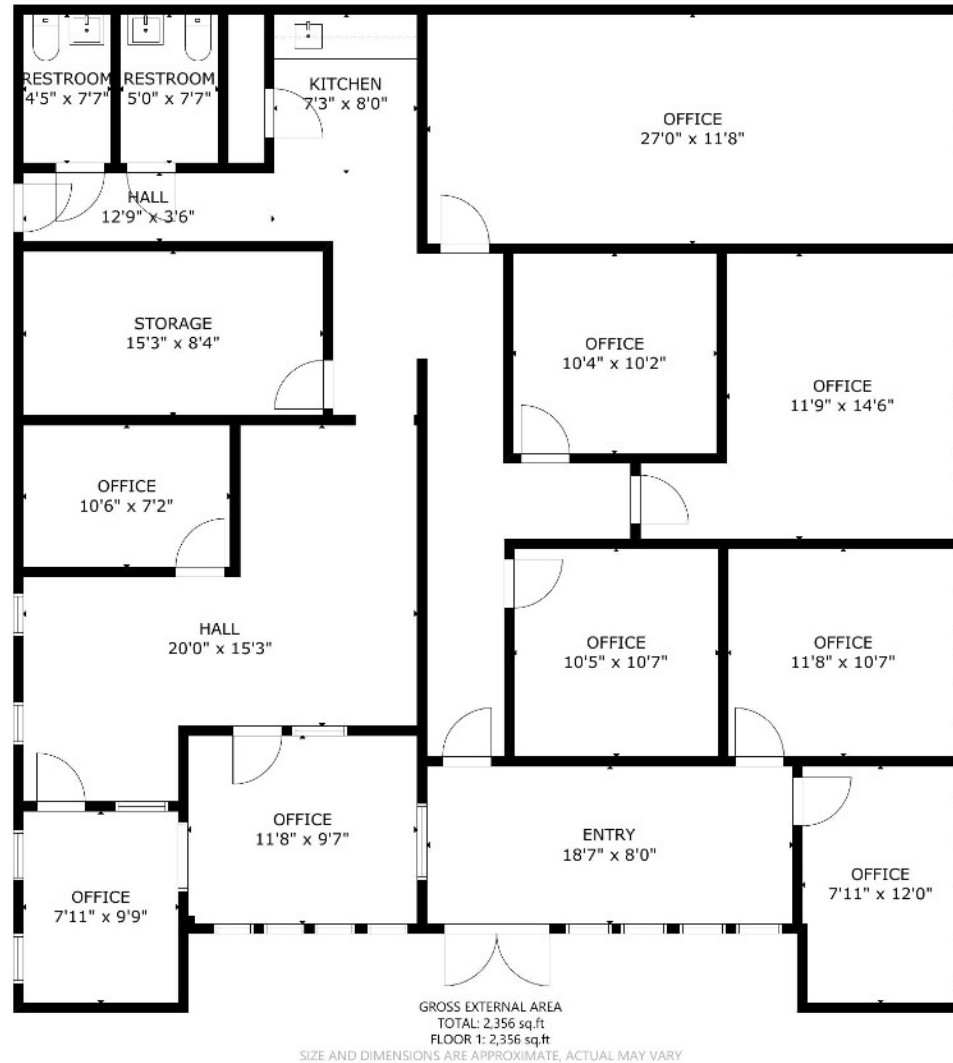


# AERIAL MAP



# FLOOR PLAN

12801 Manual Blvd NE



FLOOR 1



# PARKING

Room for +/- 20 parking spaces





# ADDITIONAL PHOTOS



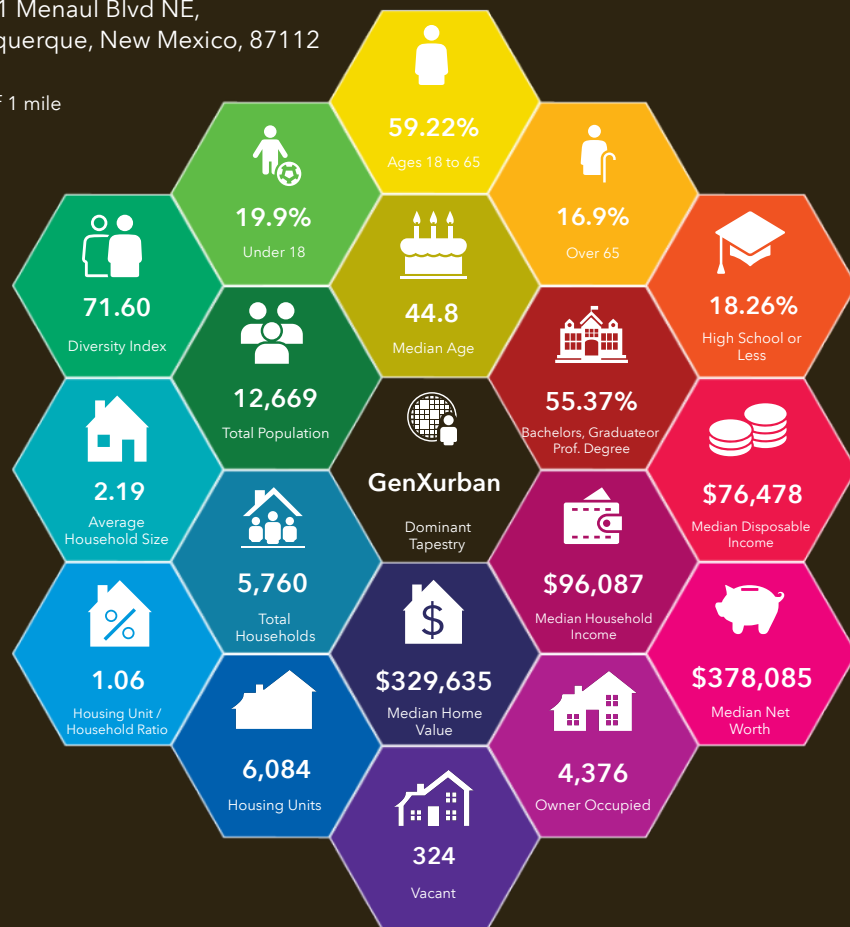
# 1 MILE DEMOGRAPHICS

## Tapestry Demographic Summary

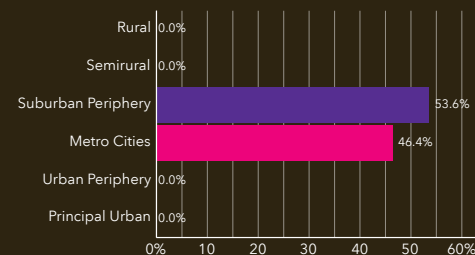
12801 Menaul Blvd NE,  
Albuquerque, New Mexico, 87112

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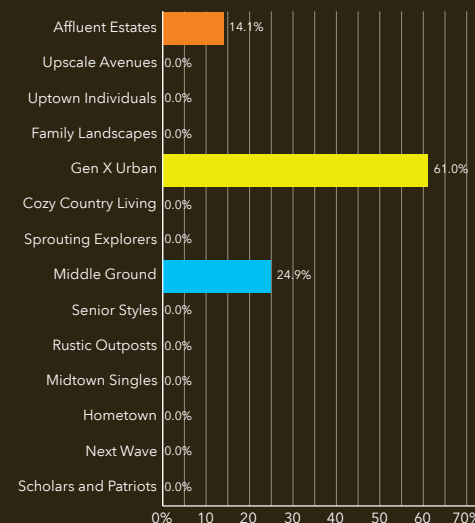
Ring of 1 mile



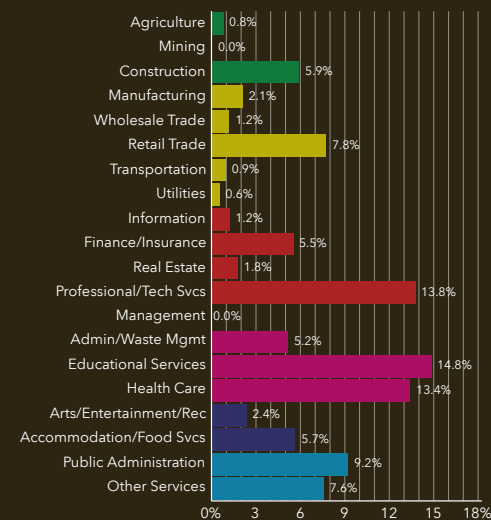
### Urbanization Groups



### Lifemodes



### Labor Force by Industry





# BROKER PROFILES



With more than 20 years of experience as President & Qualifying Broker at 360 Ventures Real Estate, I am passionate about helping clients optimize their return on investment and diversify their portfolio through real estate. Whether you are buying or selling your own home, or looking for income-generating properties, I can make the process easy and stress-free for you, while ensuring you get the best deal possible.

As a real estate investor and consultant myself, I have flipped over 100 properties in the ABQ metro area since 2001, and I own and manage over 25 properties, including single family homes, multifamily units, commercial property, and AirBnBs. I have also represented over 1,000 customers, providing them with expert guidance and advice on market trends, valuation, negotiation, and risk management. My background in business development and strategic planning, as well as my MBA degree, give me an edge in analyzing and optimizing the financial performance of real estate projects.

-David



# BROKER PROFILES



## Mark Thompson, CCIM

For 25 years, Mark's broad range of real estate experience has included commercial and residential opportunities. As a broker, his first-hand experience with sales and leasing transactions furthers his understanding in all aspects of real estate. As an investor, he maintains investment credibility and shows confidence in our current market. Mark has developed multiple build-to-suit senior care facilities in Texas and continues to pursue Opportunity Zone developments in Arizona and New Mexico. While current investment holdings include senior care and medical facilities, retail stores, warehouses and land, his favorite asset class is comprised of industrial holdings. In the past 5 years, Mark has closed 82 transactions for over \$138,000,000 in sales.

### Previous clients include:

Dion's Pizza  
Westway Homes  
Speridian Technologies  
Tesuque Stucco Company  
Submaterial  
Southwest Women's Oncology  
Armada Physical Therapy  
Precision Eye Care  
Harnick Orthodontics  
Paseo RV Covered Storage  
PurLife  
Natural RX  
Chocolate Cartel  
Mother Road Mobile Canning

Optimum Building  
Dr. Alfredo Lopez, DDS  
High Altitude Investments LLC  
High Altitude Properties LLC  
5280 Investments LLC  
Everest Investments LLC  
Agave Investments LLC  
San Marcos LLC  
Stockbauer LLC  
Durango Diamond LLC  
Smart Assets LLC  
Vibranium LLC  
Spartan Ventures LLC  
Spartan 2.0 LLC



**EPIC**  
REAL ESTATE



