

RETAIL FOR LEASE

5101 & 5115 Menaul Blvd NE | ALBUQUERQUE, NM 87110

San Mateo Blvd & Menaul Blvd

One block from I-40 exits & on-ramps



CLAY AZAR, CCIM | (505) 480-9777 | clay@mcrnm.com
(505) 858-1444 | 7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109

Metro Commercial
REALTY. INC.

FLOOR PLANS

RETAIL FOR LEASE

5101 Highlights:

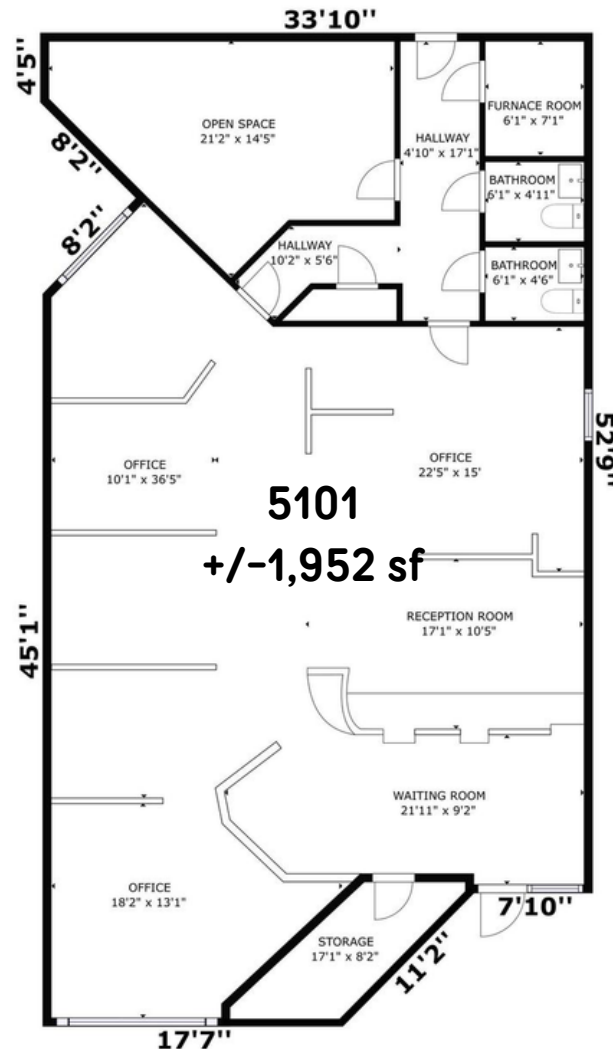
- 1,952 sf Retail/Office
- \$7.00 PSF = \$1,140/mo.
(NNN approx. \$569/mo.)

5115 Highlights:

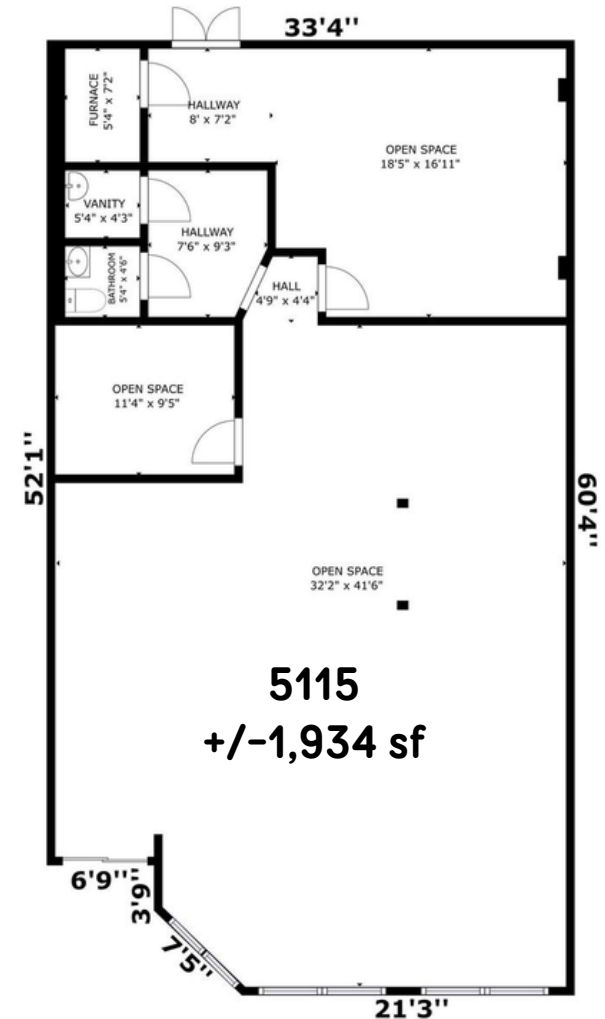
- 1,934 sf Retail
- \$8.00 PSF = \$1,269/mo.
(NNN approx. \$564/mo.)

Property Highlights:

- Busy area with High Visibility
- Easy access to I-40
- Incredible Signage Opportunities!



5101 Menaul Blvd NE, Albuquerque, NM, 87110
FLOOR 1: 1952 sq. ft



5115 Menaul Blvd NE, Albuquerque, NM, 87110
FLOOR 1: 1934 sq. ft.

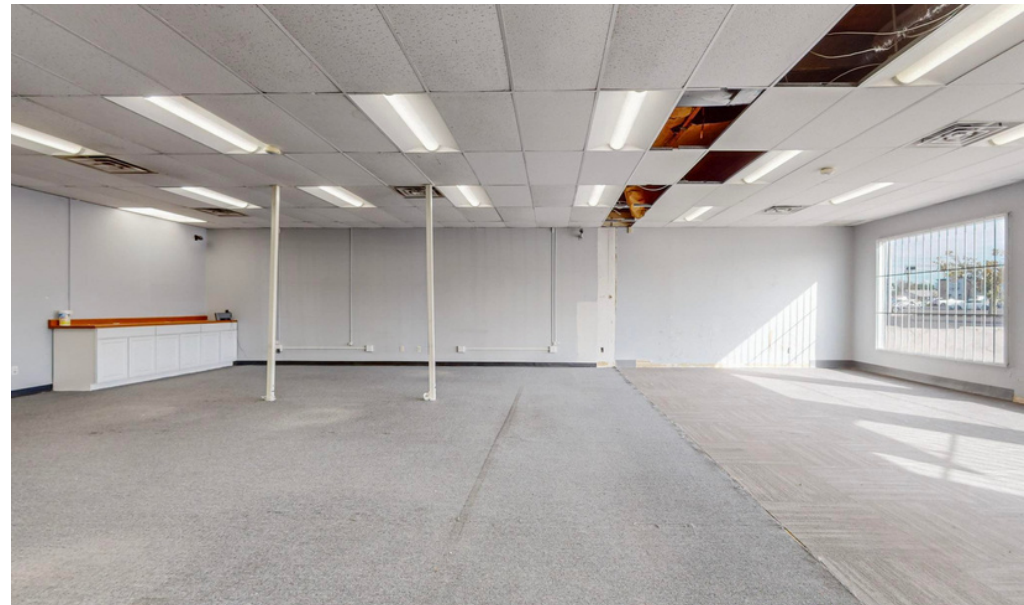
SITE PLAN



INTERIOR PHOTOS: 5101 MENAUL



INTERIOR PHOTOS: 5115 MENAUL



TRADE AREA

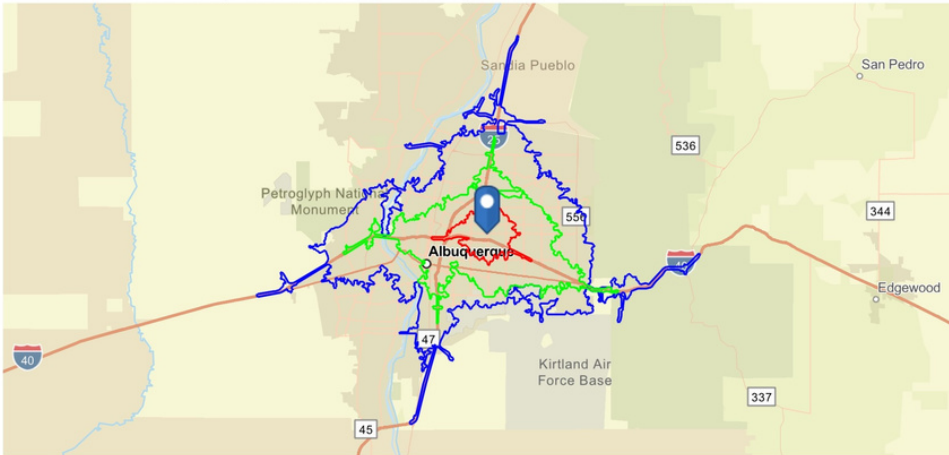


DEMOGRAPHICS

Benchmark Demographics

5101 Menaul Blvd NE, Albuquerque, New Mexico, 87110

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Codes 87110 (Albuquerque)	Counties Bernalillo	States New Mexico	United States of America
Population Age 0-4	4.06%	4.62%	4.76%	4.07%	4.99%	5.35%	5.39%
Population Age 5 to 9	4.17%	4.63%	4.89%	4.16%	5.20%	5.61%	5.75%
Population Age 10 to 14	4.42%	4.83%	5.16%	4.60%	5.59%	6.03%	5.98%
Population Age 15 to 19	4.98%	5.63%	5.89%	4.98%	6.27%	6.60%	6.47%
Population Age 20 to 34	21.64%	23.10%	21.74%	20.84%	21.17%	19.83%	20.33%
Population Age 35 to 54	26.46%	25.67%	25.18%	25.92%	25.32%	24.11%	25.20%
Population Age 55 to 74	24.89%	22.95%	23.26%	25.46%	23.04%	23.82%	22.82%
Population Age 75+	9.38%	8.62%	9.13%	9.99%	8.43%	8.65%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Bernalillo County	States New Mexico	United States of America
<\$15,000	9.0%	11.9%	10.1%	8.9%	11.0%	8.3%
\$15,000-\$24,999	8.1%	11.1%	9.0%	7.8%	8.4%	5.9%
\$25,000-\$34,999	8.9%	9.6%	8.4%	7.3%	7.9%	6.3%
\$35,000-\$49,999	11.2%	11.7%	10.7%	10.0%	11.5%	9.8%
\$50,000-\$74,999	21.8%	20.1%	19.5%	19.4%	17.6%	15.6%
\$75,000-\$99,999	13.3%	11.7%	12.2%	12.7%	12.8%	12.5%
\$100,000-\$149,999	13.5%	11.7%	13.9%	15.3%	14.2%	17.8%
\$150,000-\$199,999	7.6%	5.8%	8.3%	9.2%	8.2%	9.8%
\$200,000+	6.6%	6.3%	7.9%	9.4%	8.3%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Bernalillo County	States New Mexico	United States of America
Population	31,309	196,486	421,619	677,559	2,149,637	339,887,819
Daytime Population	48,996	272,221	499,172	705,008	2,129,221	338,218,372
Employees	16,895	101,140	215,589	345,422	968,745	167,630,539
Households	14,919	91,889	188,989	283,604	849,652	132,422,916
Average HH Size	2.08	2.09	2.19	2.35	2.48	2.50
Median Age	42.2	39.9	40.4	39.9	40.1	39.6

Housing Facts

Median Home Value	281,708	294,186	319,171	324,455	277,994	370,578
Owner Occupied %	56.7%	48.8%	56.6%	63.6%	69.3%	64.2%
Renter Occupied %	43.3%	51.2%	43.4%	36.4%	30.8%	35.8%
Total Housing Units	16,272	100,558	203,875	304,006	961,384	146,800,552

Income Facts

Median HH Income	\$64,749	\$57,347	\$64,768	\$70,128	\$64,828	\$81,624
Per Capita Income	\$40,706	\$36,596	\$40,140	\$40,980	\$35,953	\$45,360
Median Net Worth	\$133,182	\$75,732	\$126,527	\$176,540	\$173,210	\$228,144



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -
Saunders Ralston Dantzier Realty

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

