



LEASE

Hoffmantown Shopping Center

8200 MENAUL BOULEVARD NORTHEAST

Albuquerque, NM 87110

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.50 - \$16.00 SF/yr (NNN)
NNN	\$5.03
BUILDING SIZE:	65,850 SF
AVAILABLE SF:	1,327 - 2,900 SF
ZONING:	MX-L
MARKET:	Albuquerque
SUBMARKET:	NE Heights

PROPERTY OVERVIEW

Hoffmantown Shopping Center is located in an established trade area across the street from Walmart Supercenter, Black Angus Steakhouse, Baskin Robbins, and many more. Join tenants like Pars & Rec, The UPS Store, Glam Nail Bar & Spa, State Farm, and MVD Plus to name a few co-tenants at this center.

PROPERTY HIGHLIGHTS

- Established Trade Area
- Approx. 27,660 VPD along Wyoming, Approx. 30,734 VPD along Menaul
- Strong Co-Tenancy
- Local Ownership and management
- Building Signage Available
- 254 Parking Spaces 5.12 per 1,000 SF

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LEASE SPACES



AVAILABLE SPACES SUITE

SIZE (SF)

LEASE TYPE

LEASE RATE

Suite 8206	2,900 SF	NNN	\$16.00 SF/yr
Suite 8234	1,327 SF	NNN	\$16.00 SF/yr
Suite 8200R	2,400 SF	NNN	\$16.00 SF/yr

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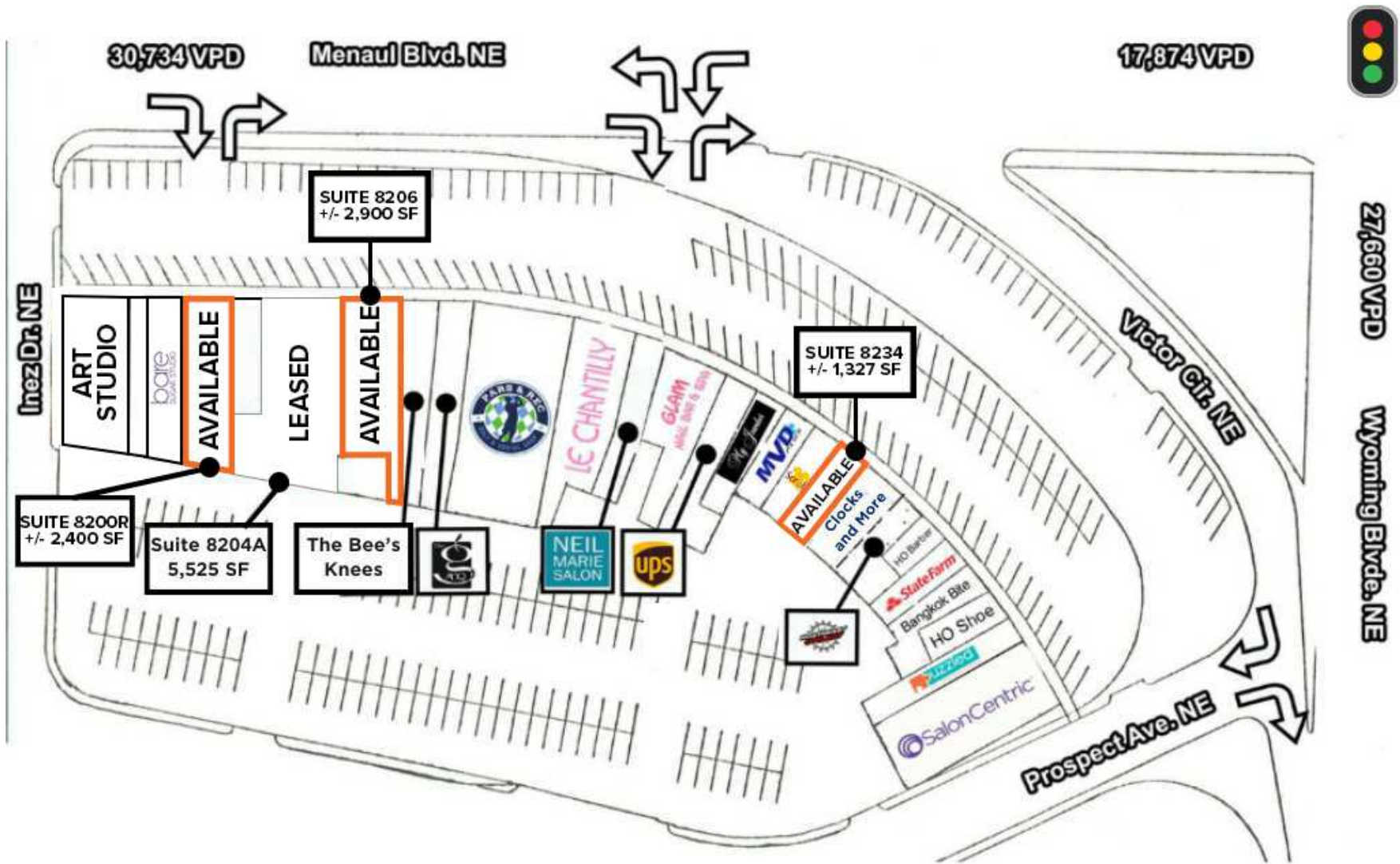
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SITE PLAN



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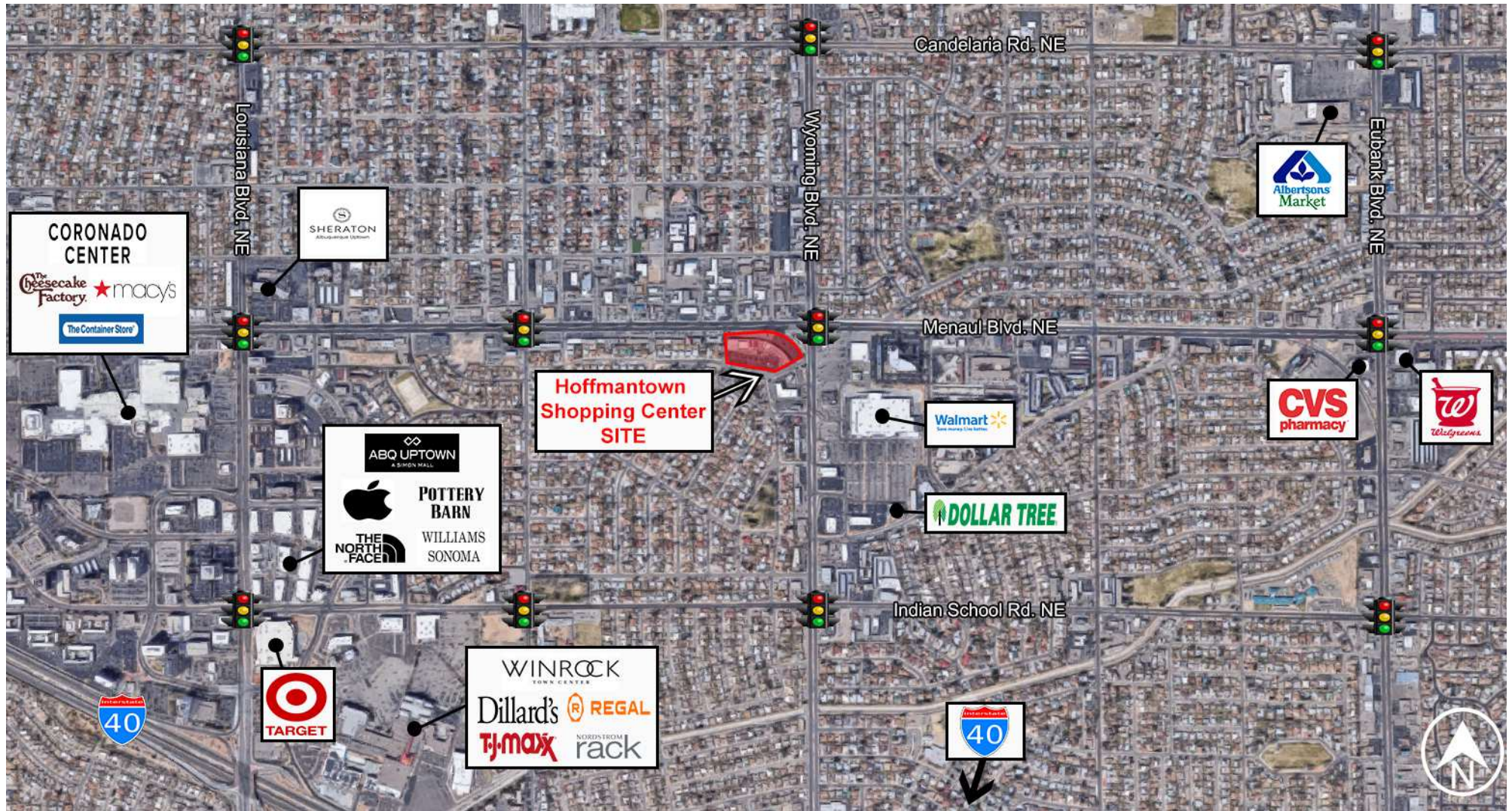
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HIGH UP AERIAL



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INTERSECTION AERIAL



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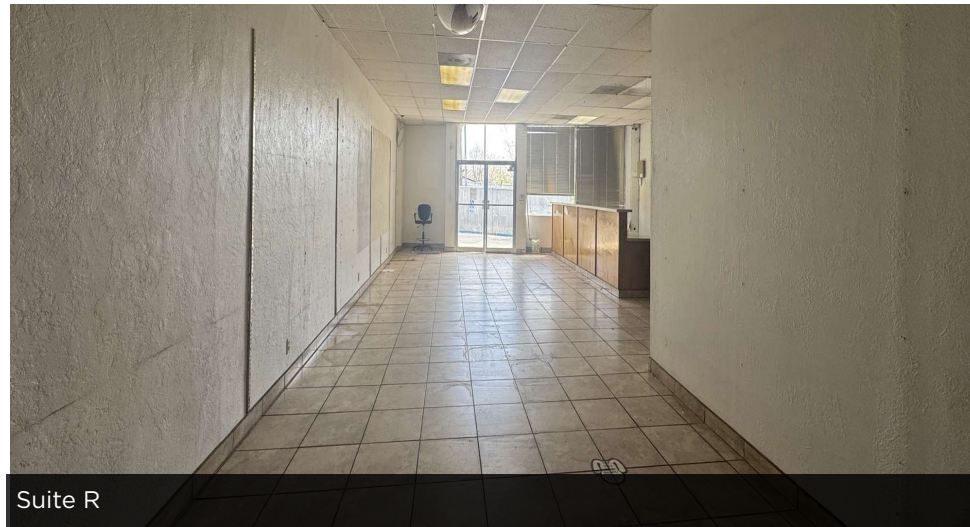
INTERIOR PHOTOS



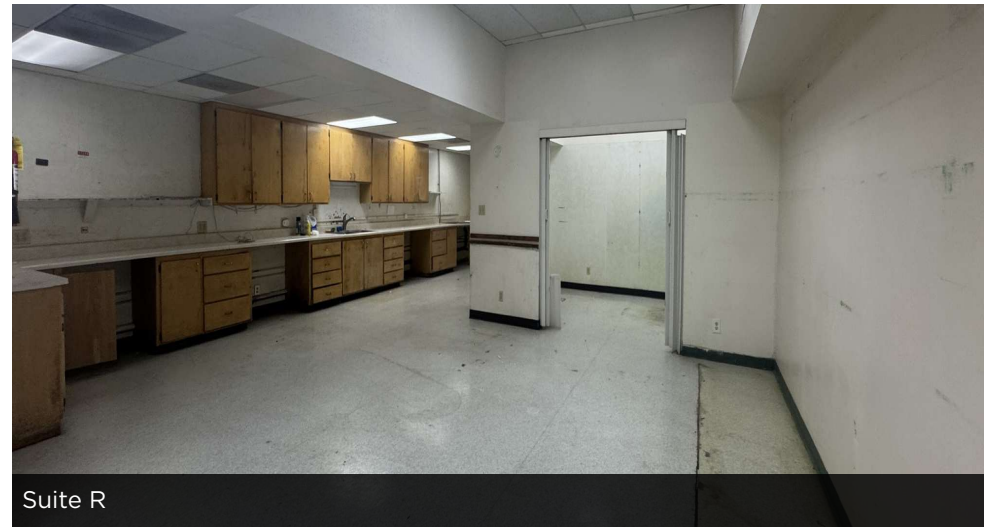
Suite 8204A



Suite 8204A



Suite R



Suite R

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DEMOGRAPHICS REPORT

	1 mile	2 miles	3 miles
Census 2010 Summary			
Population	15,077	63,174	150,734
Households	6,919	27,831	67,227
Families	3,674	15,768	36,635
Average Household Size	2.13	2.24	2.22
Owner Occupied Housing Units	3,949	16,891	35,996
Renter Occupied Housing Units	2,970	10,940	31,221
Median Age	44.1	40.4	38.4
Census 2020 Summary			
Population	15,343	62,356	149,029
Households	6,954	27,599	67,743
Average Household Size	2.15	2.23	2.17
2023 Summary			
Population	15,231	61,658	148,112
Households	7,056	27,697	68,110
Families	3,437	14,595	34,368
Average Household Size	2.11	2.19	2.15
Owner Occupied Housing Units	4,332	17,397	37,204
Renter Occupied Housing Units	2,724	10,300	30,906
Median Age	45.7	42.2	40.1
Median Household Income	\$57,377	\$56,713	\$53,661
Average Household Income	\$81,804	\$82,216	\$80,249
2028 Summary			
Population	15,139	61,007	144,876
Households	7,205	28,150	68,196
Families	3,457	14,463	33,708
Average Household Size	2.05	2.13	2.10
Owner Occupied Housing Units	4,417	17,510	37,327
Renter Occupied Housing Units	2,787	10,639	30,869
Median Age	46.1	42.8	41.0
Median Household Income	\$66,715	\$65,262	\$61,234
Average Household Income	\$94,429	\$95,110	\$93,425
Trends: 2023-2028 Annual Rate			
Population	-0.12%	-0.21%	-0.44%
Households	0.42%	0.32%	0.03%
Families	0.12%	-0.18%	-0.39%

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