



# RARE UPTOWN DRIVE-THRU BUILDING

NWC MENAUL BLVD & TENNESSEE ST  
7717 Menaul Blvd NE Albuquerque, NM 87110



**FOR SALE,  
LEASE OR  
SUBLEASE**

**AVAILABLE**  
0.35 AC  
1,170 SF

**PRICING**  
See Broker  
for Pricing

**Austin Tidwell, CCIM**  
atidwell@resolutre.com  
505.337.0777

**Daniel Kearney**  
dkearney@resolutre.com  
505.337.0777

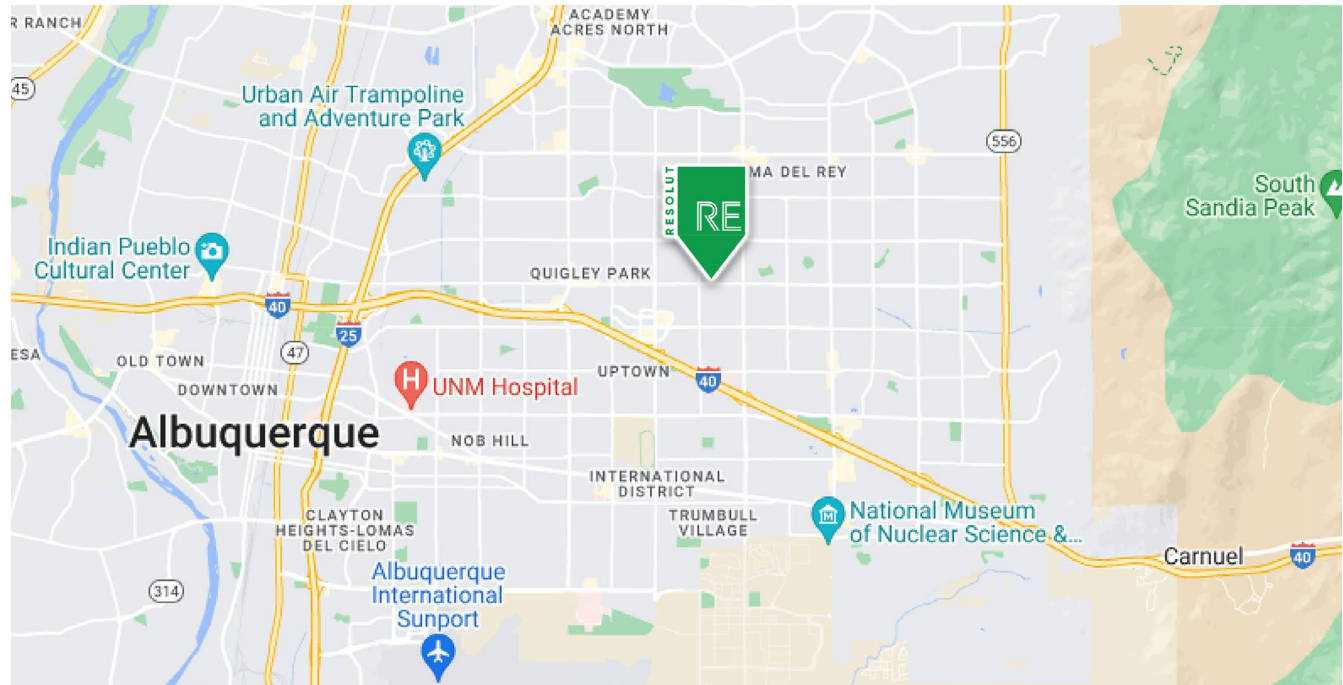
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### PROPERTY HIGHLIGHTS

- Existing drive-thru window with MX-M and and queuing lane for QSR
- Full access on Menaul with over 27,000 cars per day
- Flexible options for Sale, Lease and Sublease to accommodate all interested parties
- Freestanding building with pylon signage - former Title Max
- Adjacent to Champion Carwash, PresNow Urgent Care & ER and Blake's Lotaburger and Jack in the Box



### AREA TRAFFIC GENERATORS



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### DEMOGRAPHIC SNAPSHOT 2025



**POPULATION**  
3-MILE RADIUS  
146,848



**AVG HH INCOME**  
3-MILE RADIUS  
\$64,468



**DAYTIME POPULATION**  
3-MILE RADIUS  
131,032



**TRAFFIC COUNTS**  
Menaul Blvd: 23,896

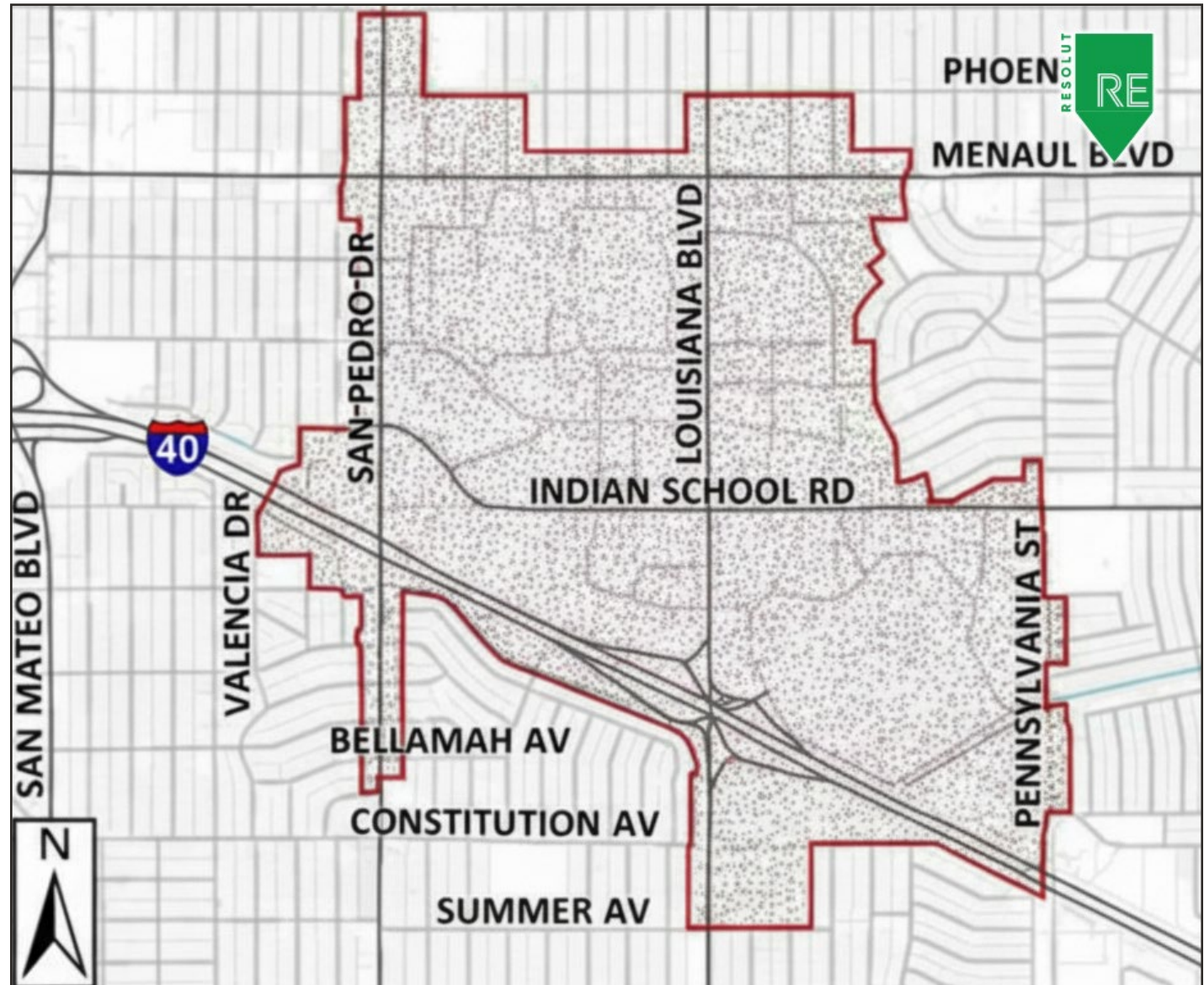
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## Uptown Submarket Drive-Thru Restriction Map

The Uptown Submarket is known for its premium retail offerings and moderate density with a large draw area, but is also a restrictive zone for drive-thru retail uses. The map shows in red where drive-thru is not permitted, making Menaul Blvd the ideal growth opportunity for QSR concepts that would like to benefit from the Uptown customer but retain their required drive-thru window.



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