

# UPTOWN DRIVE-THRU BUILDING FOR SUBLEASE

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



FOR SUBLEASE

**AVAILABLE** 0.35 AC 1,170 SF

**RATE**See Broker for Pricing

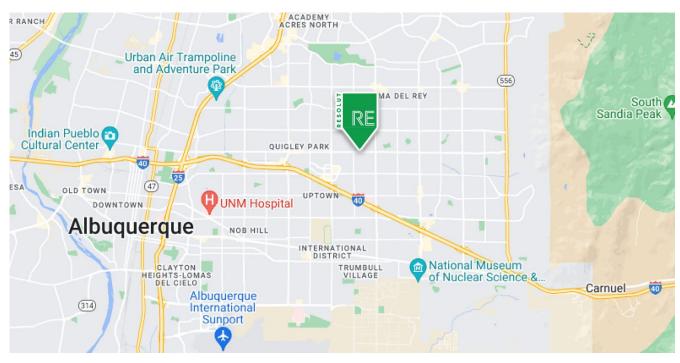
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#### **PROPERTY HIGHLIGHTS**

- Existing drive-thru window with MX-M and and queuing lane for QSR
- Full access on Menaul with over 27,000 cars per day
- 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**





CHAMPION







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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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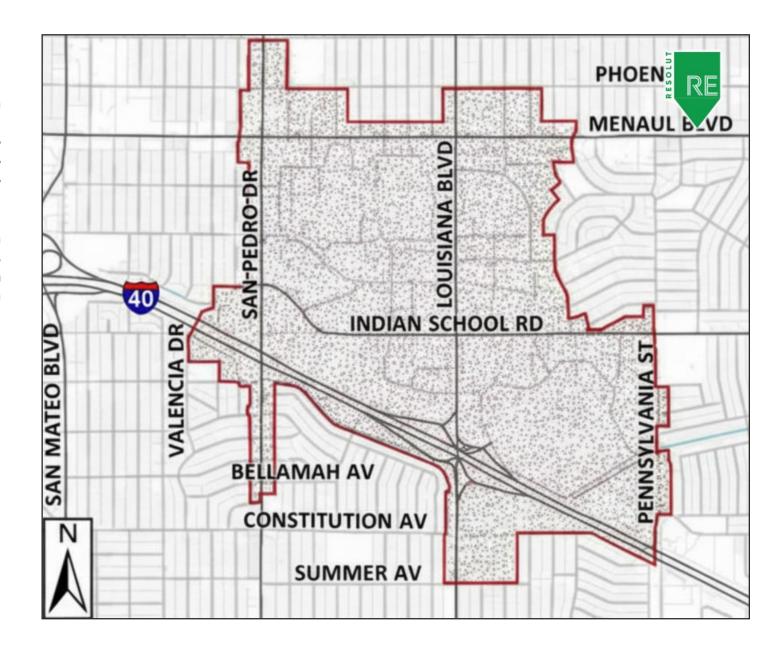


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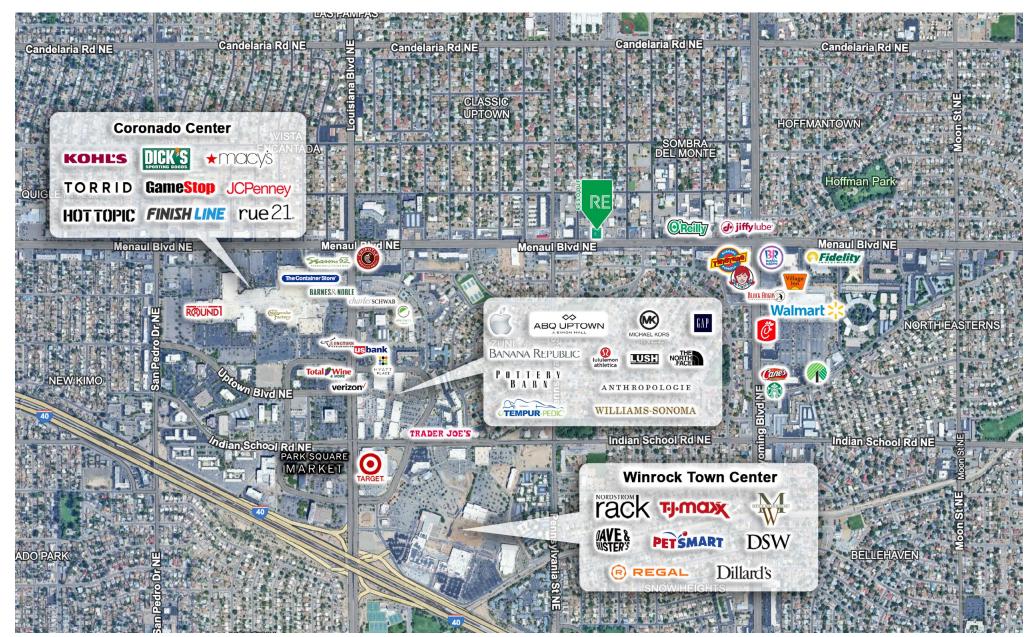


# Uptown Submarket Drive-Thru Restriction Map

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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