



Colliers

For Lease

8400 Menaul Blvd NE
Albuquerque, NM 87112

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Property Profile

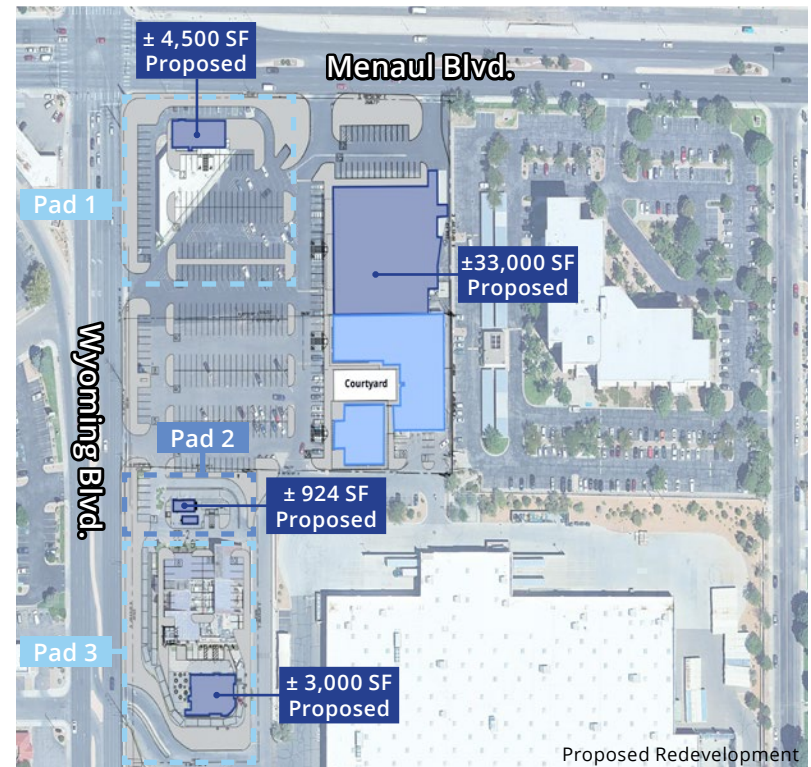
Details

Pricing	See Broker
Space Available	± 24,000 - 33,000 SF
Pad Sites Available	0.5 - 1.5 Acres
Submarket	Northeast Heights
Zoning	MX-M

Features

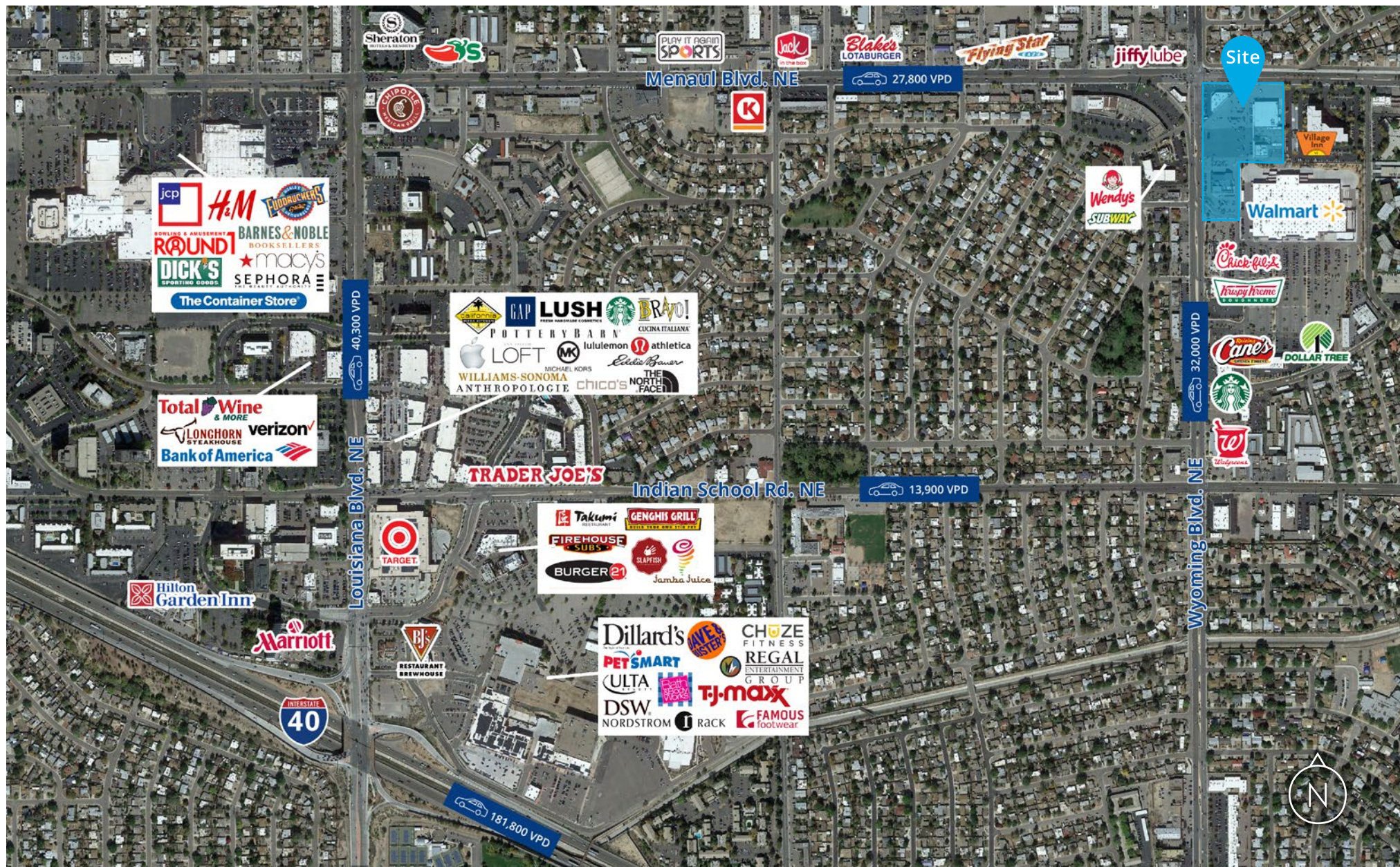
- Complete redevelopment of dense and established shopping center
- Ideal for grocery, restaurant, retail, or medical uses
- Great visibility along Wyoming Blvd and Menaul Blvd
- Over 59,800 VPD at the intersection
- Close proximity to Winrock, Uptown, and Coronado Mall
- Ground lease and build to suit opportunities available

Area Tenants

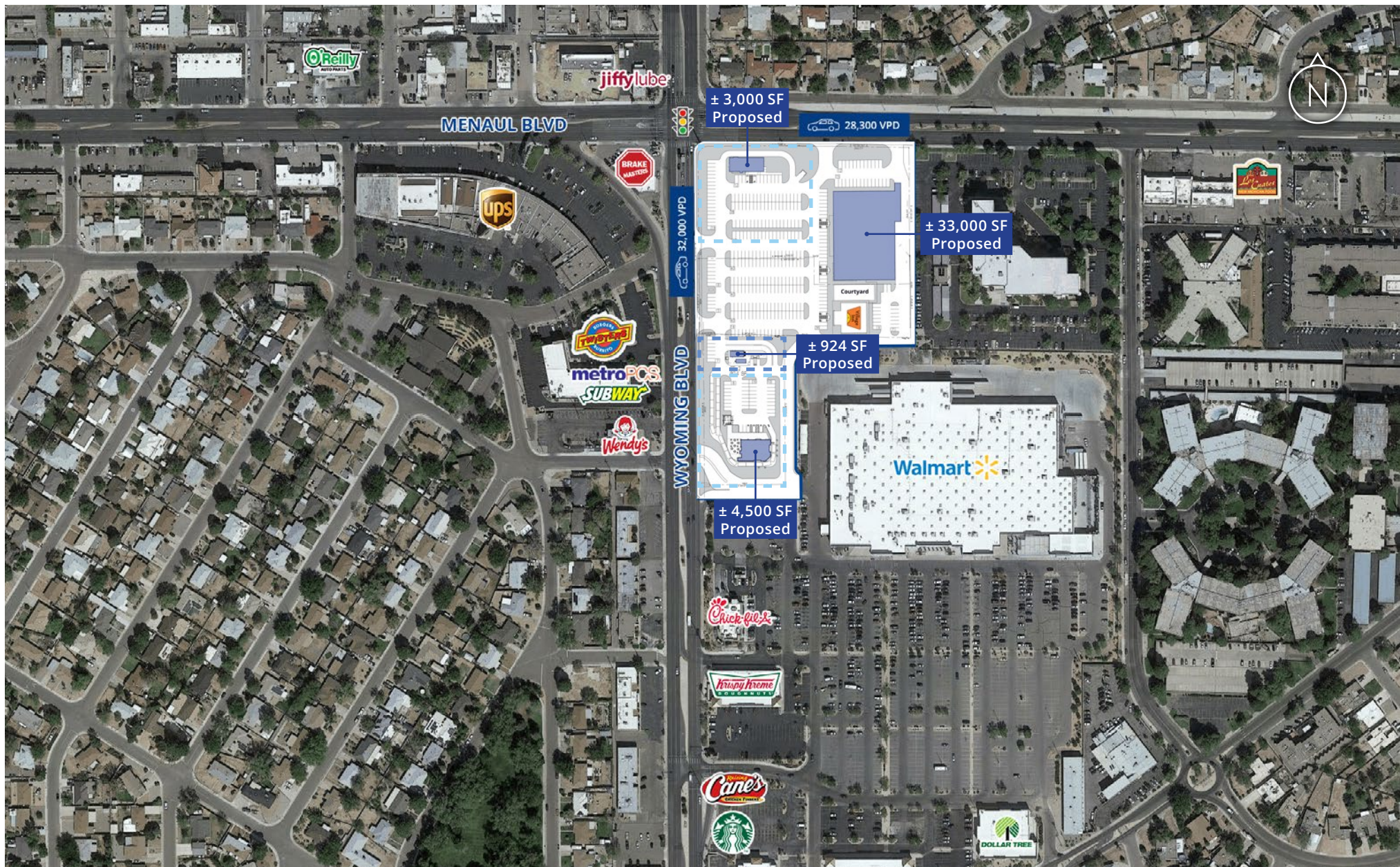


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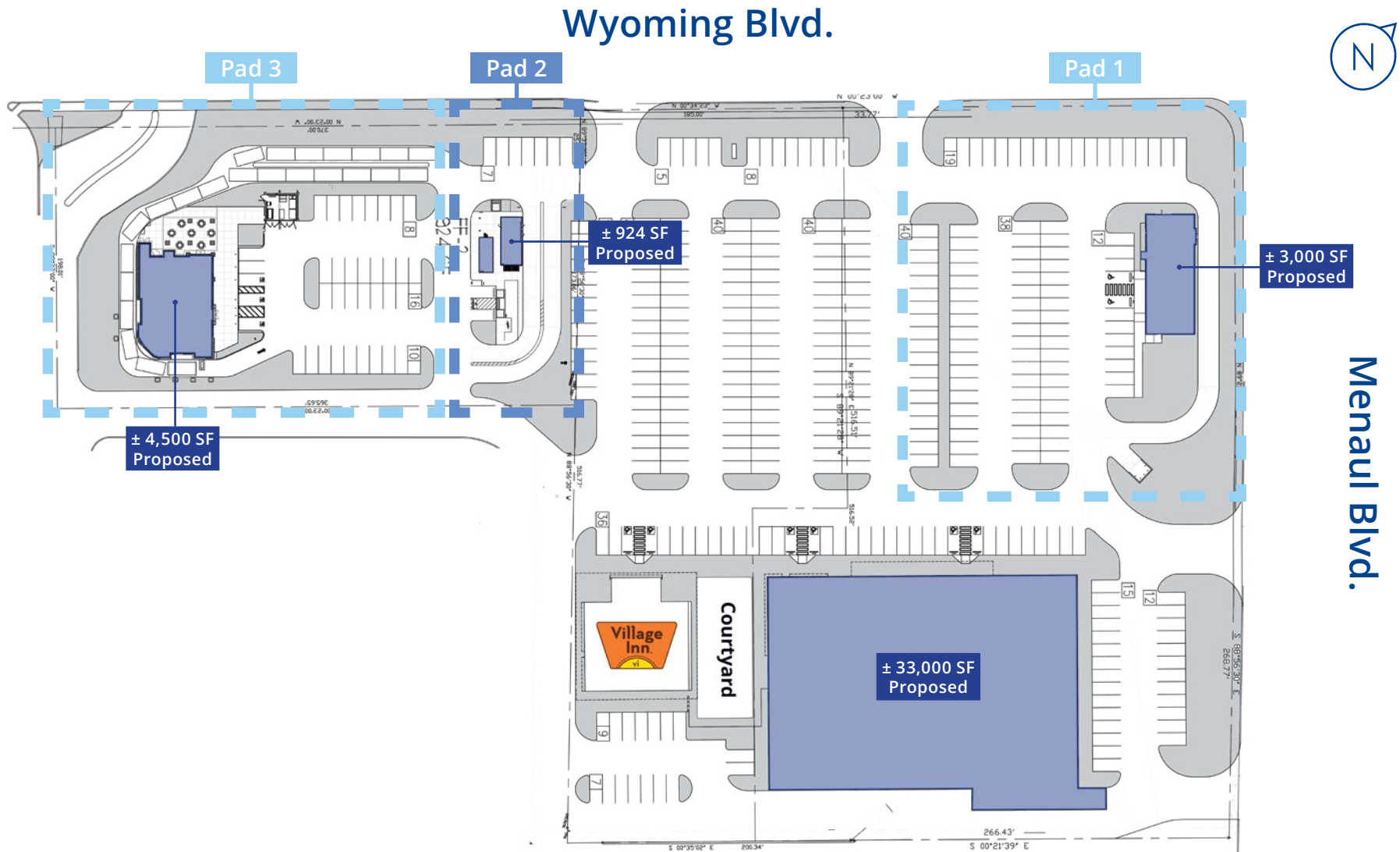
Trade Area Aerial



Intersection Aerial



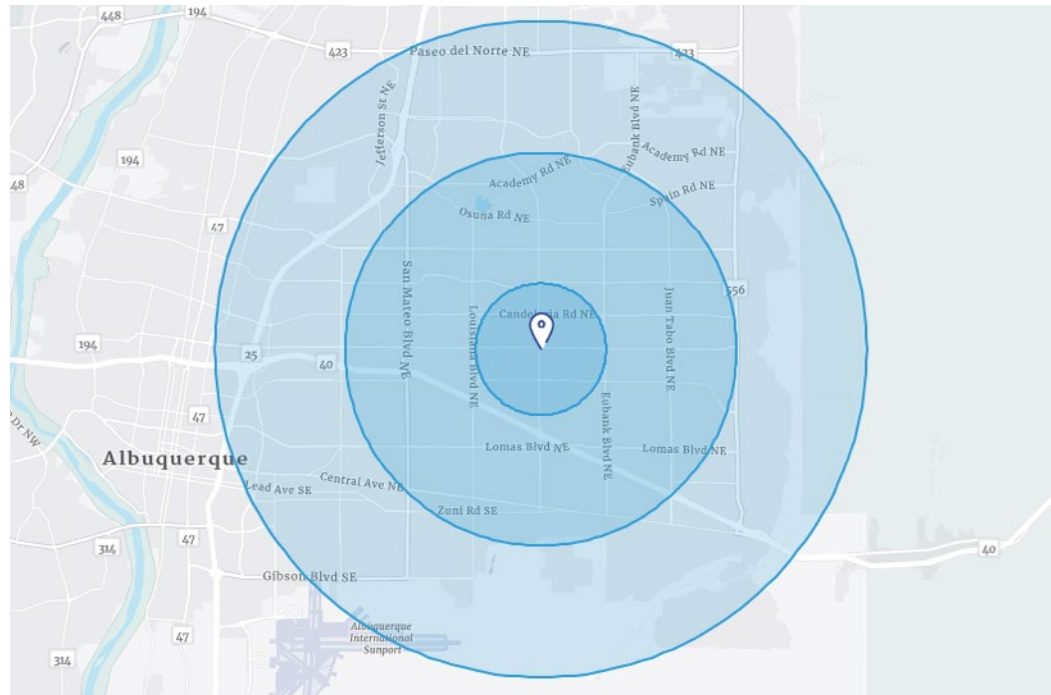
Site Plan



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Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	16,018	146,098	299,198
Households	7,447	67,015	137,061
Median HH Income	\$56,448	\$54,434	\$58,493
Average HH Income	\$81,069	\$81,021	\$92,436



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