

# For Sale or Lease

401 Menaul Blvd NW  
Albuquerque, NM 87107



## Bob Feinberg

Sr. Vice President | Principal  
+1 505 238 7707  
Albuquerque, NM  
License #9916  
bob.feinberg@colliers.com

## Tom Jones, CCIM

Sr. Vice President | Principal  
+1 505 880 7063  
Albuquerque, NM  
License #37218  
tom.jones@colliers.com

Colliers | New Mexico - El Paso  
5051 Journal Center Blvd. NE, Suite 200  
Albuquerque, NM 87109  
Main: +1 505 883 7676  
colliers.com



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# Property Profile

## Details

Sales Price	\$2,000,000
Lease Rate	\$140,000 per year
Lot Size	+/- 1.4898 AC
Submarket	North Valley
Zoning	MX-M

## Features

- Sale or ground lease opportunity
- Ideal site for fast food or other drive-thru uses
- Great visibility on both 4th St. and Menaul Blvd.
- Strong combined traffic count in excess of 29,400 vehicles per day
- Situated at a signalized intersection of two major arterials
- Interstate 40 access from 4th St. within 0.30 miles with 172,900 vehicles per day



## Area Tenants





# Trade Aerial





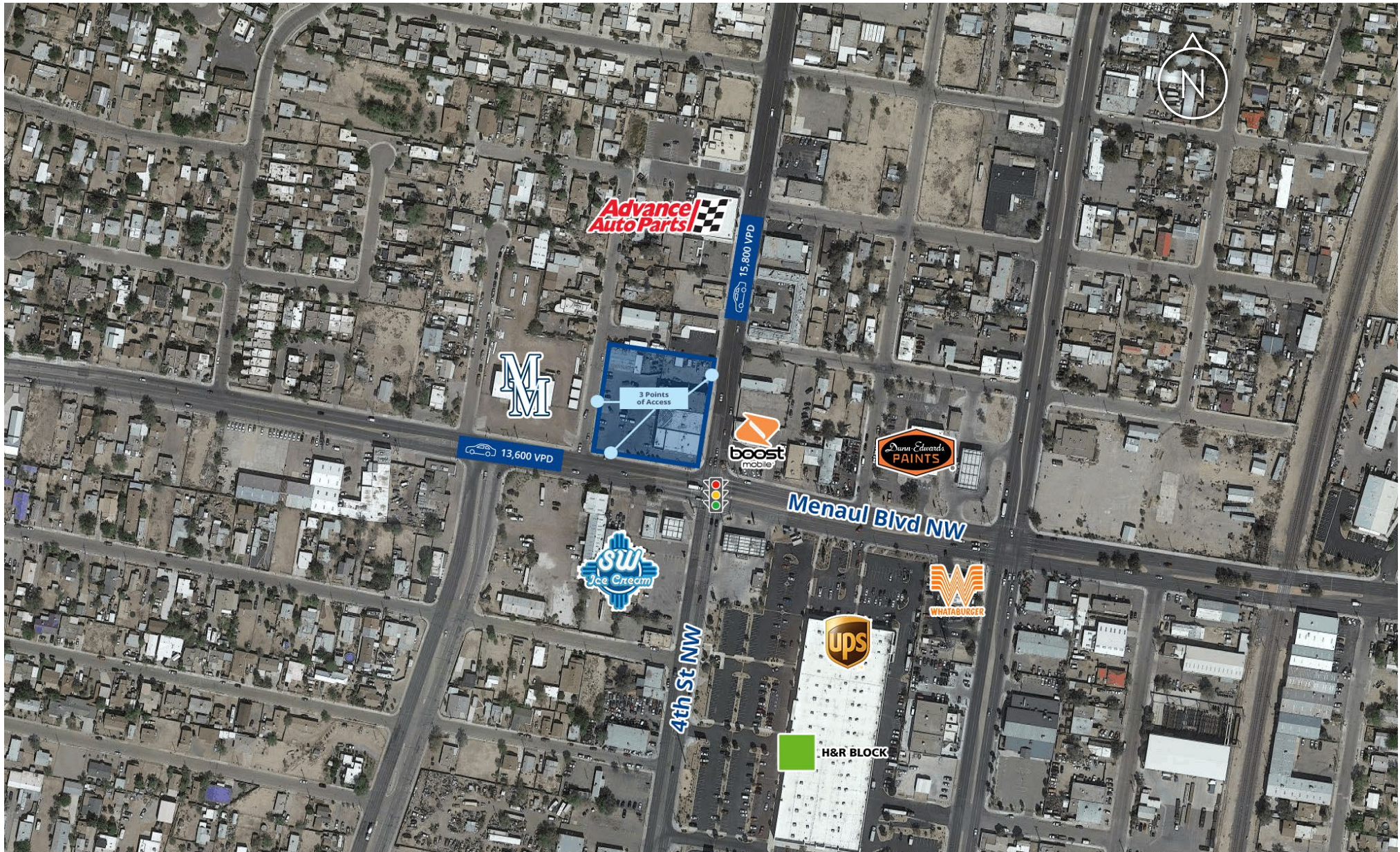
# Highway Access





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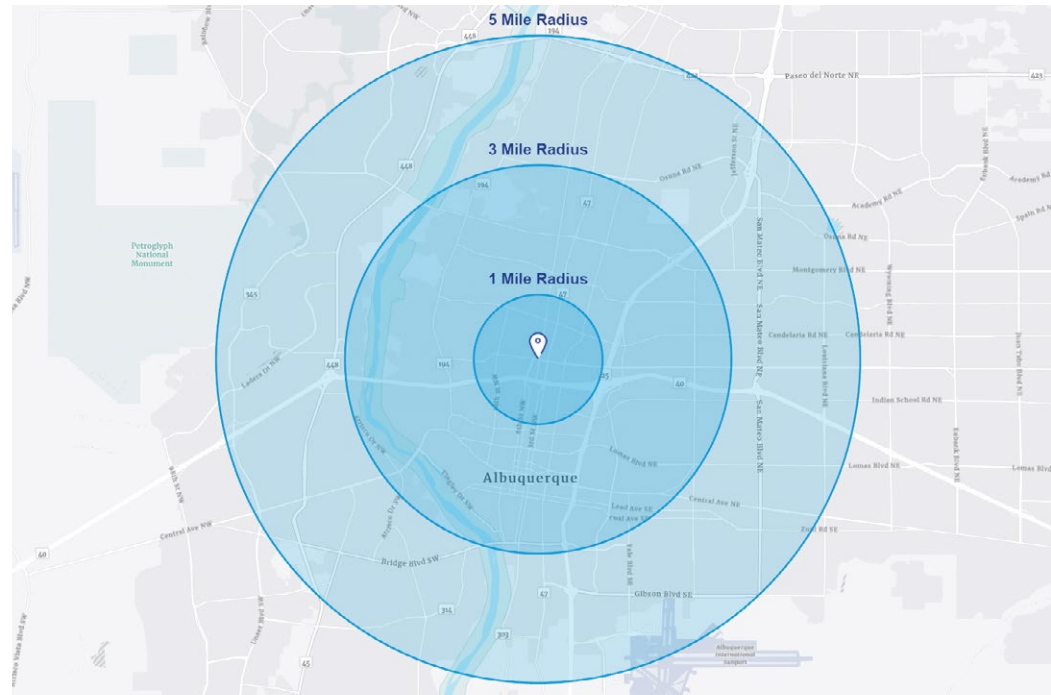
# Intersection Aerial





# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	9,555	80,716	246,086
Households	4,491	38,368	110,970
Median HH Income	\$51,263	\$54,224	\$57,810
Average HH Income	\$70,390	\$82,829	\$82,966

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