

A photograph of a Walgreens store exterior. The building is a single-story structure with a light-colored facade. The word "Walgreens" is prominently displayed in its signature red script font. To the left of the main entrance, the word "PHOTO" is visible in red block letters. To the right, the word "PHARMACY" is also visible. The address "3632" is posted on the building. The store has a tiled roof over the entrance area. Several cars are parked in the lot in front of the store. The sky is clear and blue.

Colliers

For Sublease

3632 Menaul Blvd NE
Albuquerque, NM 87110

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3632 Menaul Blvd NE | For Sublease

Property Profile

Details

Lease Rate \$12.00 PSF

Lease Type Modified Gross

Available Space ± 16,284 SF

Lot Size 1.66 Acres

Submarket North I-25

Zoning MX-M

Features

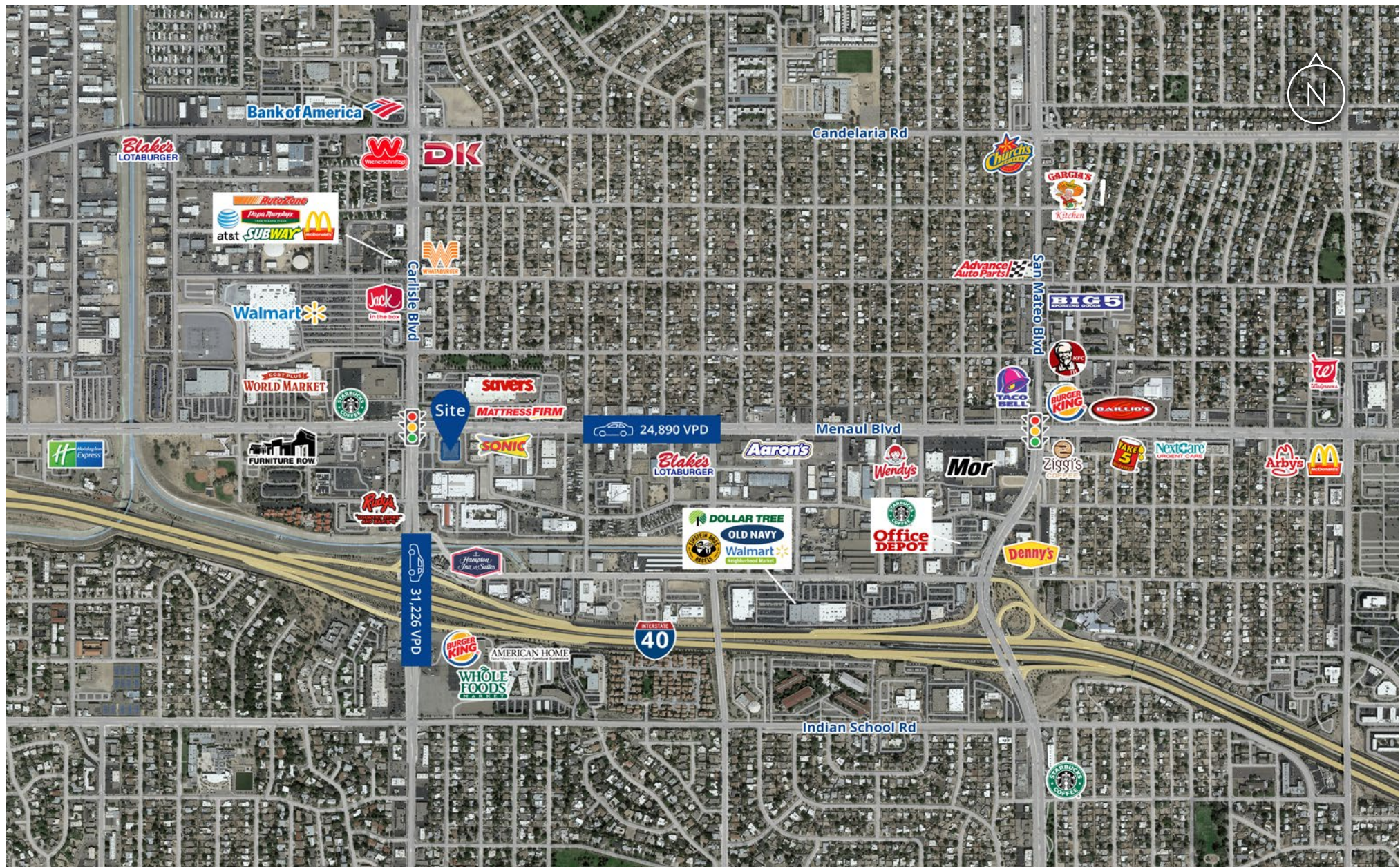
- Freestanding building in excellent condition
- Rare large format drive-thru availability along Menaul Blvd.
- Superior visibility and multiple access points
- Excellent exposure with traffic counts in excess of 24,890 VPD
- Close proximity to I-40 and I-25
- Sublease with Walgreens to expire on October 31, 2033
- All offers subject to Walgreens Real Estate Committee

Area Tenants



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Trade Area Aerial



Intersection Aerial



Site Plan



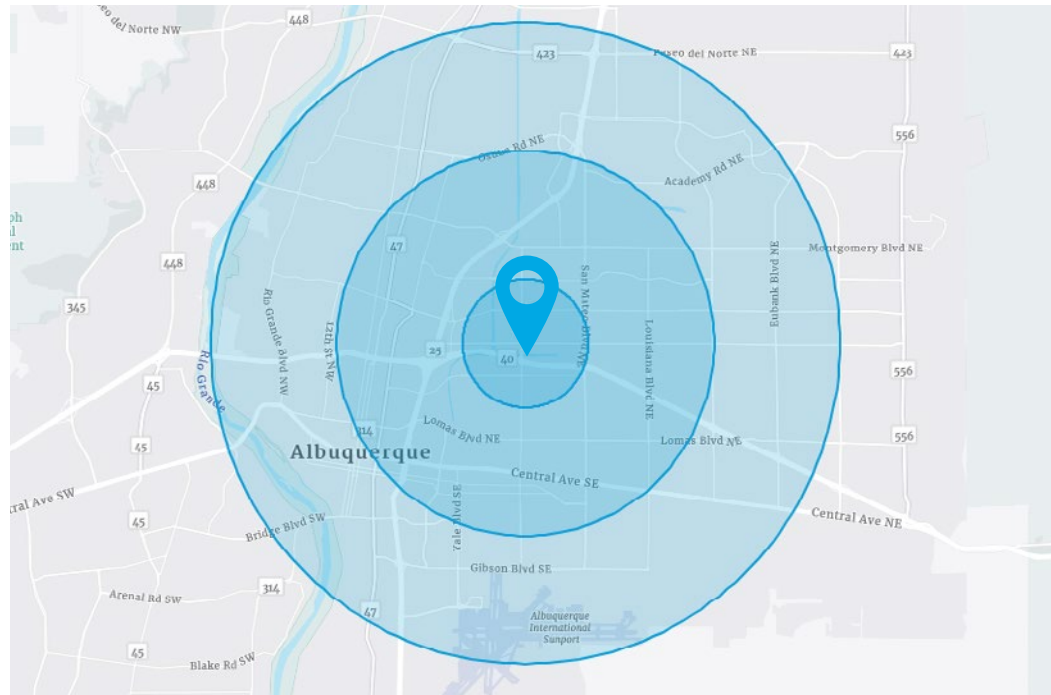
Menaul Blvd

Carlisle Blvd



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	12,294	104,472	270,511
Households	5,928	50,446	125,394
Median Age	38.8	38.5	39.8
Average HH Income	\$86,080	\$79,926	\$81,442
Per Capita Income	\$41,077	\$38,919	\$37,890
Daytime Population	18,280	172,934	373,921



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