



# For Sublease

3632 Menaul Blvd NE  
Albuquerque, NM 87110

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# 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

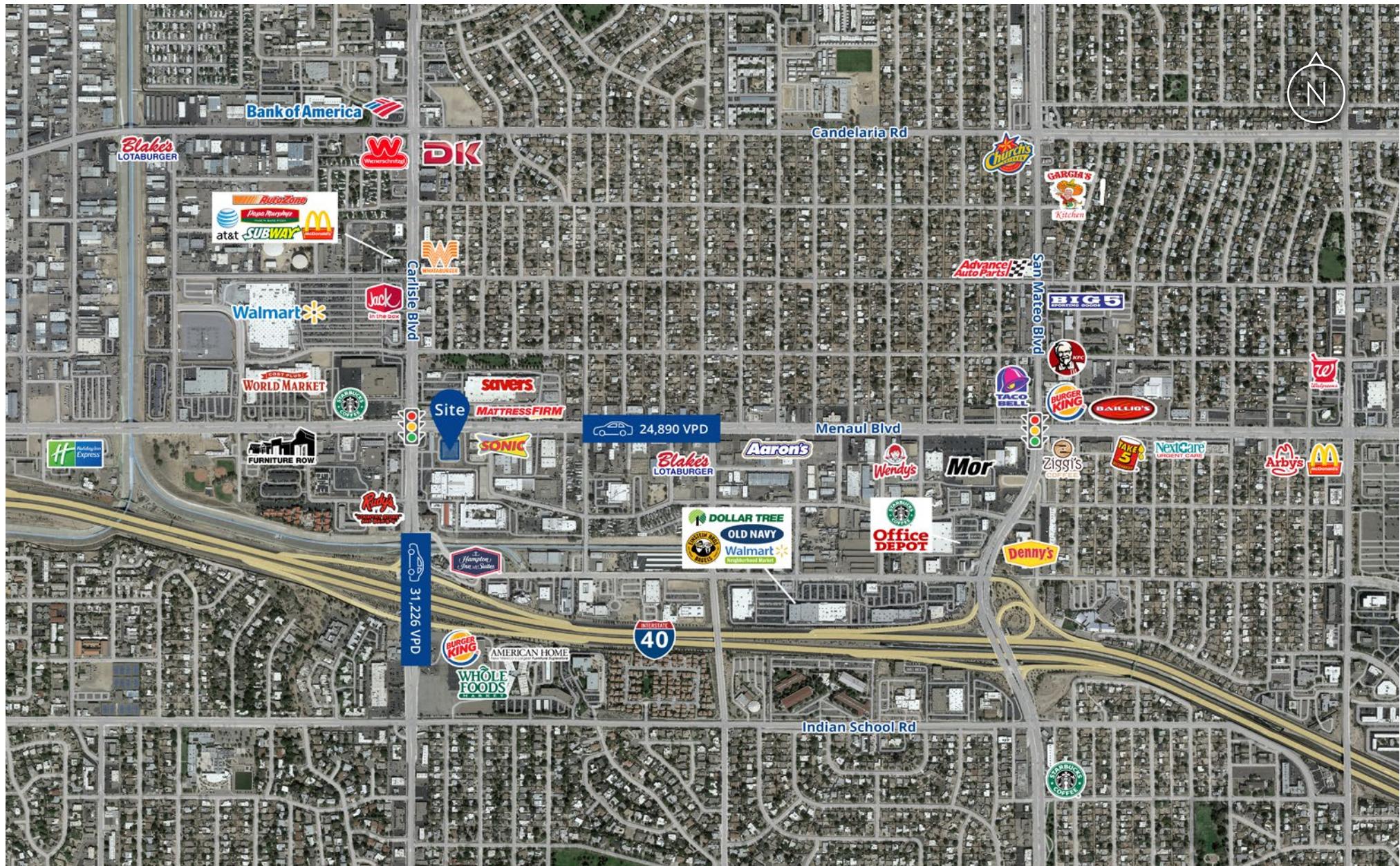
## Features

- 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



# Trade Area Aerial



# Intersection Aerial



# Site Plan



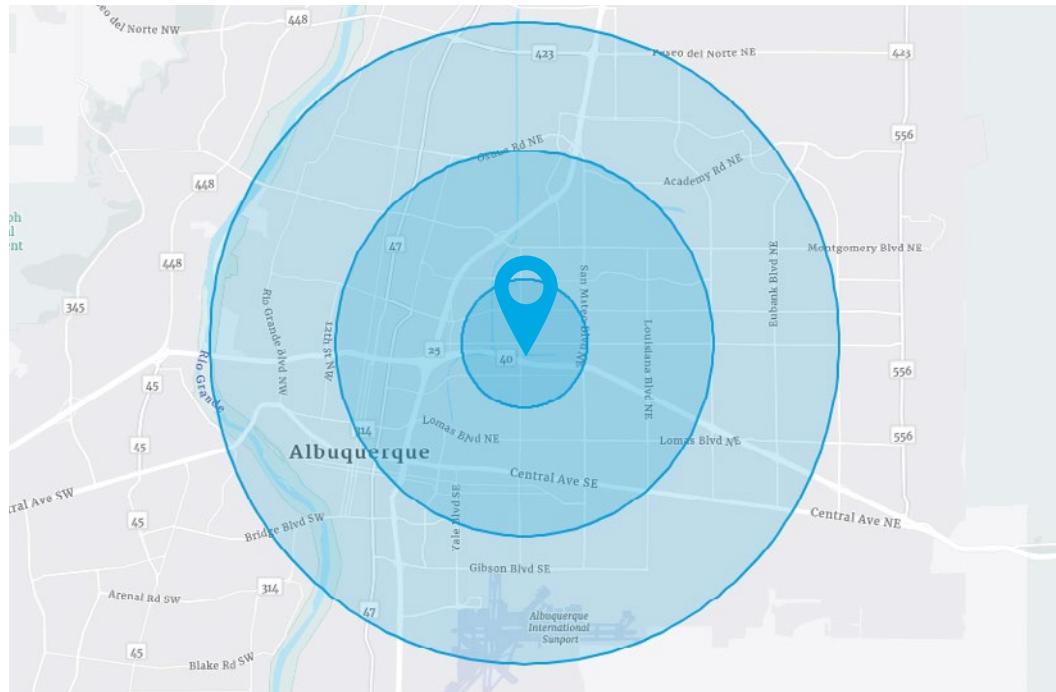
## Menaul Blvd

**Available  
± 16,284 SF**

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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