

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, the word "PHOTO" is in red block letters, and to the right, "PHARMACY" is in red block letters. The address "3632" is visible on the right side of the building. Several cars are parked in the lot in front of the store under a clear blue sky.

Colliers

For Sublease

3632 Menaul Blvd NE
Albuquerque, NM 87110

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5051 Journal Center Blvd. NE, Suite 200
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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



3632 Menaul Blvd NE | For Sublease

Trade Area Aerial



Intersection Aerial



Site Plan



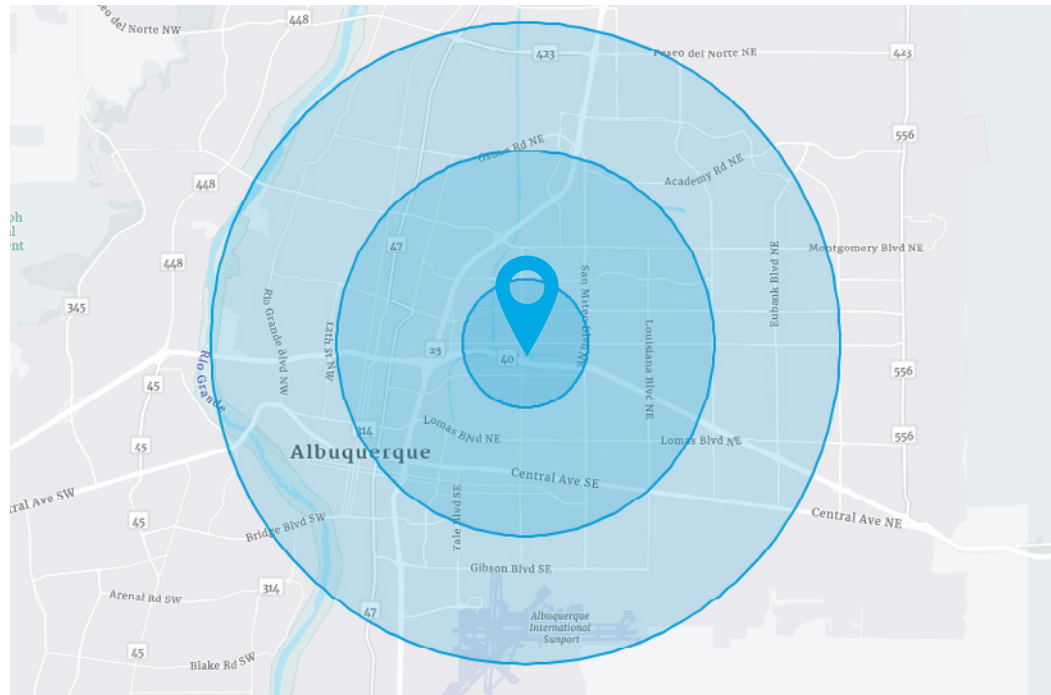
Menaul Blvd

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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