

**For
Sale**



Two-Unit NNN Retail Investment

LOW-MANAGEMENT ASSET ON BUSY RETAIL CORRIDOR



5811-5815 Menaul Blvd. NE | Albuquerque, NM 87110

NALSunVista **] Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±7,619 SF on ±0.43 Ac.
Available**

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SITE

Building: ±7,619 SF
Land: ±0.43 Acres

Contact Wireless

AZ Checks
Cashed

Make-A-Wish
Event Center
5811

National
Jewelry Buyers
5815

Pylon Sign

Pylon Sign

Cagua Dr. NE

Menaul Blvd. NE

CPD 29,600

PROPERTY

AVAILABLE

Building: ±7,619 SF

Land: ±0.43 Acres

SALE PRICE \$1,590,000

LOCATION

NWQ Menaul Blvd. & San Pedro Dr. NE

HIGHLIGHTS

- Excellent visibility along Menaul Blvd. to 29,600 cars per day
- Adjacent to Coronado Mall and Uptown Retail District
- Positioned among national retailers
- Two points of access along Menaul Blvd. and Cagua Dr.
- Dedicated pylon and building-mounted signage available for each tenant
- 26 shared parking spaces
- Recently-updated facade
- New 60-mil TPO roof (2024) with 5-year labor and 10-year material warranty
- Refrigerated air/central heat in each unit
- Individually-metered electric/gas utilities
- Fully-leased to two NNN tenants, one with a long-term history
- Simple, low-management asset

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INVESTMENT OVERVIEW

Executive Summary

Prime opportunity to acquire a fully leased, low-management retail asset in one of Albuquerque's top retail corridors. Surrounded by national brands and adjacent to Coronado Mall and Uptown, this property offers strong visibility, high traffic counts, and reliable NNN income. With a stable tenant mix and minimal landlord obligations, this is a turnkey investment in a proven, high-demand location.

Tenant Profiles

5811 Menaul Blvd. NE

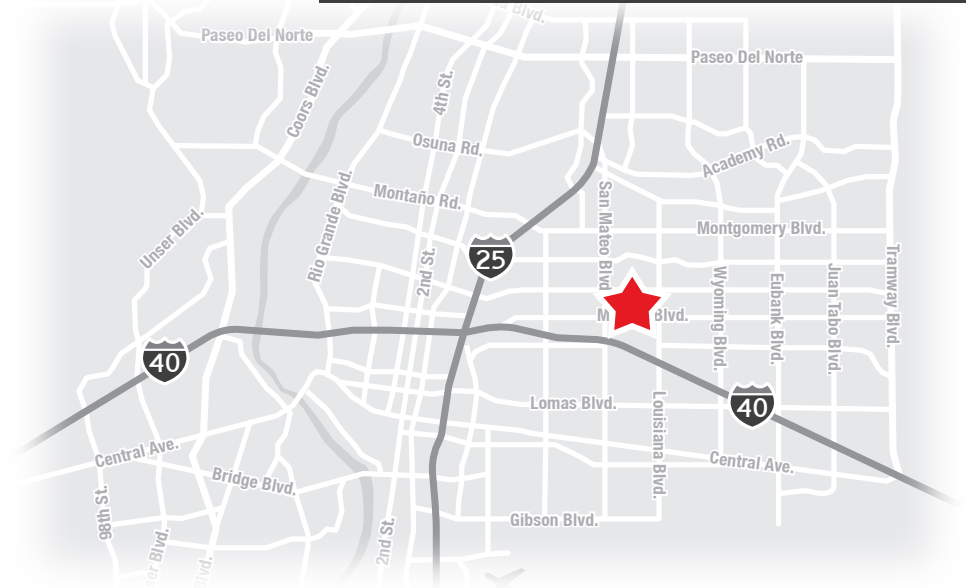
±3,085 SF leased to Make-A-Wish Event Center under a NNN lease with approximately 3 years remaining. Current annual NOI is \$49,800 with 3% annual increases, offering a stable and growing income stream.

5815 Menaul Blvd. NE

±4,339 SF leased to National Jewelry Buyers, a well-established tenant in place for over 12 years. Approximately 4 years remain on the current NNN lease, producing \$84,000 in annual NOI. Strong tenant history provides secure, long-term cash flow.

Zoning

Mixed-Use – Moderate Intensity Zone District [MX-M](#) 



Mini-Pod

Location:	5811 Menaul Blvd. NE 5815 Menaul Blvd. NE
Property Type:	Retail Investment
Tenants:	Two-Tenant Property
Property Size:	±7,424 SF on ±0.43 Acres
Sale Price:	\$1,590,000
Net Operating Income:	\$133,800
Cap Rate:	8.4%

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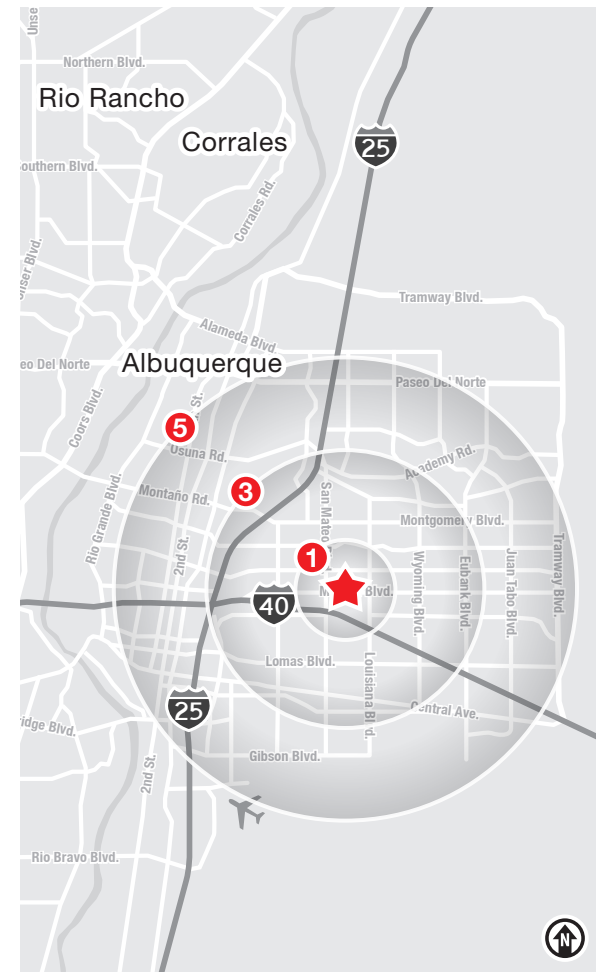
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,561	126,985	314,350
Average HH Income	\$80,217	\$81,574	\$87,520
Daytime Employment	16,947	96,546	241,345

2025 Forecasted by Esri



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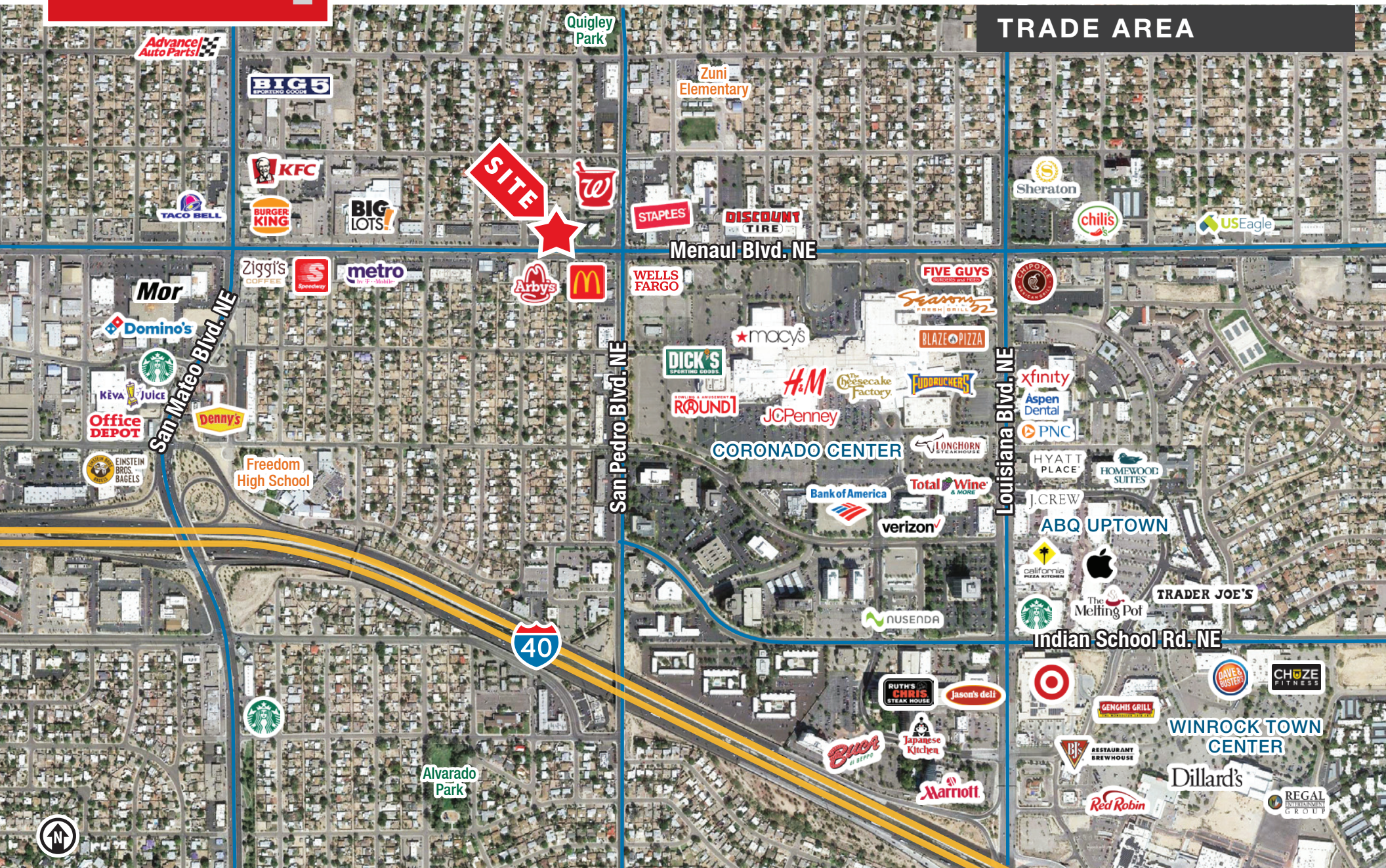
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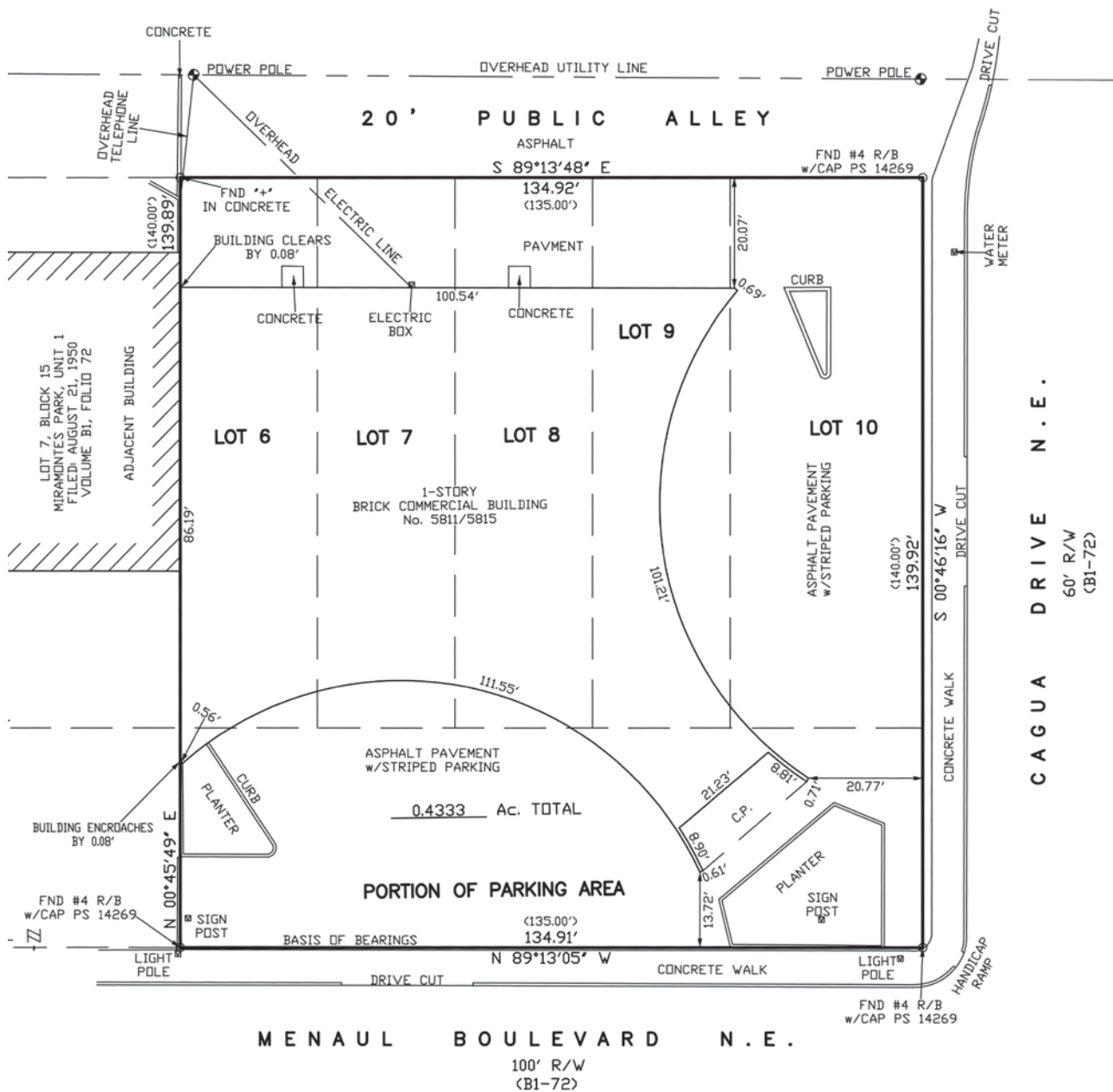
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SURVEY

AVAILABLE

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Land: ±0.43 Acres



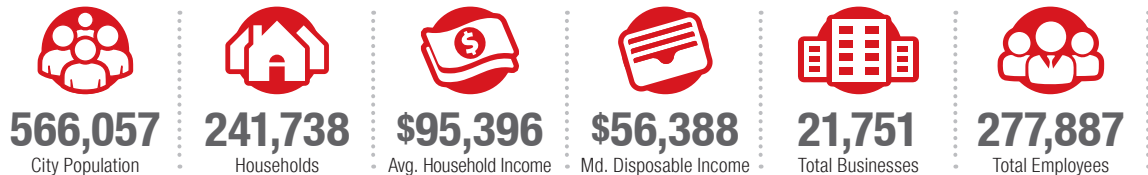
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.