

**For
Lease**



Highly Visible & Affordable Retail Space

LOCATED IN THE THRIVING UPTOWN RETAIL CORRIDOR



**±1,200 SF - 3,795 SF
Available**

7401 Menaul Blvd. NE | Albuquerque, NM 87110

NASunVista  **Got Space™**

Opening The Door to Commercial Real Estate Excellence

Ethan Melvin

ethan@sunvista.com | 505 235 9347

John Algermissen CCIM

johna@sunvista.com | 505 998 5734

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PROPERTY

AVAILABLE

Suite A: ±1,200 SF
\$15.00/SF + \$4.72/SF NNN

Suite E: ±1,265 - 3,795 SF
\$10.00/SF + \$4.72/SF NNN

HIGHLIGHTS

- Moments from Coronado & Winrock Malls and Albuquerque Uptown
- Ample Parking with 26 Shared Space
- Highly visible pylon signage
- Surrounded by dense, residential population
- Space can be demised

ZONING

- [MX-M](#) 🏠

LOCATION

SWQ Menaul Blvd. &
Pennsylvania St. NE

For Lease

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,022	145,770	309,301
Average HH Income	\$83,627	\$81,222	\$92,099
Daytime Employment	15,684	77,796	201,430

2025 Forecasted by Esri



NAI SunVista

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MASSAGE
505-208-8902

YOUR SIGN HERE



SUITE E



SUITE E

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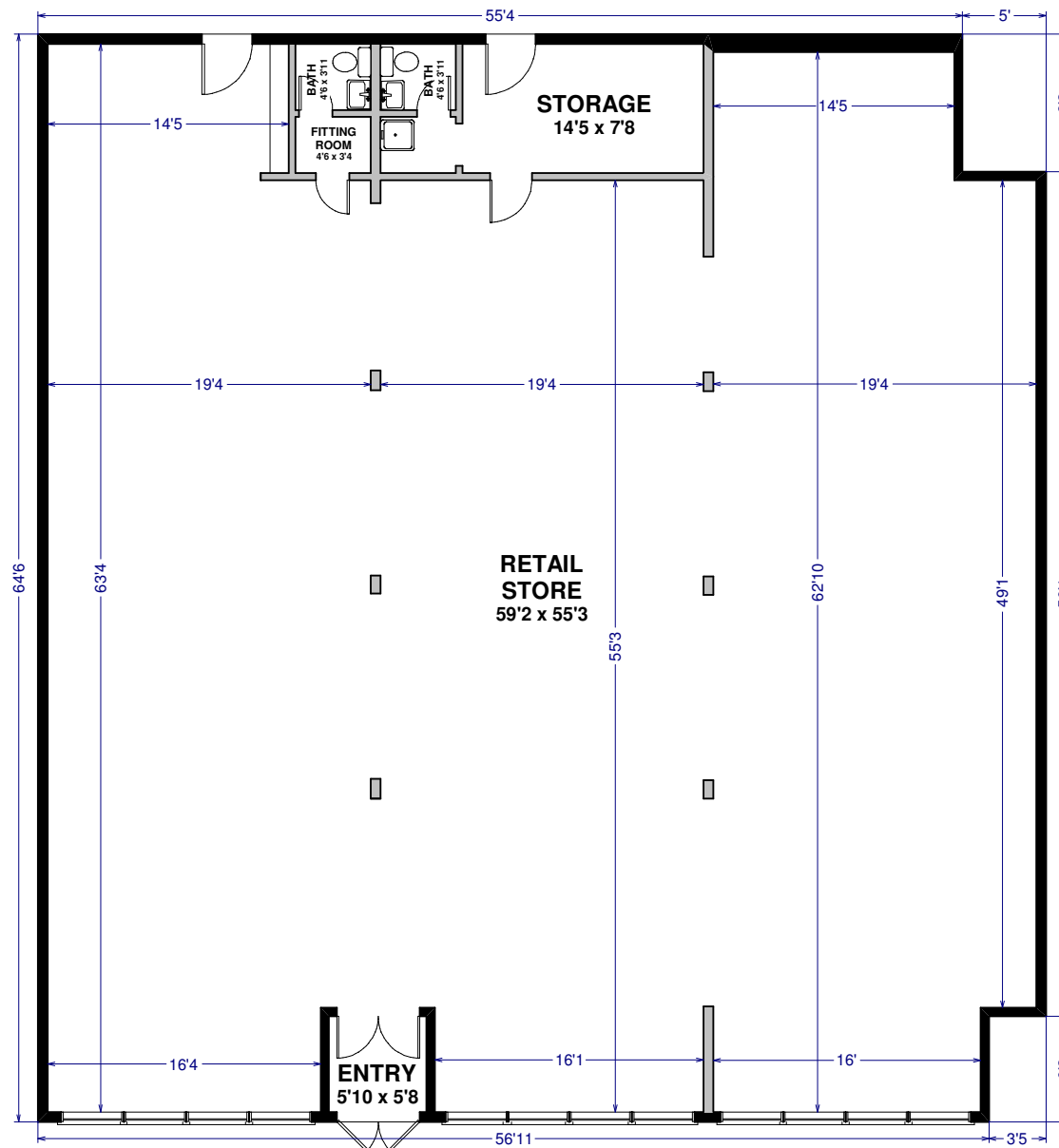
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FLOOR PLAN

SUITE E

±1,265 - 3,795 SF

Floor Plan Not to Scale



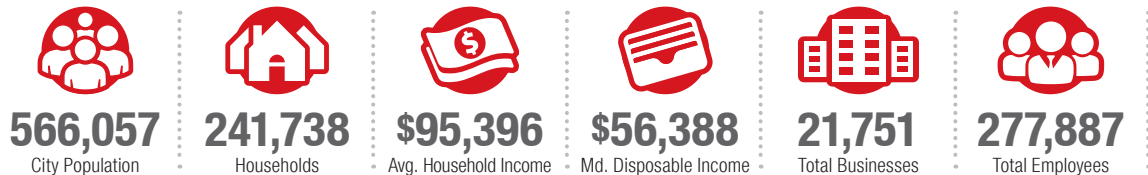
Albuquerque

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)



In the News

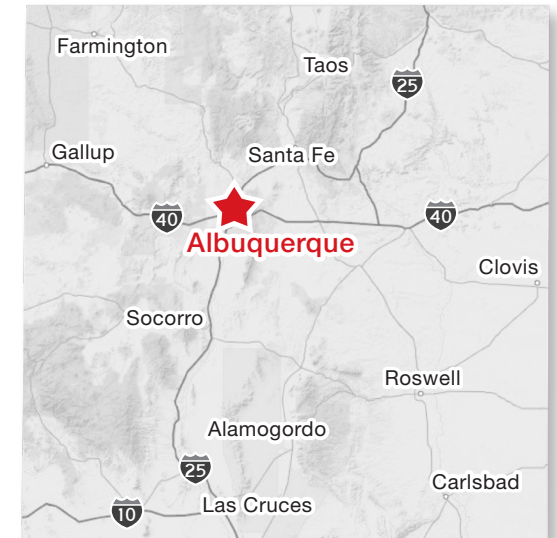
Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*



932,477
Albuquerque Metro Population



The Largest
City in the State



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.