

**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**

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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



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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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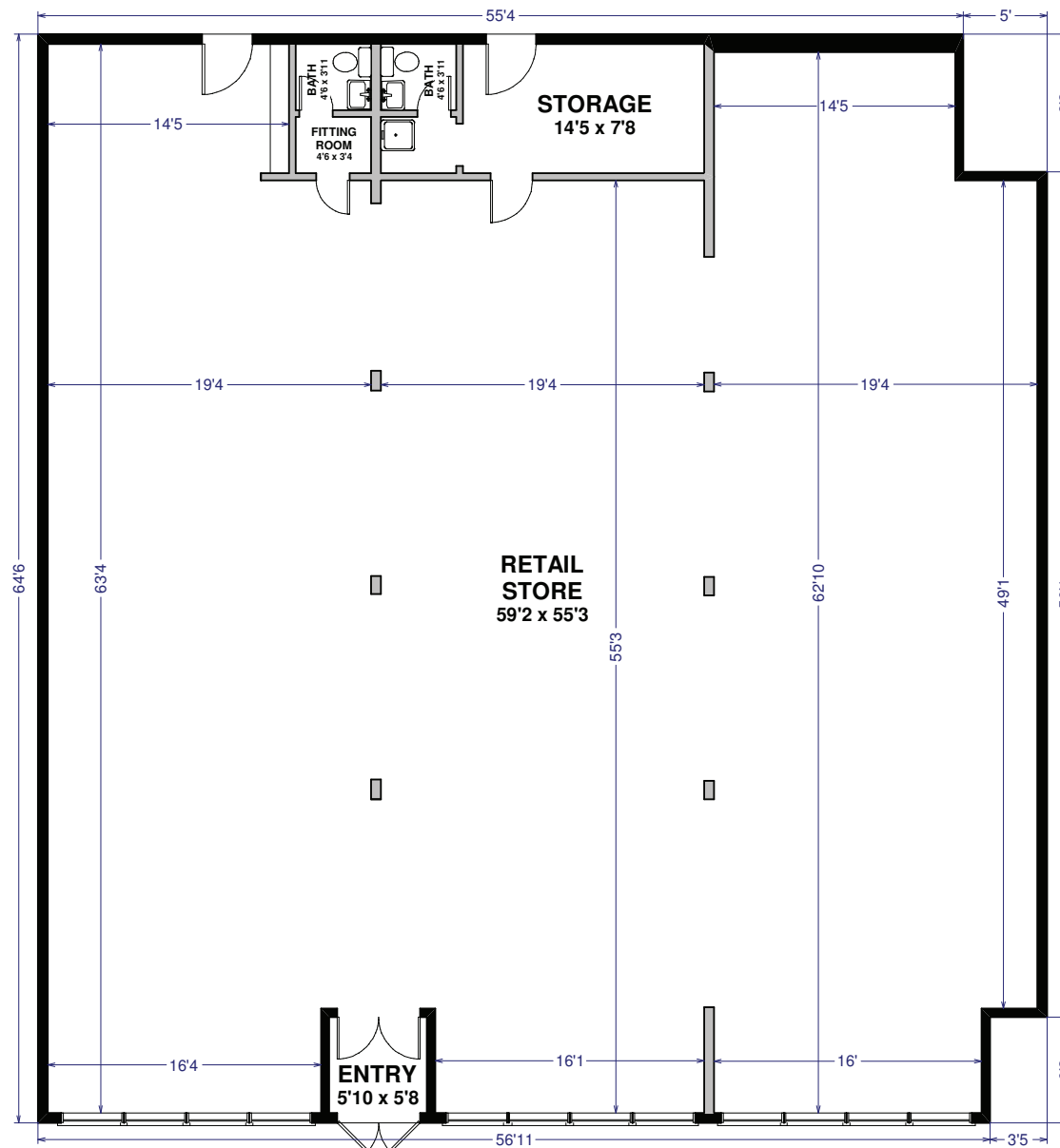
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## FLOOR PLAN

### SUITE E

±1,265 - 3,795 SF

*Floor Plan Not to Scale*





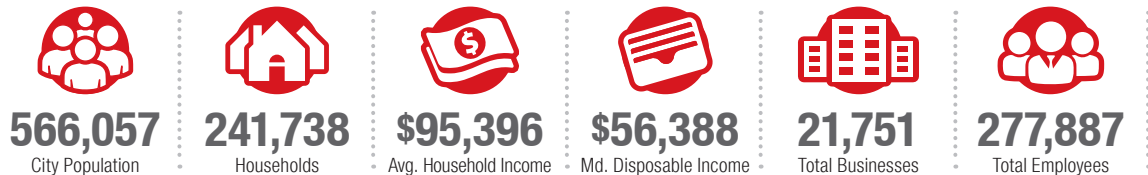
# Albuquerque

## 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.

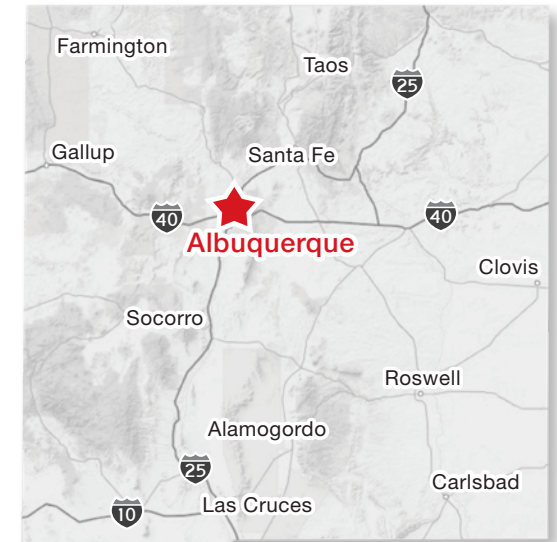
#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**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.