

**For Sale**

# Multi-Tenant Retail Investment Opportunity

NEAR MENAUL & CARLISLE BLVDS.



2117 Menaul Blvd. NE | Albuquerque NM 87107

**±3,730 SF on ±0.32 Ac.**

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**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence



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## INVESTMENT OVERVIEW

### Tenant Rent Roll

#### Suite 2117-A

Name: **Green Central Station**

Size: **±2,042 SF**

Lease Start: **09/01/2024**

Lease End: **09/30/2027**

#### Suite 2117-B

Name: **Massage Spa**

Size: **±1,778 SF**

Lease Start: **09/01/2024**

Lease End: **09/30/2027**

### Mini-Pod

Location:	<b>2117 Menaul Blvd. NE</b>
Property Type:	<b>Commercial Retail Investment</b>
Total Bldg. SF	<b>±3,730</b>
Total Land Ac.	<b>±0.32 Acres (±14,134 SF)</b>
Sale Price:	<b>\$825,000</b>
CAP Rate:	<b>7.0%</b>
NOI:	<b>\$57,786</b>
Zoning	<b>NR-LM</b>



#### Demographics

	1 Mile	3 Mile	5 Mile
Total Population	7,508	102,082	256,997
Average HH Income	\$67,941	\$80,765	\$81,731
Daytime Employment	13,007	127,508	219,934

2025 Forecasted by Esri



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## PROPERTY

### AVAILABLE

- Building:  $\pm 3,730$  SF
- Land:  $\pm 0.32$  Acres

### SALE PRICE

\$825,000 (\$221.18/SF)

### HIGHLIGHTS

- Great visibility from Menaul Blvd with over 24,000 CPD
- Centrally located seconds from the I-40 & I-25 Interchange
- Close proximity to a mix of national hotels and QSR's
- Ample parking
- Monument signage
- New roof installed in 2025
- Suite A fully renovated in 2022
- Situated in the officially adopted Menaul Metropolitan Redevelopment Area
- Massage Spa long term and established tenant
- Cannabis dispensary fully leased and licensed with all required zoning and build up

**ZONING** NR-LM

### LOCATION

NEQ Menaul Blvd. & University Blvd.



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**SITE**

- Building:  $\pm 3,730$  SF
- Land:  $\pm 0.32$  Acres

Urban 360 Pizza,  
Grill and Tap House

Woodland Ave.

Princeton Dr.

Menaul Blvd.  
CPD 24,000





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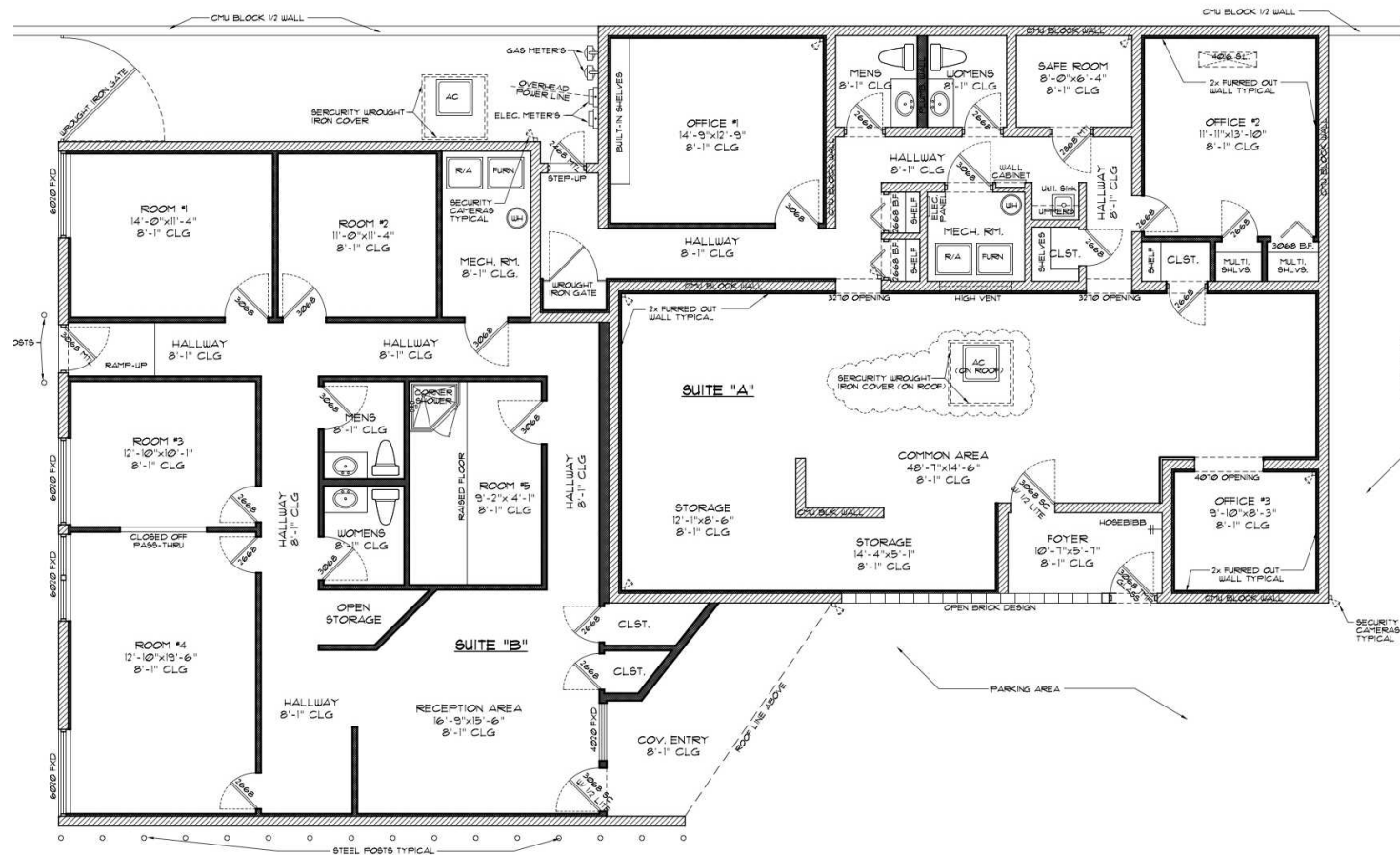
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## FLOOR PLAN

**AVAILABLE**

±3,730 SF





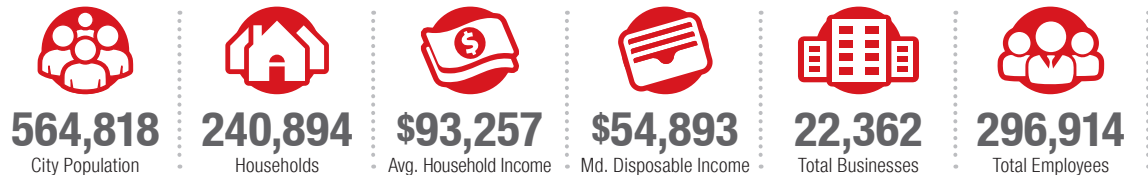
# Albuquerque

## 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 2024 Demographics)



**926,835**  
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.