

Investment For Sale

Multi-Tenant Retail Opportunity

100% LEASED | 7.5% CAP RATE



PRICE REDUCED!

2117 Menaul Blvd. NE | Albuquerque NM 87107

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±3,730 SF on ±0.32 Ac.
Available**

Alexis Lovato

alexis@sunvista.com | 505 639 6433

Shamy Slefo

shamy@sunvista.com | 505 998 1579

INVESTMENT OVERVIEW

Tenant Rent Roll

Suite 2117-A

Name: **Green Central Station**

Size: **±2,042 SF**

Lease Start: **02/01/2025**

Lease End: **01/31/2028**

Suite 2117-B

Name: **Massage Spa**

Size: **±1,778 SF**

Lease Start: **02/01/2024**

Lease End: **01/31/2027**

Mini-Pod

Location:	2117 Menaul Blvd. NE
Property Type:	Commercial Retail Investment
Total Bldg. SF	±3,730
Total Land Ac.	±0.32 Acres (±14,134 SF)
Sale Price:	\$799,950 \$774,950
CAP Rate:	7.5%
NOI:	\$57,786
Zoning	NR-LM



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: ±3,730 SF
Land: ±0.32 Acres

SALE PRICE

~~\$799,950 (\$214.46/SF)~~

\$774,950 (\$207.76/SF)

HIGHLIGHTS

- Great visibility from Menaul Blvd. with over 24,000 cars per day
- ±97 linear feet of frontage
- 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 Re-development 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: ± 0.32 Acres

Urban 360 Pizza,
Grill and Tap House

Woodland Ave.

Princeton Dr.

Menaul Blvd. NE CPD 24,000



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NAI SunVista

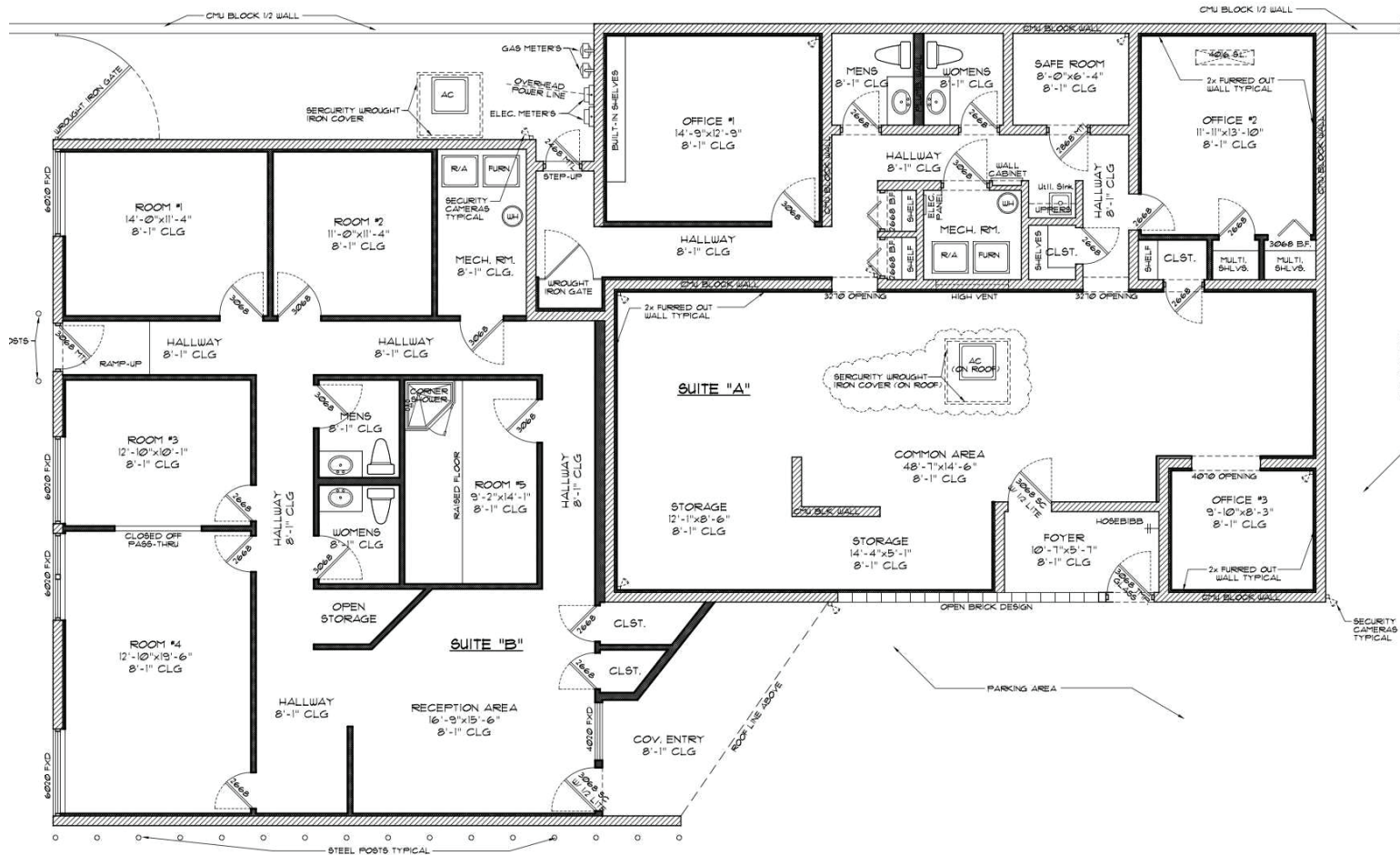
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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alexis@sunvista.com
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shamy@sunvista.com
505 998 1579

AVAILABLE

±3,730 SF



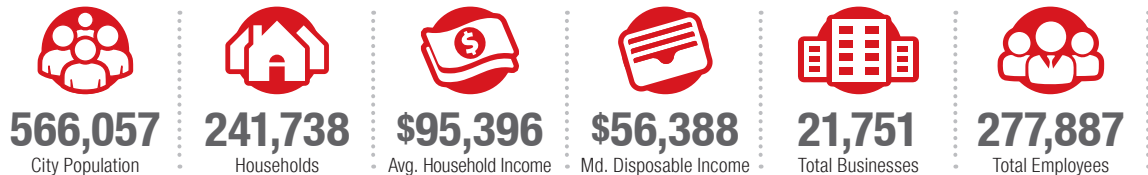
Albuquerque

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 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.