

**For Sale
or Lease**

NE Heights Freestanding Office/Medical Building

HIGH VISIBILITY ALONG MENAUL BLVD.



8914 Menaul Blvd. NE | Albuquerque, NM 87112

NAI SunVista **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±1,782 SF on ±0.17 Ac.
Available**

Luke Scarpa

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Alex Pulliam

alex@sunvista.com | 505 350 5729

Riley McKee CCIM, SIOR

riley@sunvista.com | 505 379 1549

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PROPERTY

AVAILABLE

Building: $\pm 1,782$ SF
Land: ± 0.17 Acres

SALE PRICE

\$275,000

LEASE RATE

\$14.00/SF + NNN

HIGHLIGHTS

- High visibility on Menaul Blvd.
- Existing veterinary improvements
- Adaptable to medical, professional or retail uses
- 6:1000 parking ratio
- Single-story, efficient floor plan ideal for owner-user
- Conveniently located near Uptown Albuquerque

ZONING MX-M 

LOCATION

SWQ Menaul Blvd. &
Moon St. NE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	17,281	146,033	289,705
Average HH Income	\$79,590	\$85,916	\$95,339
Daytime Employment	6,809	64,143	165,993

2025 Forecasted by Esri



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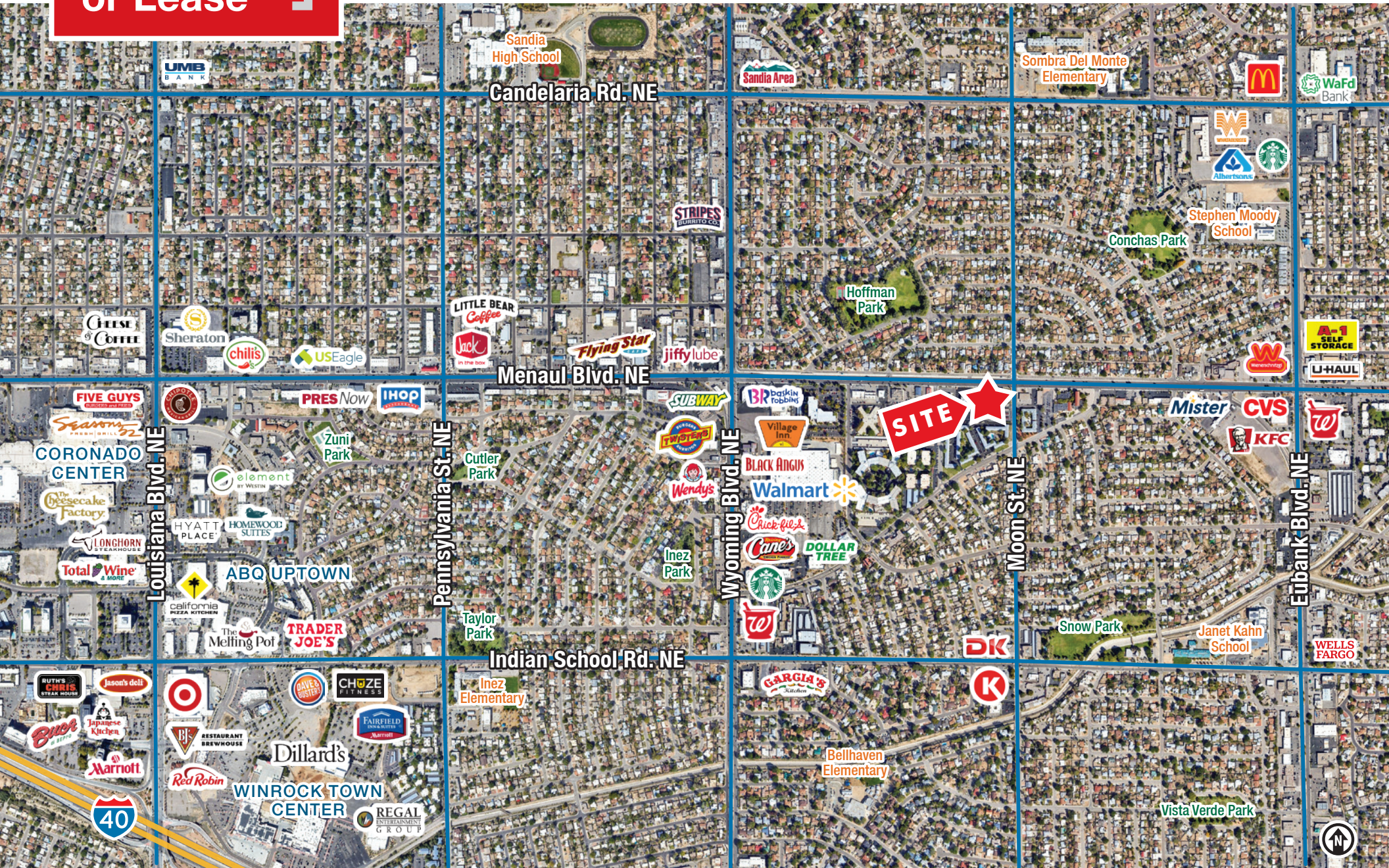
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FLOOR PLAN

AVAILABLE

±1,782 SF

Floor plan not to scale.

