

**For
Lease**



Northeast Heights Retail Space

EXCELLENT VISIBILITY WITH EASY ACCESS TO I-40



**±1,030 - 1,934 SF
Available**

5101, 5103, 5109 Menaul Blvd. NE | Albuquerque, NM 87110

Clay Azar CCIM

clay@sunvista.com | 505 480 9777

Shamy Slefo

shamy@sunvista.com | 505 998 1579

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

5101: ±1,952 SF
5103: ±1,030 SF
5109: ±1,030 SF

LEASE RATE

5101: \$10.00/SF + NNN
5103: \$12.00/SF + NNN
5109: \$12.00/SF + NNN

HIGHLIGHTS

- Busy area with high visibility
- Easy access to I-40
- Multiple signage opportunities
- Full access from Menaul Blvd.
- Ample Parking

ZONING

- [MX-M](#) 

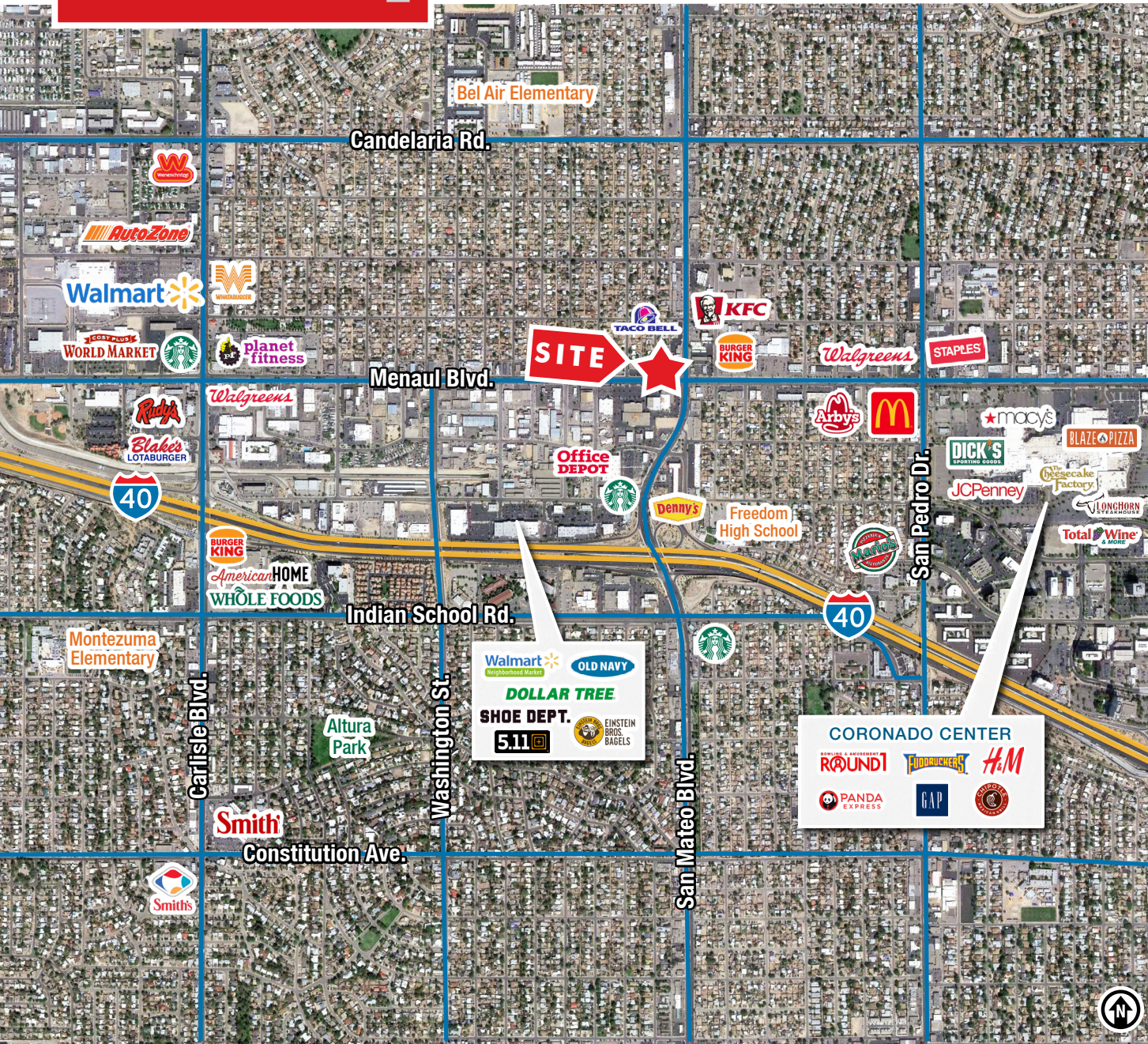
LOCATION

NWC San Mateo Blvd.
& Menaul Blvd. NE



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,921	118,162	300,666
Average HH Income	\$78,149	\$81,063	\$86,707
Daytime Employment	12,727	97,341	245,974

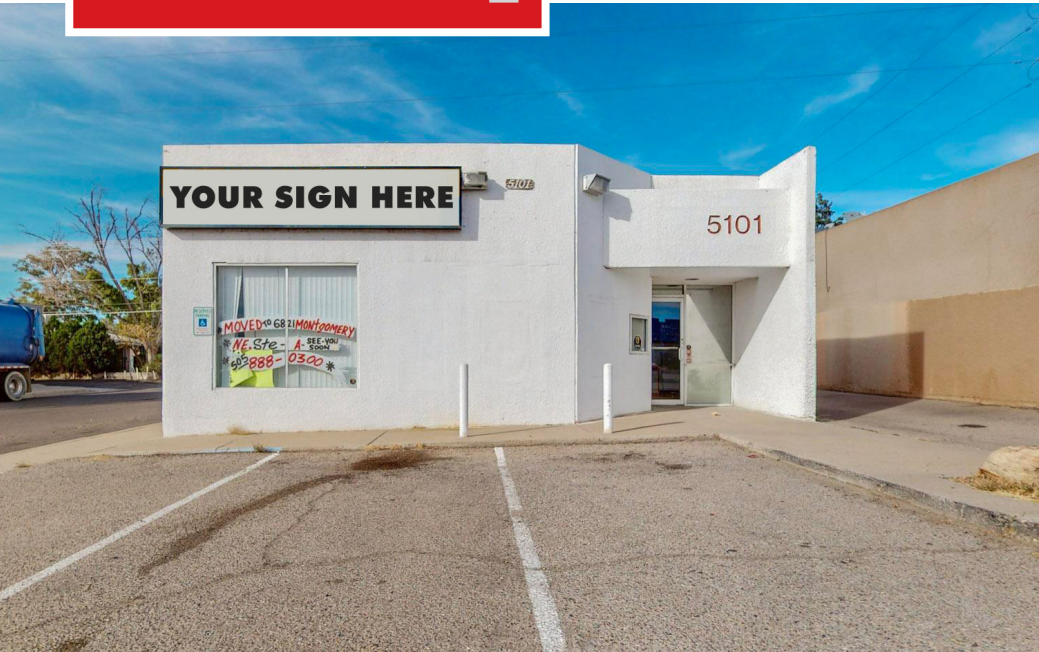
2025 Forecasted by Esri



CORONADO CENTER

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SUITE 5101



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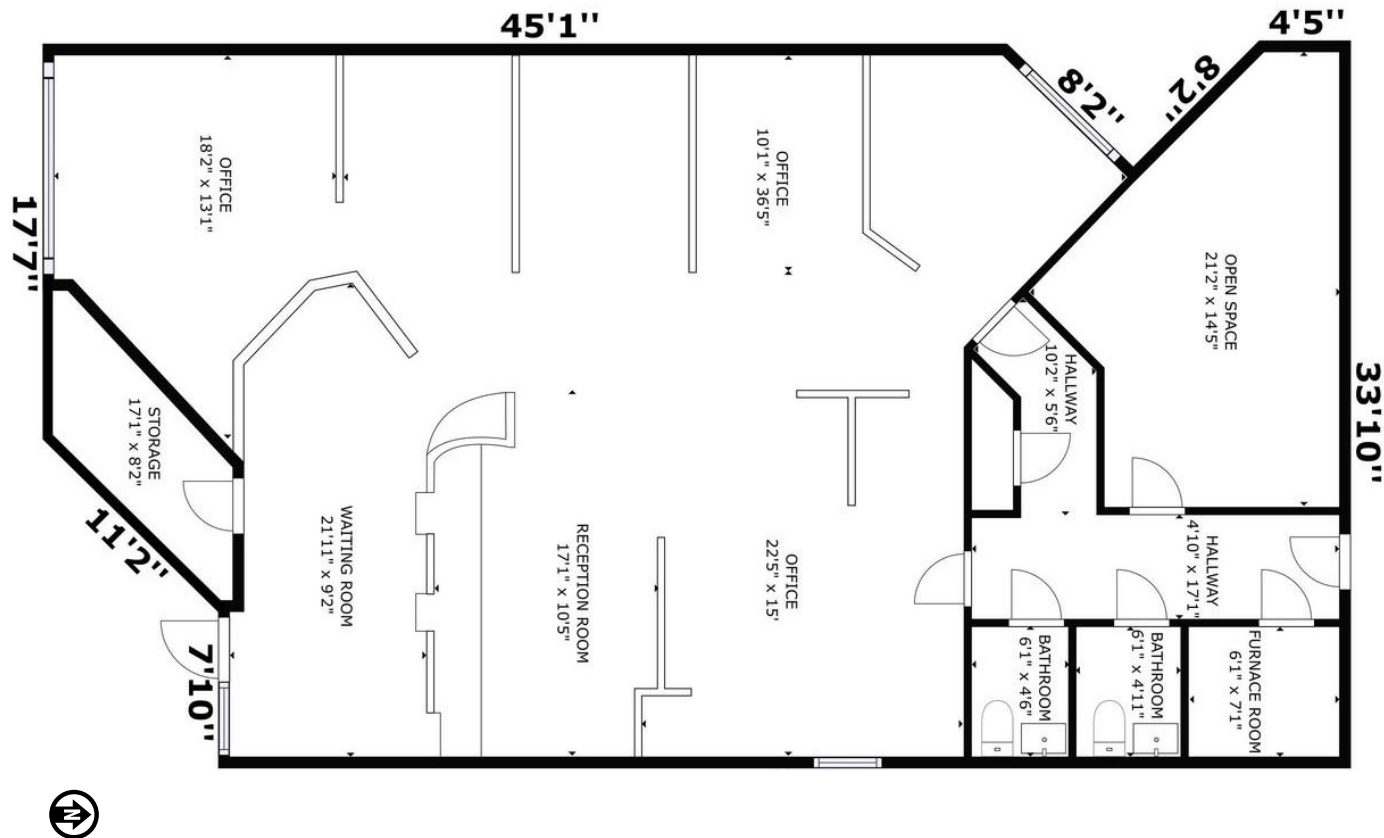
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FLOOR PLAN

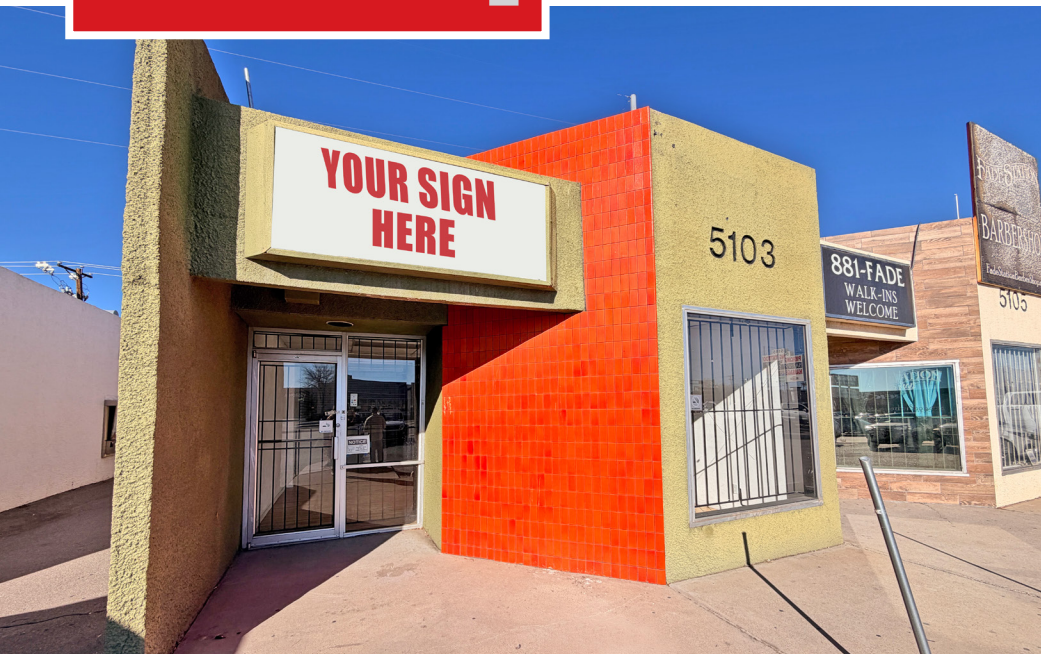
AVAILABLE

5101: ±1,952 SF



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SUITE 5103



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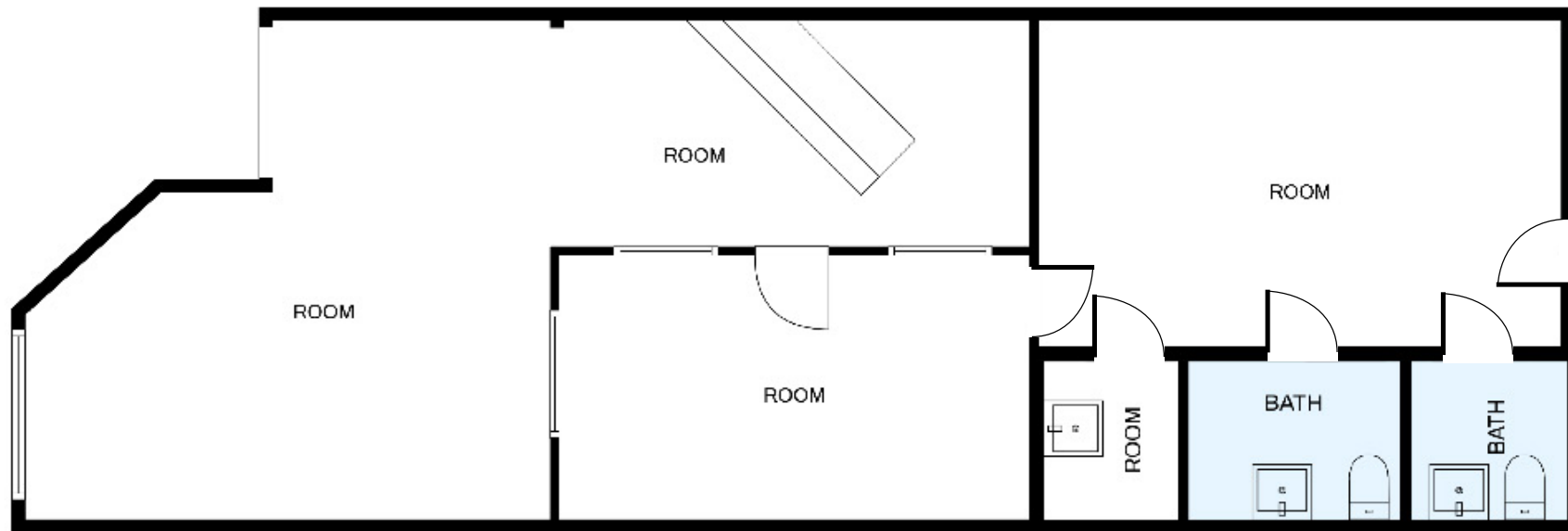
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FLOOR PLAN

AVAILABLE

5103: ±1,030 SF



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SUITE 5109



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FLOOR PLAN

AVAILABLE

5109: ±1,030 SF

