

For Lease

Retail with Drive-Thru Potential

BITE-SIZED PROPERTY NEAR MENAUL & JUAN TABO



Conceptual Rendering

10710 Menaul Blvd. NE | Albuquerque, NM 87112

NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

±1,125 SF on ±0.44 Ac.
Available

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PROPERTY

AVAILABLE

Building: ±1,125 SF
Land: ±0.44 Acres

LEASE RATE

\$22.00/SF + \$4.50/SF NNN

HIGHLIGHTS

- 50' x 50' shade structure on site
- Left-in/left-out access at Menaul Blvd. & Prospect Ave.
- Hard-corner location
- Large, lit monument sign
- Terrific location for:
 - Food truck concept
 - Brick & mortar location
 - Car detailing facility
 - Small "To Go" restaurant concept
- Landlord to refit with:
 - New roof
 - New 200-amp, 3-phase power
 - New refrigerated air
 - Re-sealed and striped parking lot
 - New facade and awnings

ZONING [MX-L](#)

LOCATION

SWC Menaul Blvd. &
Prospect Ave. NE

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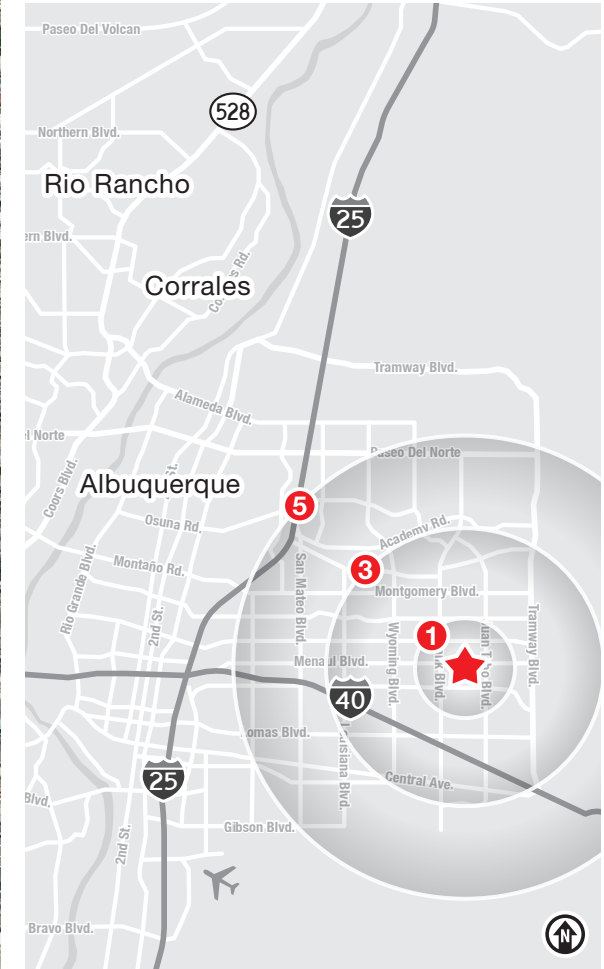
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	18,140	132,617	265,875
Average HH Income	\$87,356	\$93,390	\$97,116
Daytime Employment	5,652	47,543	115,512

2025 Forecasted by Esri



NAISunVista

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