

Retail/Office Along Menaul Corridor

CUSTOM BUILD-OUT OPPORTUNITY

For Lease



3 MONTHS FREE RENT!
WITH A 3-YEAR LEASE

Limited time offer, see Advisors for details.

±2,178 SF Available

8618 Menaul Blvd. NE | Albuquerque, NM 87112

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

Martha Carpenter

martha@sunvista.com | 505 228 0154

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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**AVAILABLE**

Suite C: ±2,178 SF

LEASE RATE

\$16.00-\$18.00/SF +
\$2.61/SF CAM

- 3 to 5-Year Lease Term

HIGHLIGHTS

- Open shell space ready for tenant-specific improvements
- New flooring, ceiling grid and paint
- Landlord open to build out concepts
- In-suite restrooms
- Rear delivery with double doors
- Pylon sign on Menaul Blvd.
- Tenant-storefront awning signage
- Surrounded by dense residential population

ZONING MX-M

LOCATION

SEQ Menaul Blvd. &
Wyoming Blvd. NE

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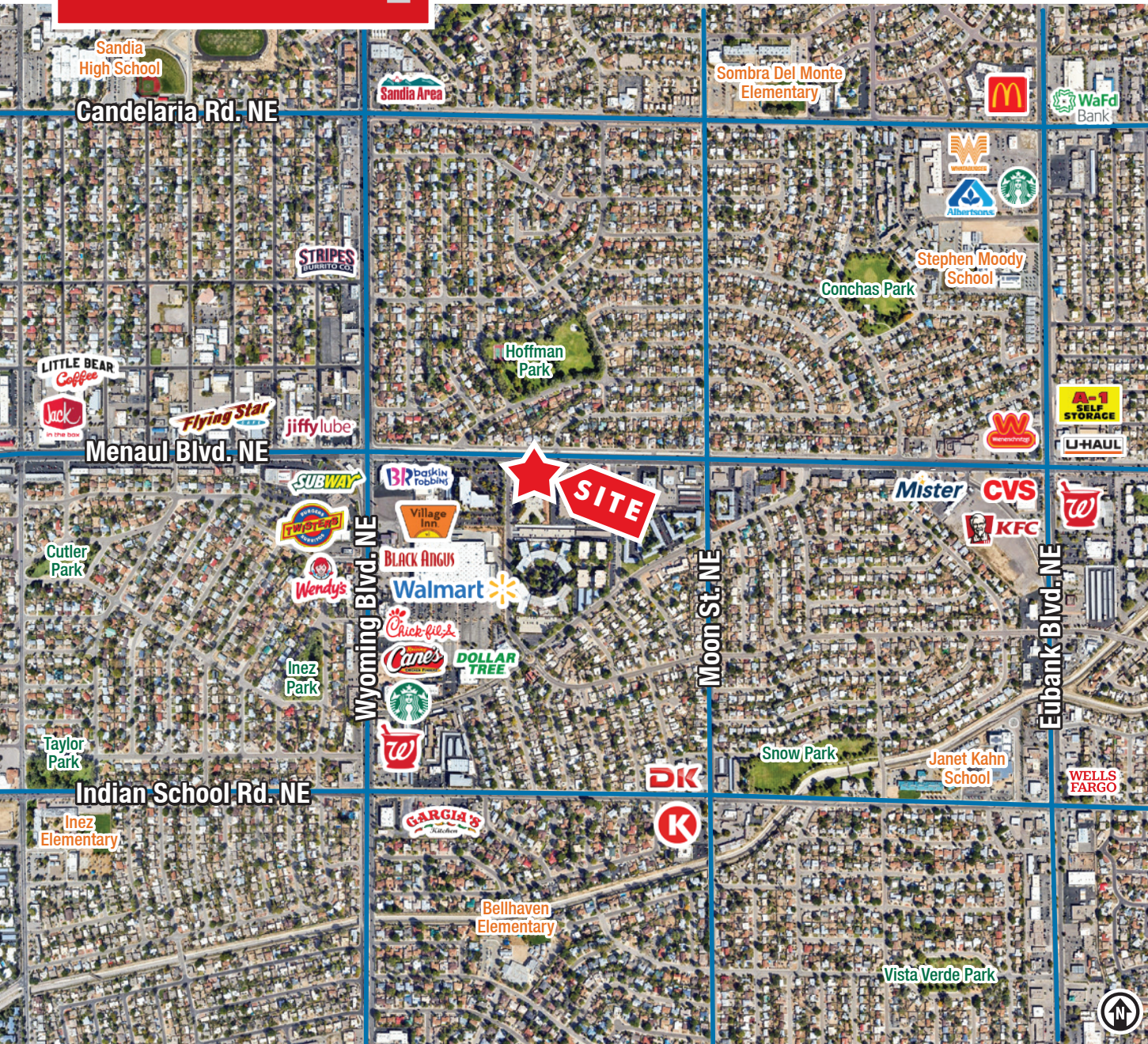
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,628	147,133	295,886
Average HH Income	\$78,796	\$83,471	\$94,001
Daytime Employment	7,229	69,174	174,168

2025 Forecasted by Esri



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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