

# 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

**Todd Strickland**

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## PROPERTY

### AVAILABLE

Building: ±1,125 SF  
Land: ±0.44 Acres

### LEASE RATE

\$22.00/SF + \$4.50/SF NNN  
(\$2,484.38/Month)

### 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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**NAI**SunVista

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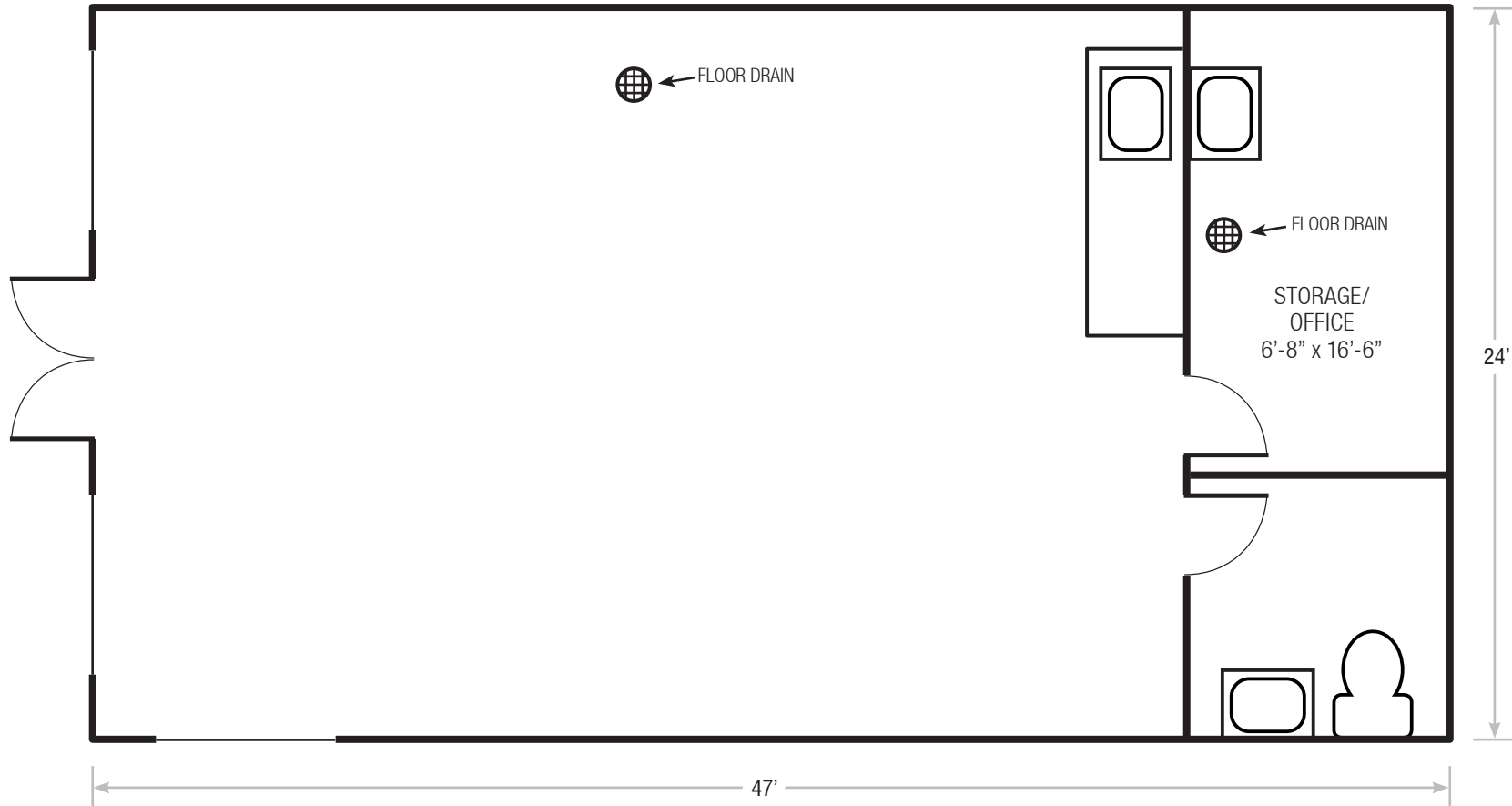
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**FLOOR PLAN**

**AVAILABLE**

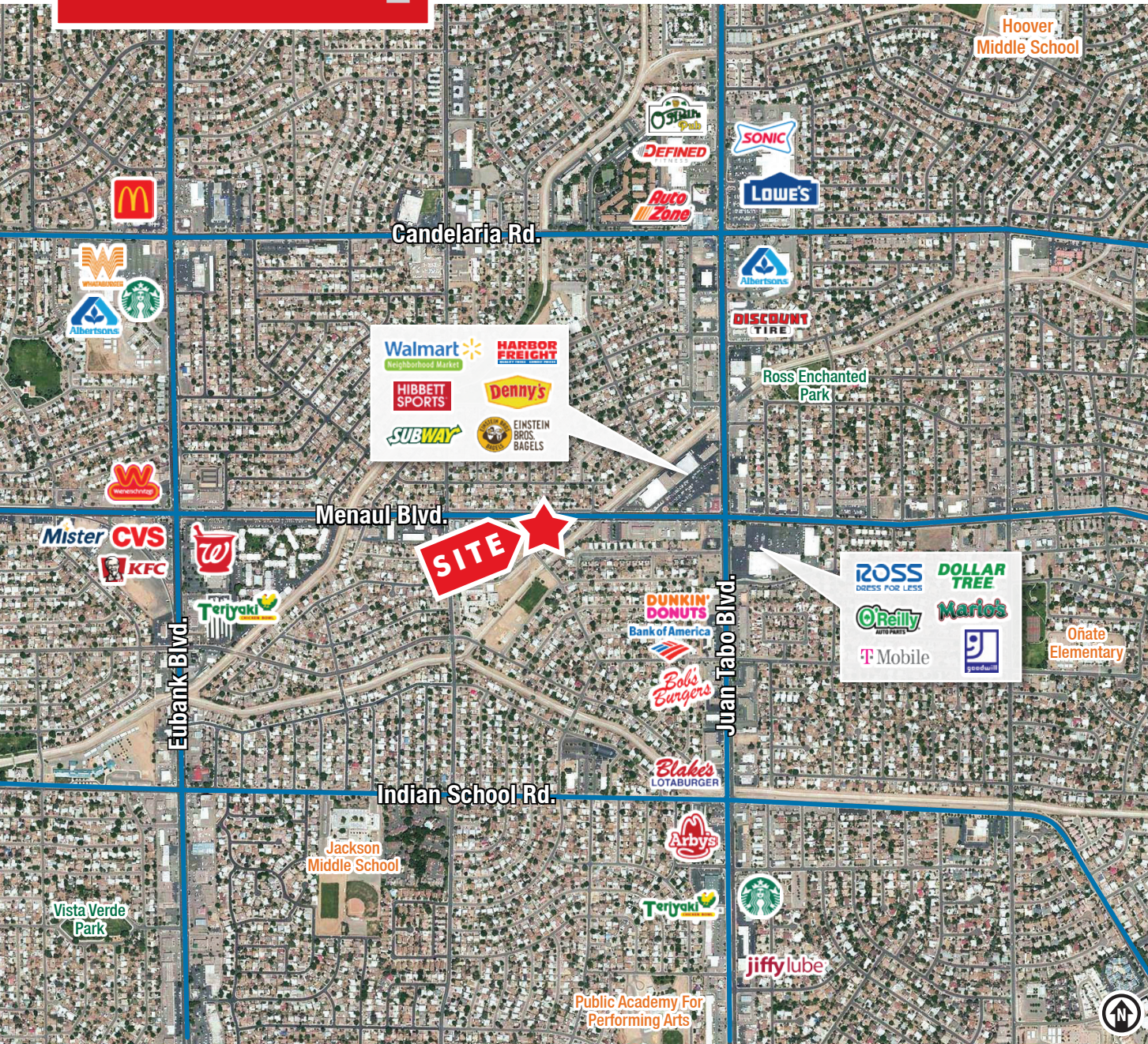
±1,125 SF

*Floor plan not to scale.*



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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

