

**For
Lease**



Retail/Office Along Menaul Corridor

CUSTOM BUILD-OUT OPPORTUNITY



±2,178 SF Available

8618 Menaul Blvd. NE | Albuquerque, NM 87112

Lisa Mercer CCIM

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Martha Carpenter

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NA SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

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

NAI SunVista

505 878 0001 | [sunvista.com](#)
2424 Louisiana Blvd. NE | Suite 100
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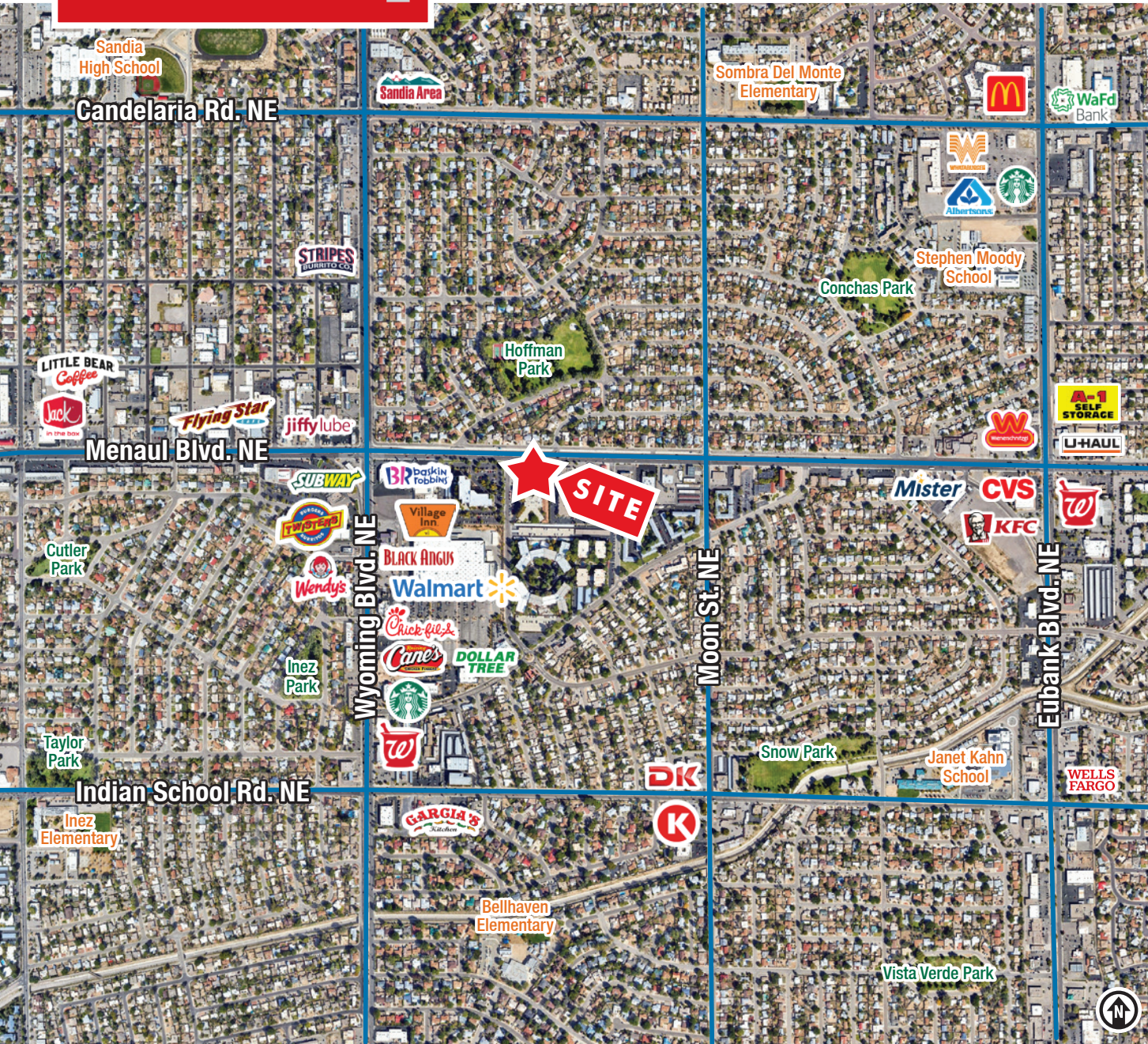
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LOCATION

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

