

Northeast Heights Retail Space

AT THE SIGNALIZED INTERSECTION OF MENAUL & JUAN TABO

For Lease



11500 Menaul Blvd. NE | Albuquerque, NM 87112

±4,420 SF Available

NALSunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Alexis Lovato

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PROPERTY

AVAILABLE

Suite M-1: $\pm 4,420$ SF

LEASE RATE

\$12.00/SF + NNN

HIGHLIGHTS

- At a signalized intersection with excellent visibility
- Retail suite ideal for fitness, indoor entertainment, showroom and more
- Located within the established Sandia Vista Shopping Center
- National co-tenancy
- Surrounded by dense residential and daytime population
- Prominent pylon and building/facade signage
- $\pm 19'$ - $10''$ ceiling height
- 3-phase, 225-amp, 240-volt power
- Two HVAC units and two in-suite restrooms

ZONING MX-L 

LOCATION

SEC Menaul &
Juan Tabo Blvs. NE



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2424 Louisiana Blvd. NE | Suite 100
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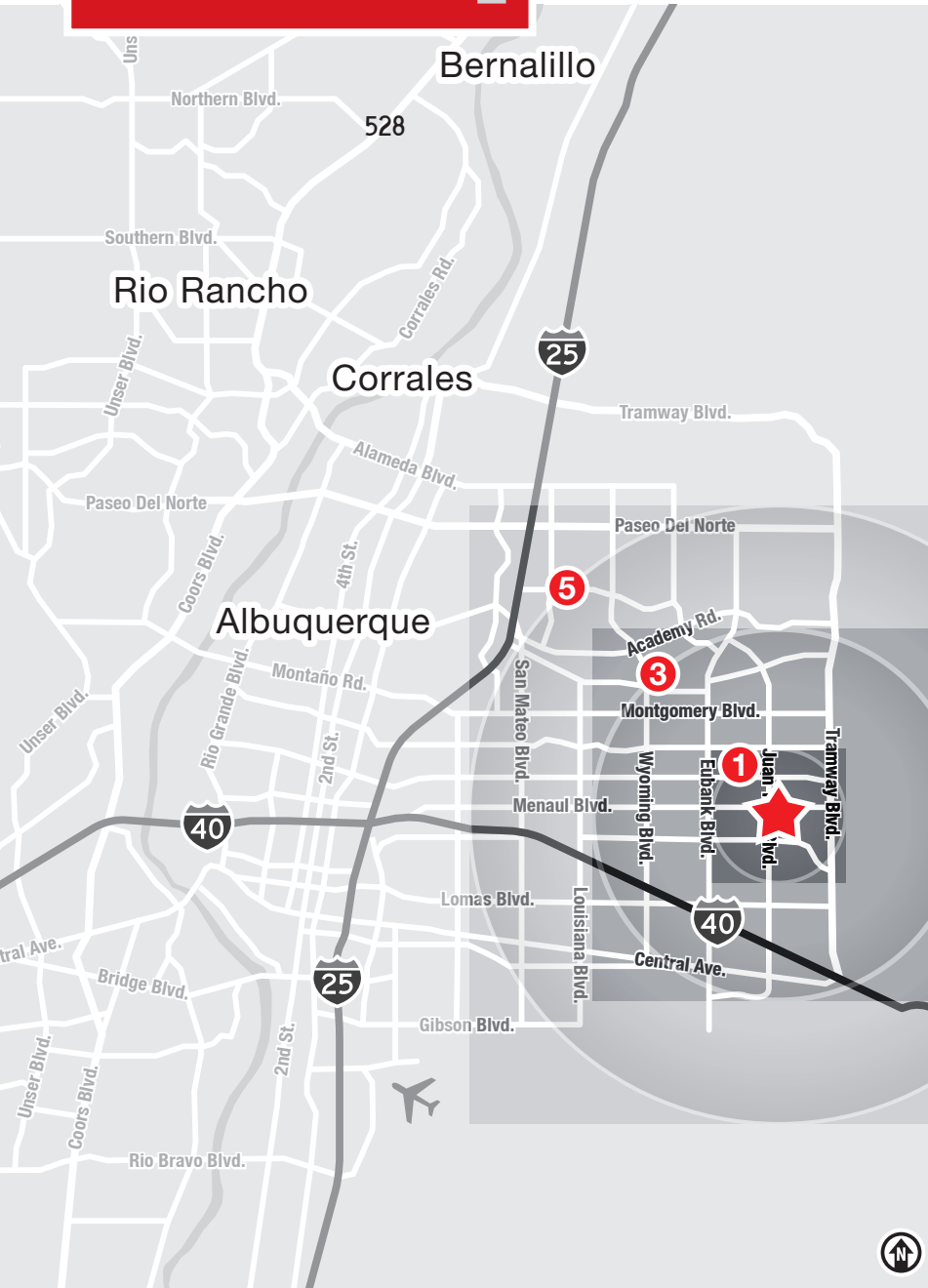
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DEMOGRAPHICS

	TOTAL POPULATION		
	1 mile	3 mile	5 mile
	18,029	124,866	249,486
	AVG. HOUSEHOLD INCOME		
	1 mile	3 mile	5 mile
	\$99,169	\$99,465	\$103,790
	DAYTIME EMPLOYMENT		
	1 mile	3 mile	5 mile
	4,133	38,070	103,182
	TRAFFIC COUNTS		
	Juan Tabo Blvd.	Menaul Blvd.	
	32,600 CPD	15,300 CPD	

2026 Forecasted by Esri

AREA RETAILERS



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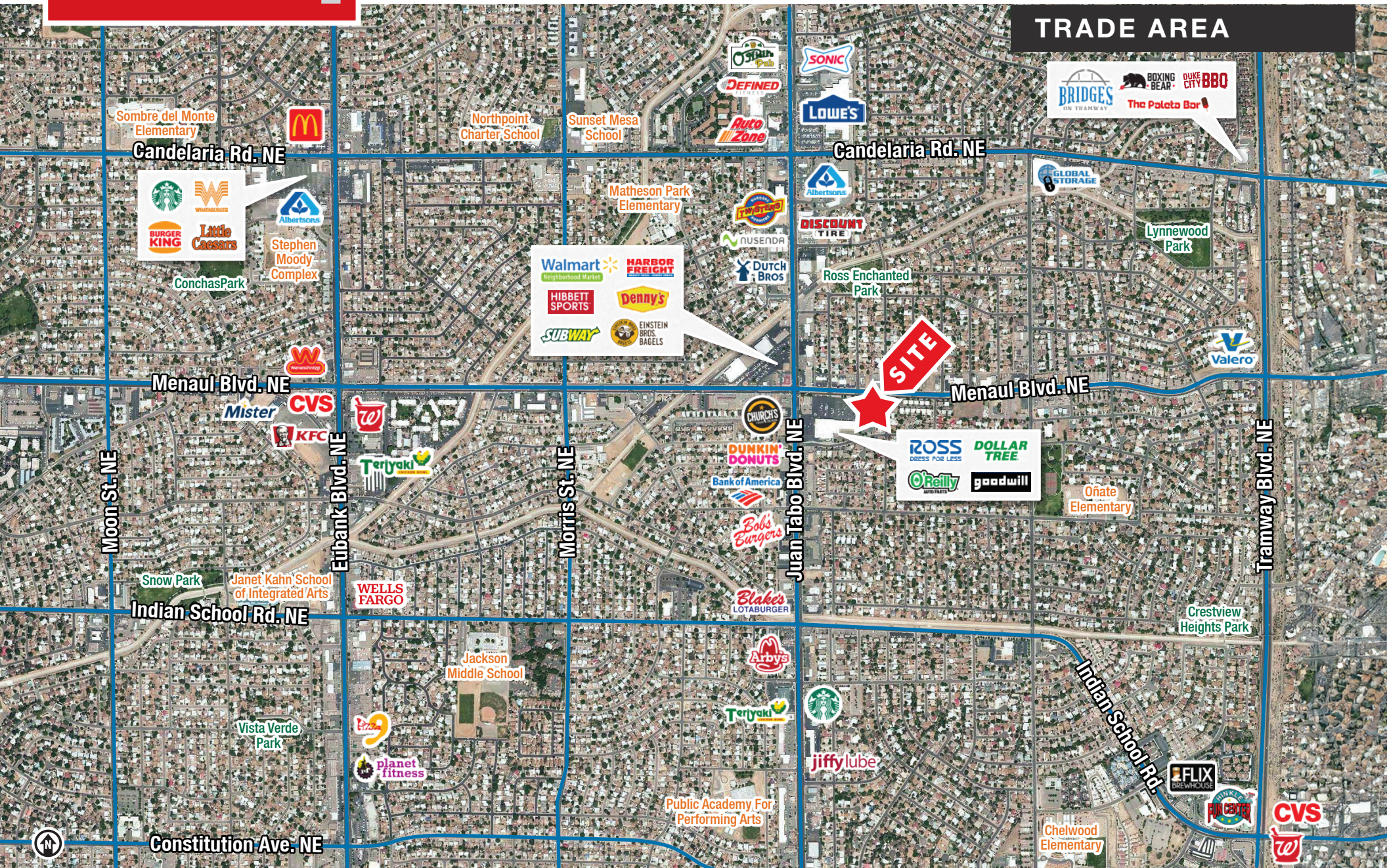
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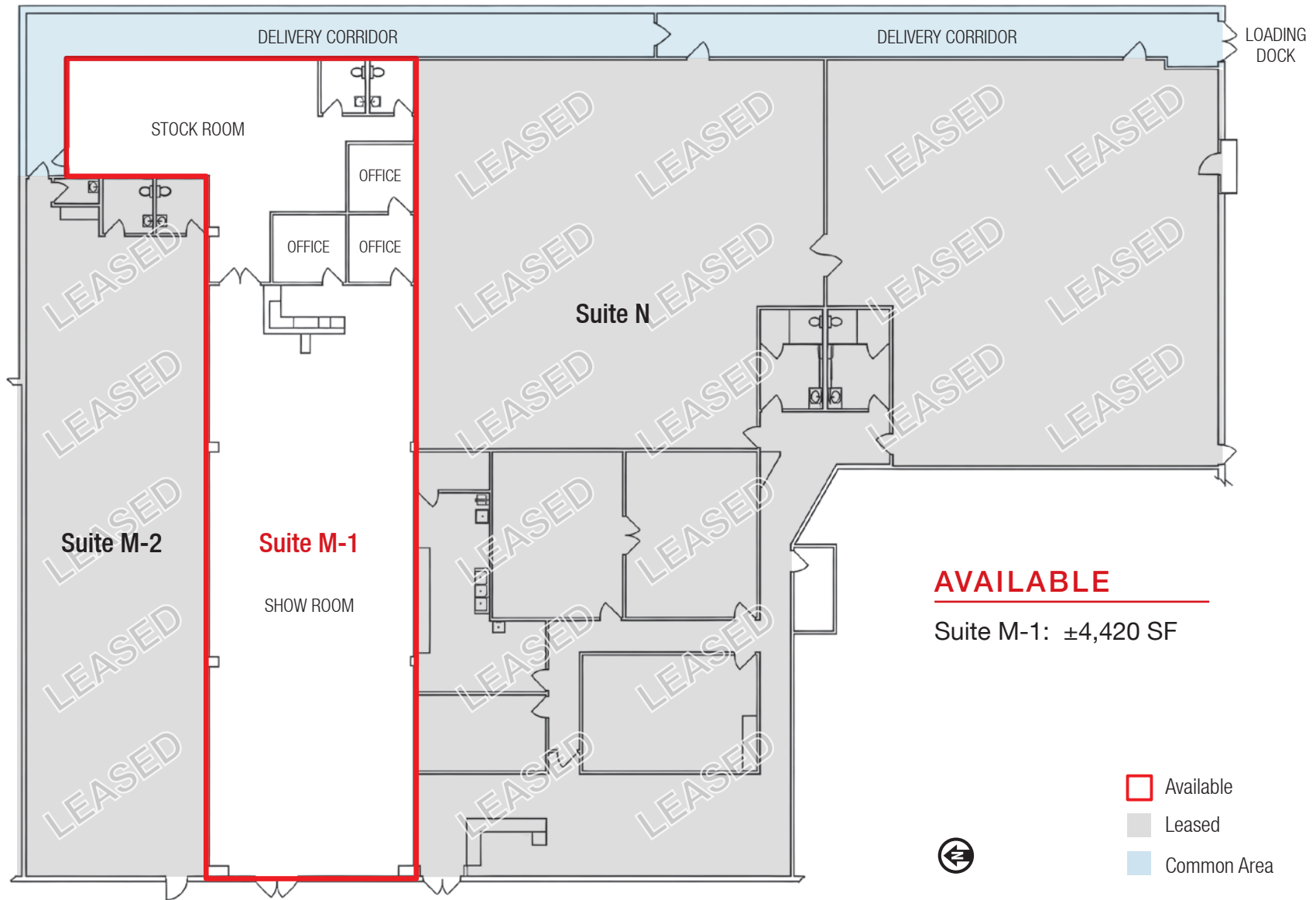
TRADE AREA



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FLOOR PLAN



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2026 Demographics)


568,556
City Population


242,757
Households


\$101,287
Avg. Household Income


\$59,375
Md. Disposable Income


21,689
Total Businesses


277,623
Total Employees


939,327
Albuquerque Metro Population


The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.