

For Lease



Retail Space at Avanyu Plaza

GROCERY-ANCHORED NEW CONSTRUCTION



The Best of Local Shopping, Dining,
and Culture—All In One Place

2500 12th St. NW | Bldg. G | Albuquerque, NM 87107

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±1,500 - 8,000 SF
Available**

Lisa Mercer CCIM

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Ethan Melvin

ethan@sunvista.com | 505 235 9347

Martha Carpenter

martha@sunvista.com | 505 228 0154

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PROPERTY

AVAILABLE

±1,500 - 8,000 SF

LEASE RATE

\$32.00-\$34.00/SF + CAM

HIGHLIGHTS

- Directly across from the Indian Pueblo Cultural Center
- Frontage on 12th St. NW
- Quick access to I-40, Old Town, and Downtown
- Strong co-tenancy including:
 - Starbucks
 - La Montañita Food Co Op
 - Laguna Burger
 - US Eagle Credit Union
 - And much more...
- 24/7 on-site security
- Ample shared Parking
- Warm-shell Delivery
- Equipment allowance available for qualified tenants

ZONING [MX-M](#)

LOCATION

SEC 12th St. & Menaul Blvd. NW

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AVANYU PLAZA



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2424 Louisiana Blvd. NE | Suite 100
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AVANYU PLAZA | BLDG. G



Conceptual rendering, subject to change.



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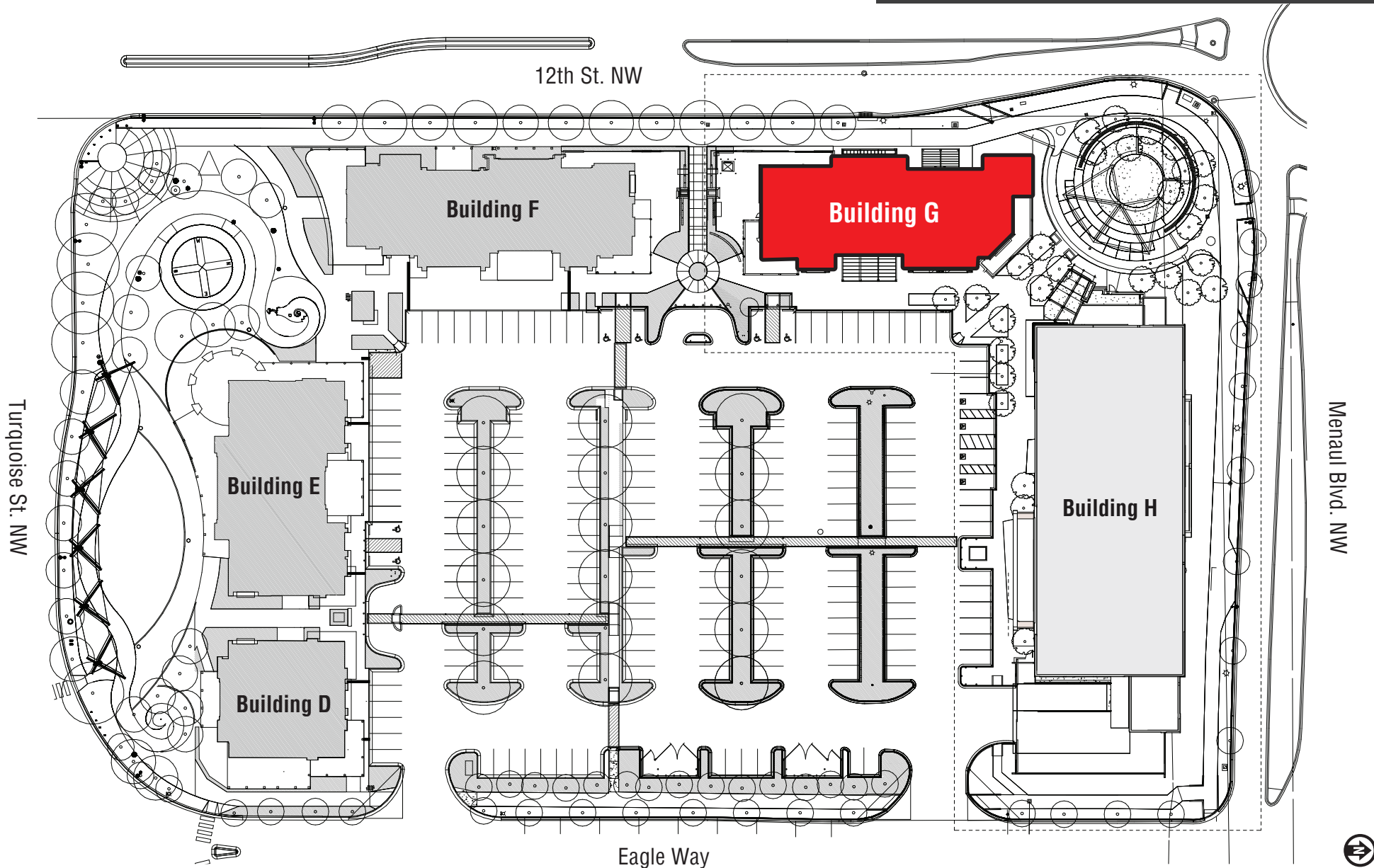
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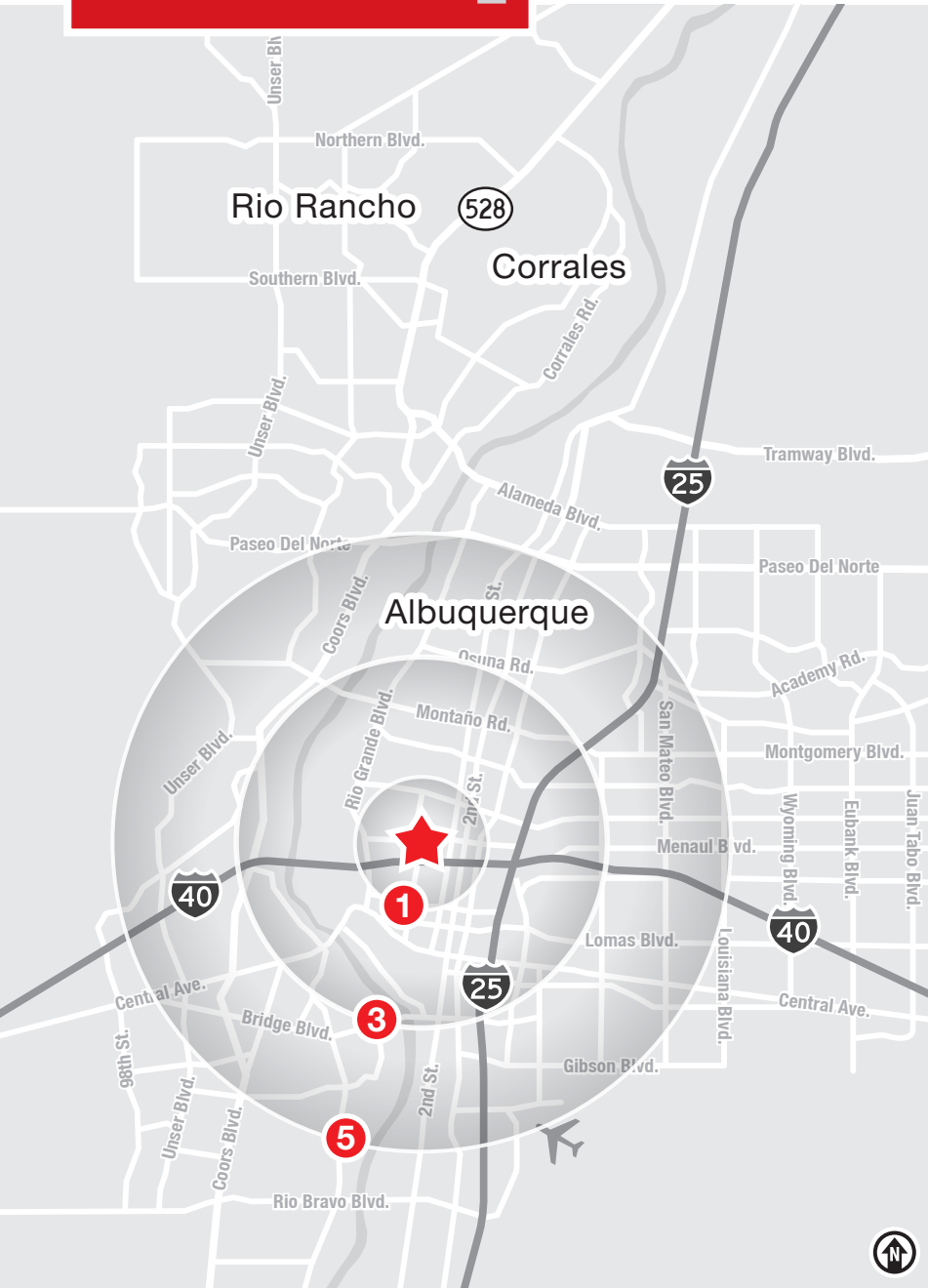
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AVANYU PLAZA | SITE PLAN



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DEMOGRAPHICS



TOTAL POPULATION

1 mile	3 mile	5 mile
10,922	81,275	244,356



AVG. HOUSEHOLD INCOME

1 mile	3 mile	5 mile
\$102,525	\$90,480	\$91,489



DAYTIME EMPLOYMENT

1 mile	3 mile	5 mile
6,183	91,354	175,217



TRAFFIC COUNTS

12th St. NW	Menaul Blvd. NW
11,800 CPD	13,000 CPD

2026 Forecasted by Esri

AREA RETAILERS



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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.