

AMERICAN CROSSING

3101 Menaul Blvd NE – Albuquerque, NM 87107

\$4,000,000.00

72,481± SF

69% Vacant

5.92± Acres

MX-M Zoning

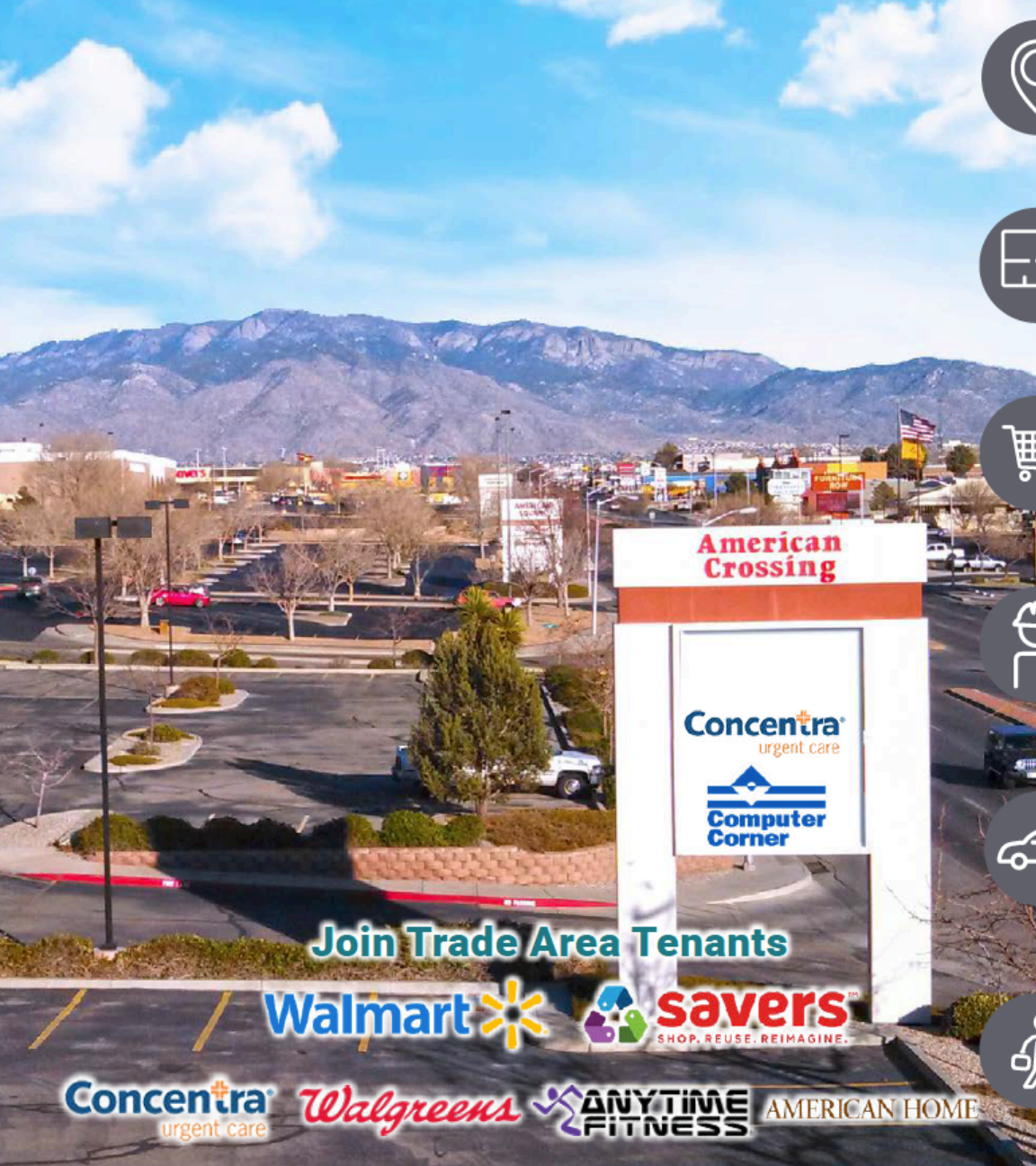


Metro Commercial
REALTY, INC.

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JAKE VOSBURGH, CCIM
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Convenient Location

Just east of the Big I intersection (crossroads of I-25 & I-40), a heavily traveled corridor connecting the entire City with 398,000 VPD



Flex Building/Warehouse (±50,000 SF)

With 16'-20' clear ceiling heights, truck well with dock door and 323 parking spaces



Major Retail Corridor

Menaul Boulevard is a known retail heavy street including the area's biggest shopping center, Coronado Mall, only 2 miles away



Experienced Landlord

Owner willing to remodel space to tenant's specifications



Great Exposure and Access

Over 490' of frontage on Menaul Blvd., with exposure to over 25,000 VPD and nearly 530' of frontage on both Richmond Drive and American Drive



Heavy Daytime Population

1/2 mile from Princeton Commerce Park, an 870 Acre industrial trade area, with 13,332 daytime employees (1 mile)

Join Trade Area Tenants

Walmart



savers
SHOP. REUSE. REIMAGINE.

Concentra
urgent care

Walgreens

ANYTIME
FITNESS

AMERICAN HOME

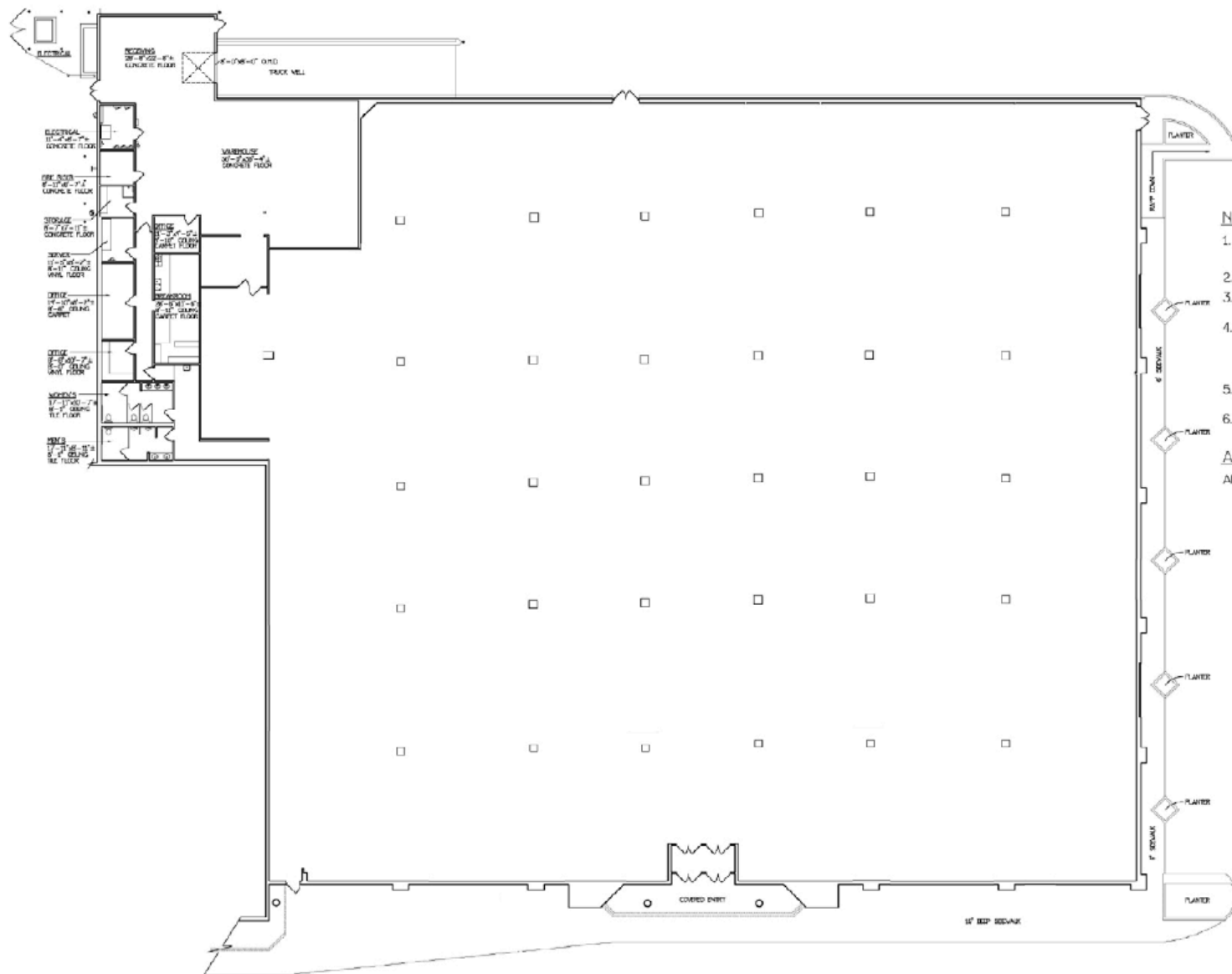
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We have not verified it and make no guarantee, warranty or representation about it.

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NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE TILE/CARPET UNLESS OTHERWISE INDICATED.
4. MOST CEILING HEIGHTS ARE TO THE BOTTOM OF EXPOSED BEAMS AND RANGE FROM 16'-4" TO 20'-5". ROOF SLOPES DOWN WEST TO EAST.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. SOME ROOM DIMENSIONS MAY VARY DUE TO WALLS BEING OUT OF PLUMB.

AREA CALCULATIONS:

AREA 50031.02 SQ. FT.

SITE

Walmart

MURPHY
OIL CORPORATION

Concentra
urgent care

ANYTIME FITNESS

NATIONAL FURNITURE
Liquidators

WORLD MARKET

AMERICAN HOME

Computer Corner

CANDLEWOOD SUITES



Menaul Blvd. 25,200 VPD

Furniture Row
shopping centers

NMSCPA
The National Marine Science Center

Suburban

Residence Inn
Marriott

MOTEL 6
ACOR hotels

Blake's LOTABURGER

Carlisle Blvd.

MATTRESS FIRM

savers

HILL FURNITURE

planet fitness

Firestone

Walgreens

SONIC
America's Drive-In

WYNDHAM
HOTELS & RESORTS

EconoLodge
BY CHOICE HOTELS

Carlisle Blvd.

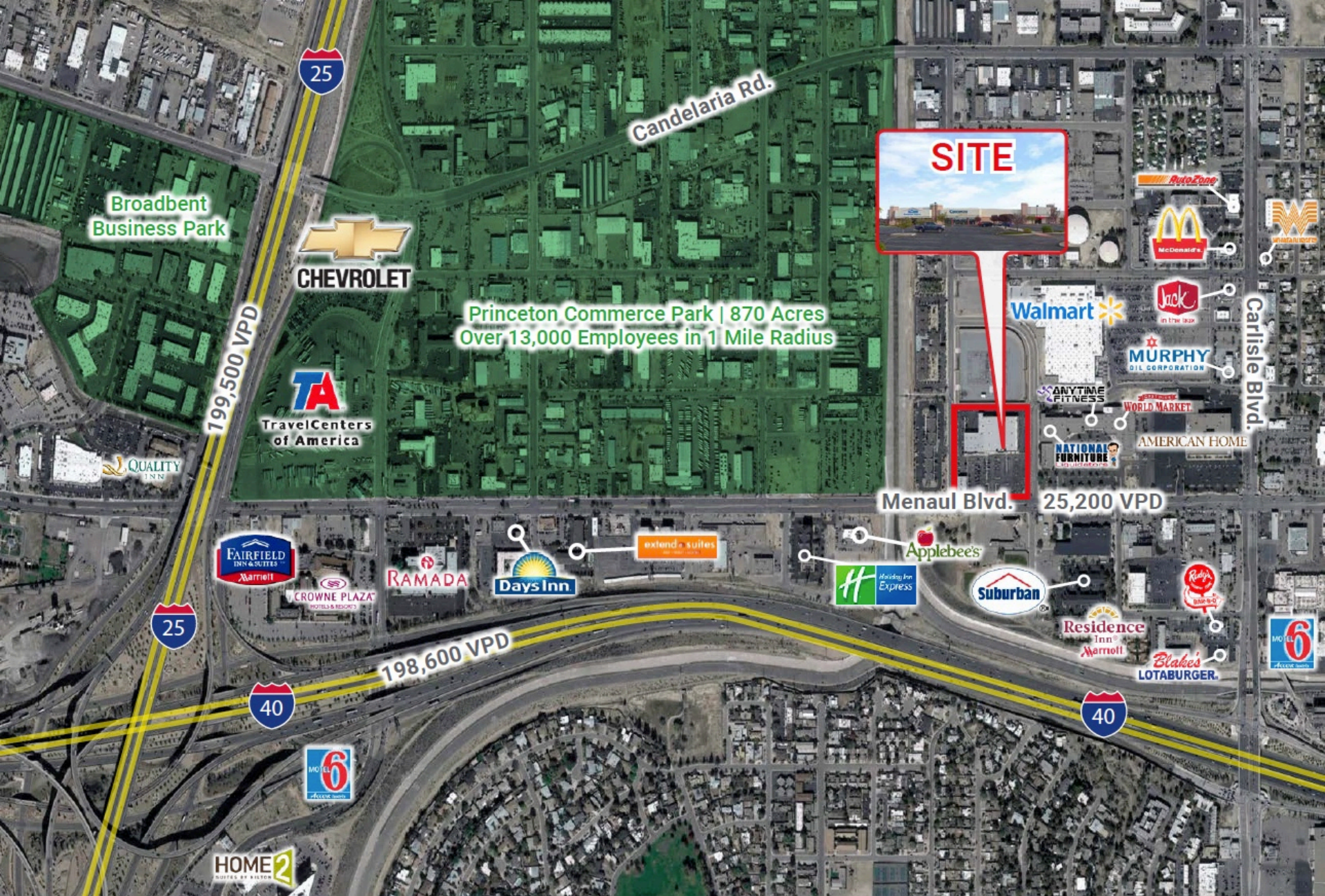
40
198,600 VPD

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	1 Mile	3 Mile	5 Mile		
					Population 
2019 Estimated Population	9,686	103,403	271,226		
2024 Projected Population	9,734	104,310	273,812		
2019 Median Age	37.2	38.3	39.1		
					Households 
2019 Estimated Households	4,679	51,126	125,972		
2024 Projected Households	4,817	52,895	130,436		
Projected Annual Growth 2019 to 2024	0.6%	0.7%	0.7%		
2019 Median Home Value	\$213,456	\$205,160	\$208,721		
2019 Median Rent	\$753	\$717	\$721		
					Employment 
2019 Estimated Average Household Income	\$62,428	\$56,802	\$58,839		
2019 Estimated Total Businesses	1,309	12,152	21,133		
2019 Estimated Total Employees	13,332	151,994	257,705		
					Expenditures 
2019 Est. Total Household Expenditure	\$236.55 M	\$2.42 B	\$6.09 B		
2019 Est. Apparel	\$8.22 M	\$83.9 M	\$211.77 M		
2019 Est. Entertainment	\$13.06 M	\$132.99 M	\$336.68 M		
2019 Est. Food, Beverages, Tobacco	\$36.69 M	\$376.38 M	\$946.53 M		
2019 Est. Furnishings, Equipment	\$8.12 M	\$82.78 M	\$209.43 M		
2019 Est. Health Care, Insurance	\$21.81 M	\$224.05 M	\$564.69 M		
2019 Est. Household Operations, Shelter, Utilities	\$77.9 M	\$798.68 M	\$2.01 B		
2019 Est. Miscellaneous Expenses	\$4.46 M	\$45.64 M	\$114.96 M		
2019 Est. Personal Care	\$3.17 M	\$32.45 M	\$81.74 M		
2019 Est. Transportation	\$42.65 M	\$436.07 M	\$1.1 B		