

Jeremy Nelson
jeremy@go-absolute.net
505-610-1655



Retail Space For Lease- Freestanding On Menaul

4410 Menaul Blvd. NE
Albuquerque, NM 87110



Key Features:

Freestanding Building

C-2 Zoning*

+/- 11, 688 sf main level w/ +/- 2,652 Basement

Features:

- Full Turn Access
- Large Monument
- Ample Parking
- Excellent Visibility
- Strong Traffic Counts and Demographics

Absolute Investment Realty
105 Jefferson St. NE
Albuquerque, NM 87108

505-346-6006
www.go-absolute.net

The information contained herein is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. * not verified with zoning department.

Site Close Up

4410 Menaul Blvd. NE
Albuquerque, NM 87110



Menaul Blvd. 26,600 VPD

Washington St. 6,700 VPD

Jefferson St.

SITE

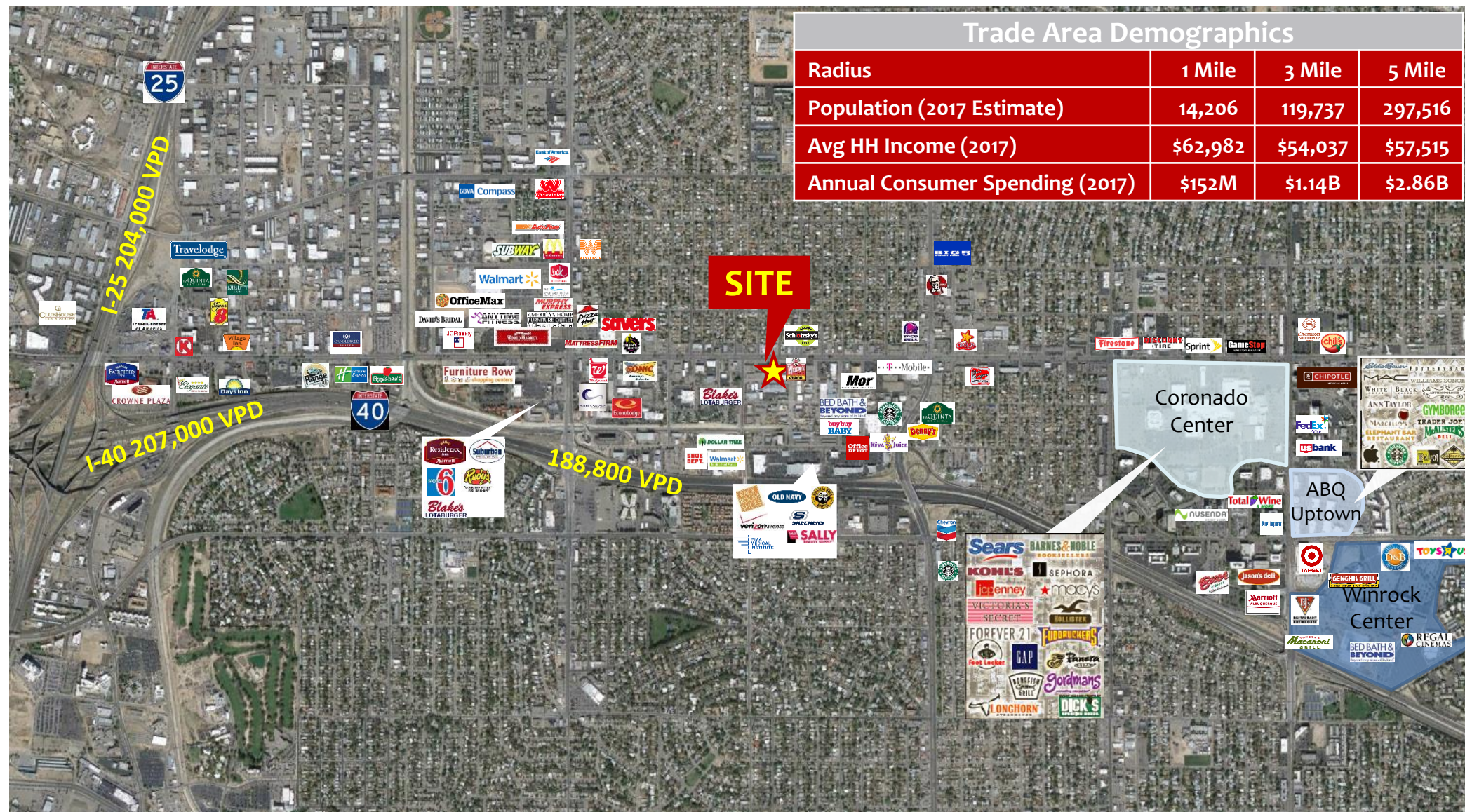
metroPCS

Trade Area

4410 Menaul Blvd. NE
Albuquerque, NM 87110

Trade Area Demographics

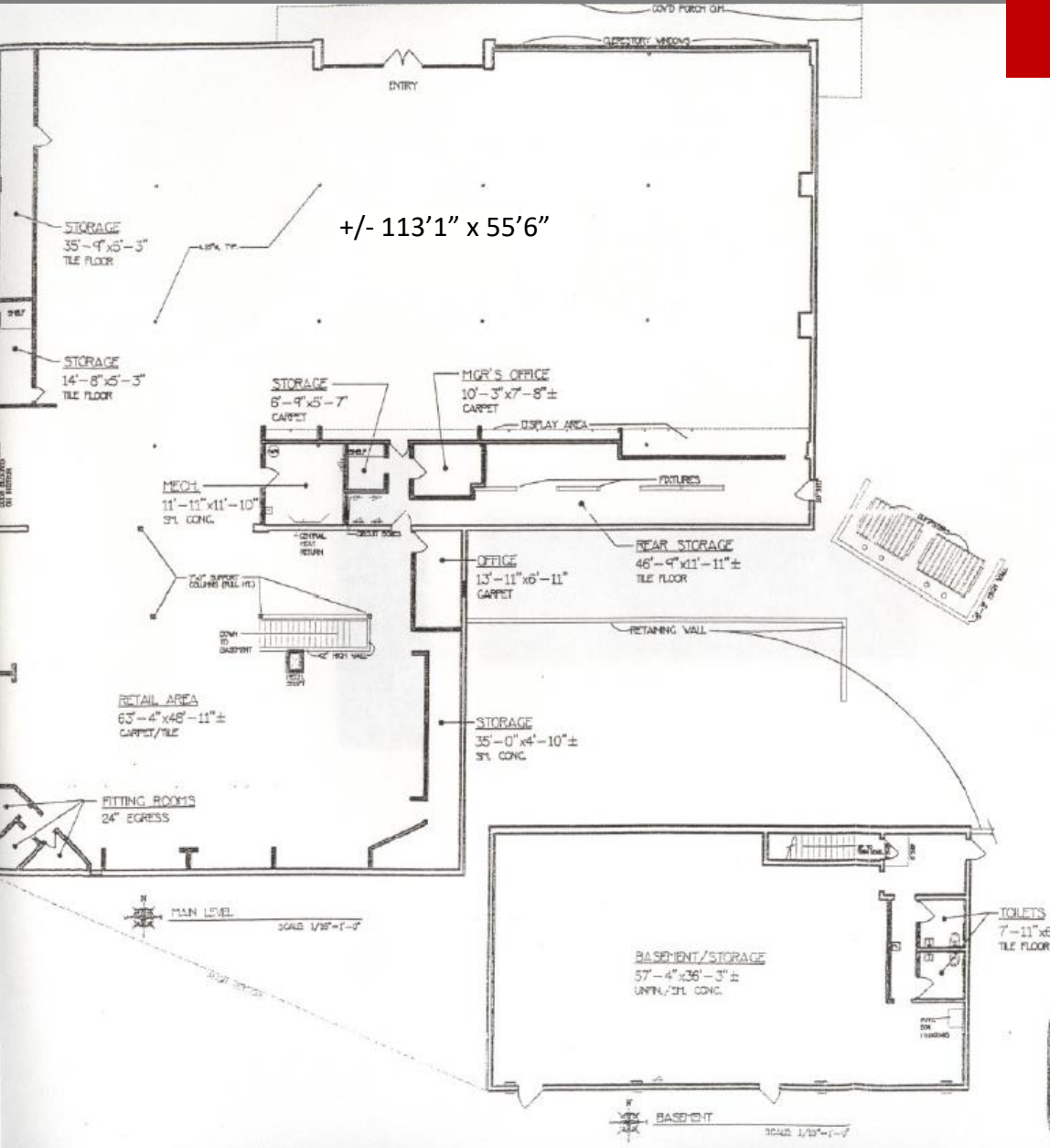
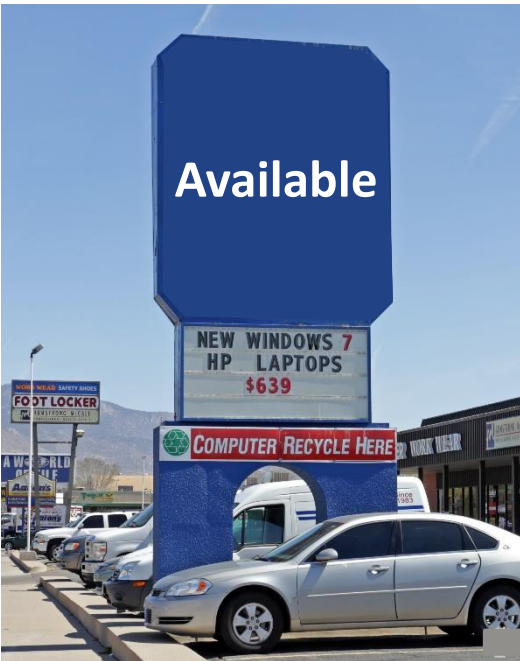
Radius	1 Mile	3 Mile	5 Mile
Population (2017 Estimate)	14,206	119,737	297,516
Avg HH Income (2017)	\$62,982	\$54,037	\$57,515
Annual Consumer Spending (2017)	\$152M	\$1.14B	\$2.86B





Site Plan

4410 Menaul Blvd. NE
Albuquerque, NM 87110

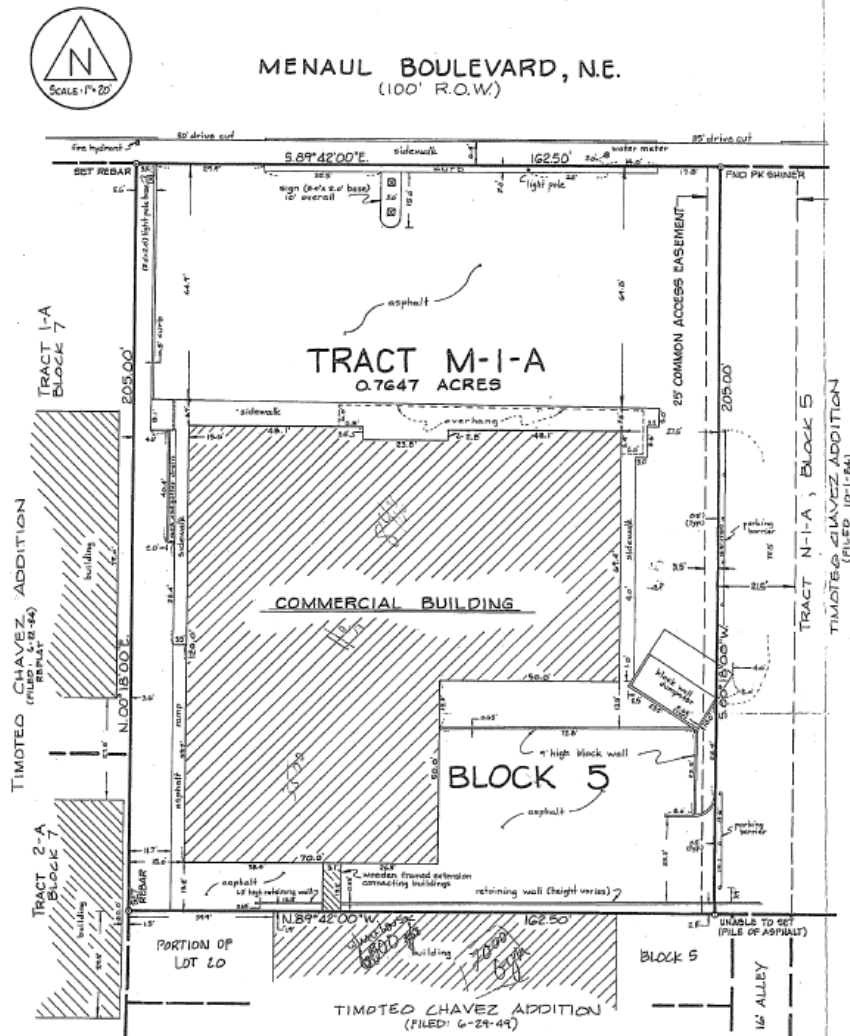


Site Survey

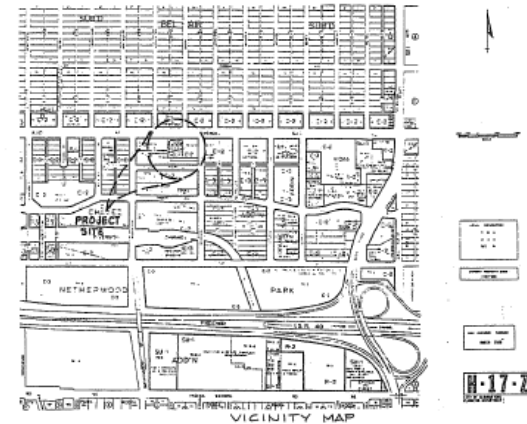


4410 Menaul Blvd. NE
Albuquerque, NM 87110

A.L.T.A. LAND TITLE SURVEY



NOTE: AS SHOWN ON THE SUMMARY PLAT FILED NOV. 10, 1981, VOL. C19, FOLIO 20, THE ALLEY AND ADAMS STREET WERE VACATED BY ORDINANCE 859 ON MAY 26, 1983.



LEGAL DESCRIPTION

Tract lettered M-1-A, in Block numbered Five (5), Plat of Tracts M-1-A & M-1-B, a replat of Tracts M-1 and M-1, Block 5, TIMOTEO CHAVEZ ADDITION, Albuquerque, New Mexico, as the same is shown and designated on said replat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 1, 1984.

SURVEYOR'S NOTE:

Subject to Special Agreement, this note can be removed when copy of said Agreement is provided: "Special Agreement No. 12, between All-States Ohio, Incorporated and City of Albuquerque, dated October 6, 1960, recorded in Book D 568, page 519, records of Bernalillo County, New Mexico."

SURVEYOR'S CERTIFICATE

I, Franklin E. Wilson, licensed under the laws of the State of New Mexico, do hereby certify to WIN PROPERTIES, INC. AND FIRST AMERICAN TITLE INSURANCE CO.,

that this plat was prepared by me or under my direction from notes of a field survey showing the proper lines to localizing monuments, location of the improvements on the premises, encroachments, or rights-of-way, over or under the property, together with any encroachments or projections, fences, or any other matters affecting the use and occupancy of the premises, and that there are no other easements or rights-of-way in use or in evidence, over or under the subject property, nor any encroachment of improvements onto contiguous property by the improvements located on the subject property, nor any encroachment of improvements from adjoining property onto the subject property other than those shown on said Plat of Record and Documents provided per Title Commission File No. GF 57055, dated October 7, 1987, and that the same is true and correct to the best of my knowledge and belief.

This certificate is executed at Albuquerque, New Mexico on this 10th day of November, 1988.

Franklin E. Wilson, New Mexico Licensed Surveyor No. 6466
SOUTHWEST SURVEYING CO., 1300 19th Street, N.E., Albuquerque, NM 87102

Jeremy Nelson
jeremy@go-absolute.net
505-610-1655



Albuquerque, New Mexico MSA

4410 Menaul Blvd. NE
Albuquerque, NM 87110



Albuquerque MSA



4410 Menaul Blvd. NE
Albuquerque, NM 87110



Albuquerque MSA Demographics

Population (2015 Estimate)	907,679
Households (2015 Estimate)	357,434
Avg. Household Income (2015 Estimate)	\$65,193

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. The metro area has a population of approximately 900,000 people with a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Albuquerque lies at the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care and medical services, government agencies, nuclear research, banking, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Albuquerque is less than 1 hour from the world famous tourist destination of Santa Fe, has year round outdoor activities and consistently wins awards for quality of life, and low cost of living. Albuquerque is ranked as one of Forbes Best Cities for Business.