

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Office/flex space
- Ample power and rear, grade level roll-door
- Retail frontage on Menaul Blvd
- Easy I-40 & I-25 access
- Shared fenced yard
- Retail frontage
- Office, showroom, and classroom area

TRAFFIC COUNT

Menaul Blvd: 20,797 VPD  
Carlisle Blvd: 25,786 VPD  
(SitesUSA 2021)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



**107,414**  
2021 POPULATION  
3 MILE RADIUS



**173,891**  
2021 DAYTIME POPULATION  
3 MILE RADIUS



**\$59,758**  
2021 AVERAGE INCOME  
3 MILE RADIUS



**25,786 VPD**  
CARLISLE BLVD

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## OFFERING SUMMARY

Available SF:	100% Leased
Grade Level Door:	10'x12'
Layout:	50% Office 50% Warehouse
Building Size:	72,680 SF
Parking:	60 Spaces
Zoning:	NR-C
Submarket:	Midtown

## PROPERTY OVERVIEW

2400-2452 Menaul is a multi-tenant office/flex complex located in the Midtown Submarket of Albuquerque. These suites feature a variety of office, warehouse and retail configurations with grade-level rear doors and a large building sign facing Menaul Blvd. With great affordable rates and being minutes away from both I-25 and I-40, there is really nothing else like this property on the market.

## LOCATION OVERVIEW

This property is located along Menaul Blvd between Carlisle and University. This corridor offers a very unique business mix with industrial, restaurant and hotel groups surrounding the site. This area has seen some positive growth with several hotel re-brands, a gas station conversion to a Stripes Burrito and Maverik gas station developing a new location directly west of this building.

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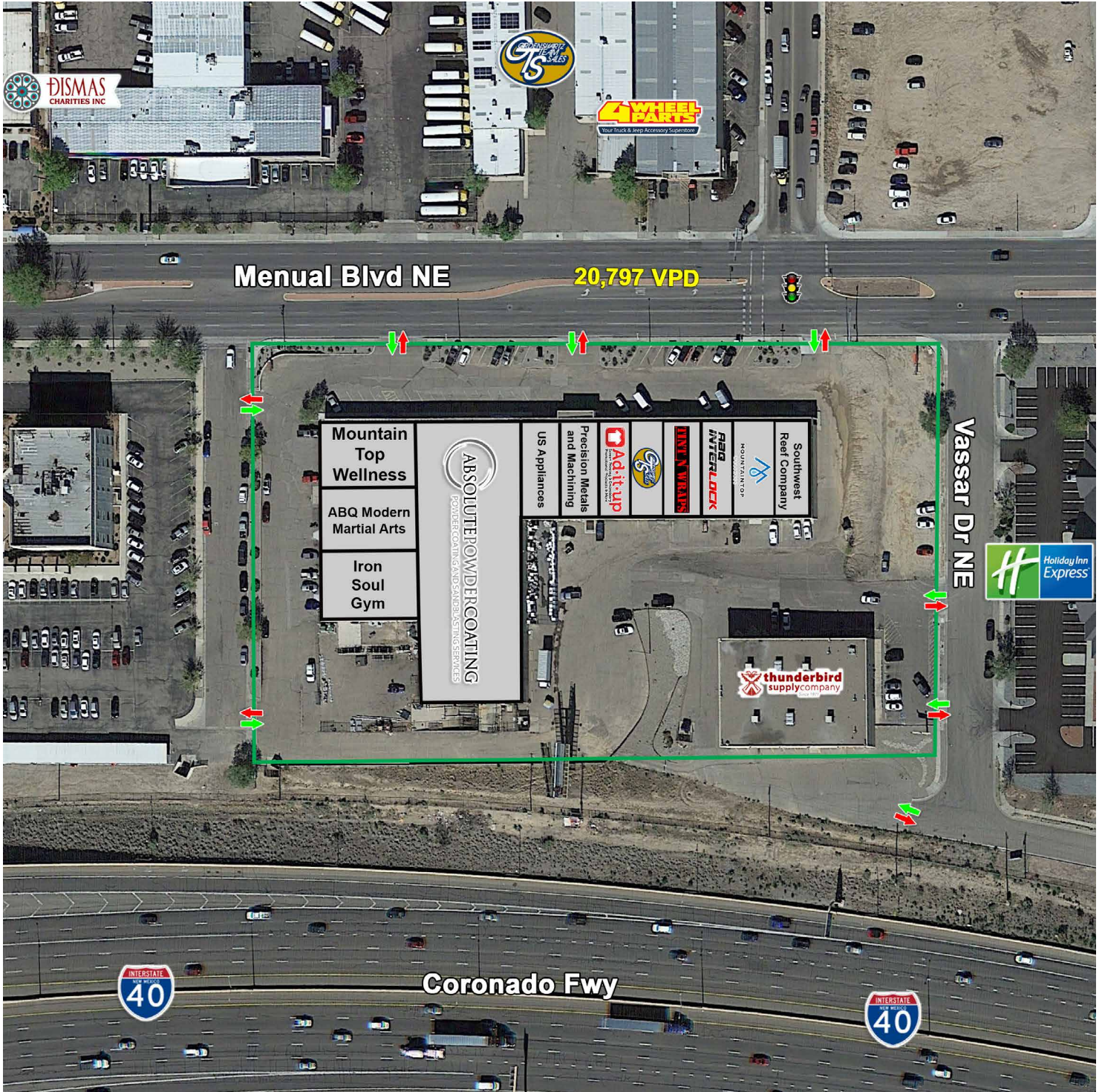
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# Midtown Flex/Showroom Space

2400-2452 MENAUL BLVD NE  
ALBUQUERQUE, NM 87107



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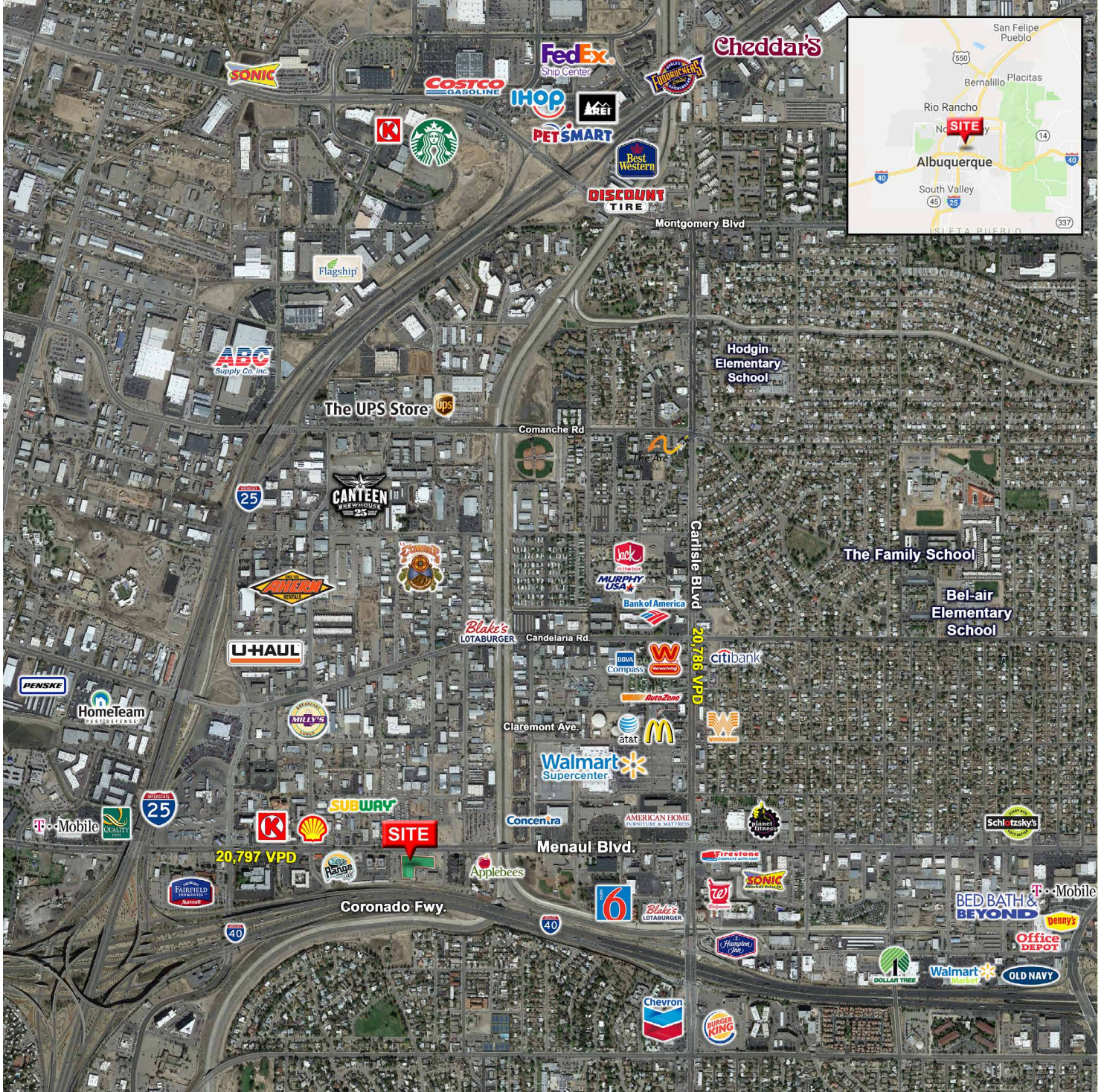
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