



HARD CORNER IN NE HEIGHTS

NEC OF MENAUL & SAN MATEO
5205 Menaul Blvd NE, Albuquerque, NM 87110



FOR LEASE

AVAILABLE SPACE

2,283 SF
0.25 Acres

RATE

\$38.00 PSF NNN
* Estimate provided by Landlord
and subject to change

Daniel Kearney

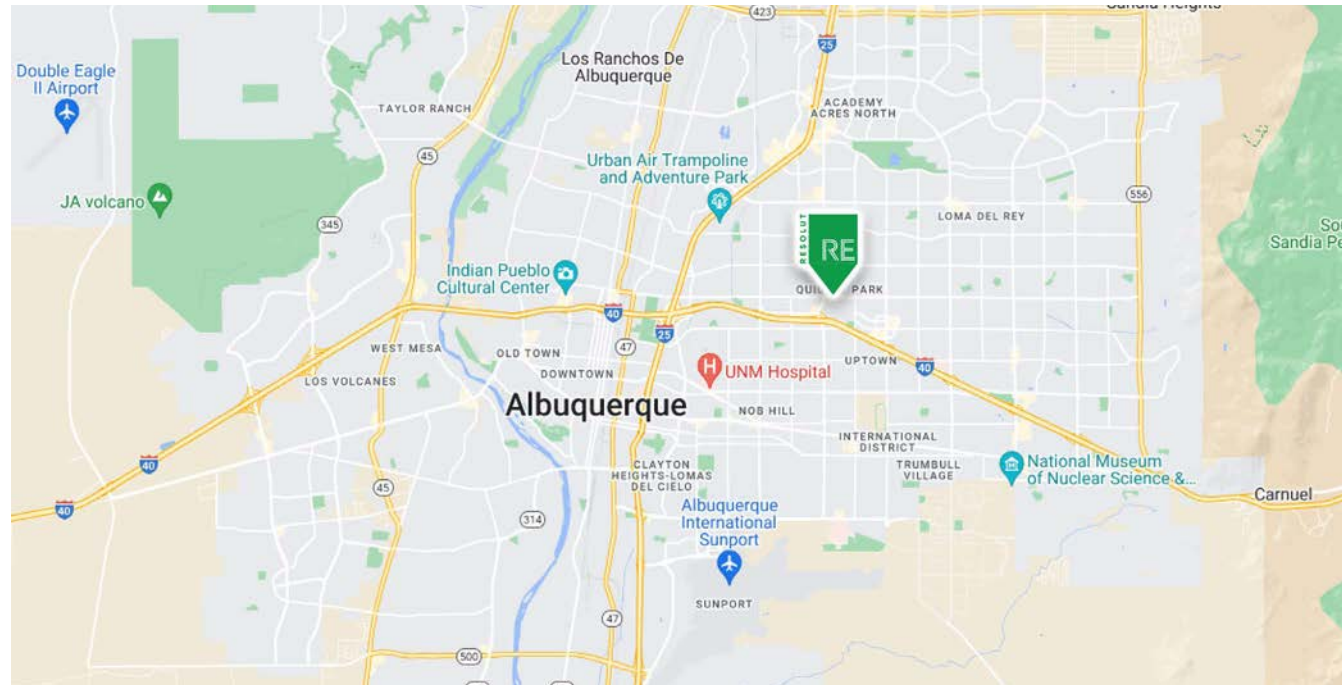
dkearney@resolutre.com
505.337.0777

Austin Tidwell, CCIM

atidwell@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- Hard Corner Retail Space
- Located on Two Major Thoroughfare's
- High Volume Retail Businesses adjacent to Property
- No Setback on San Mateo for High Visibility
- Demolition of Improvements & Construction of new Improvements Possible
- Property also Available For Sale or Ground Lease
- Tenant Improvements Negotiable
- 13 on-site parking spots



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2023

 **119,441**
POPULATION
3-MILE RADIUS

 **\$79,804.00**
AVG HH INCOME
3-MILE RADIUS

 **145,641**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Menaul: 29,437 VPD
San Mateo: 34,321 VPD
(Costar 2021)

PROPERTY OVERVIEW

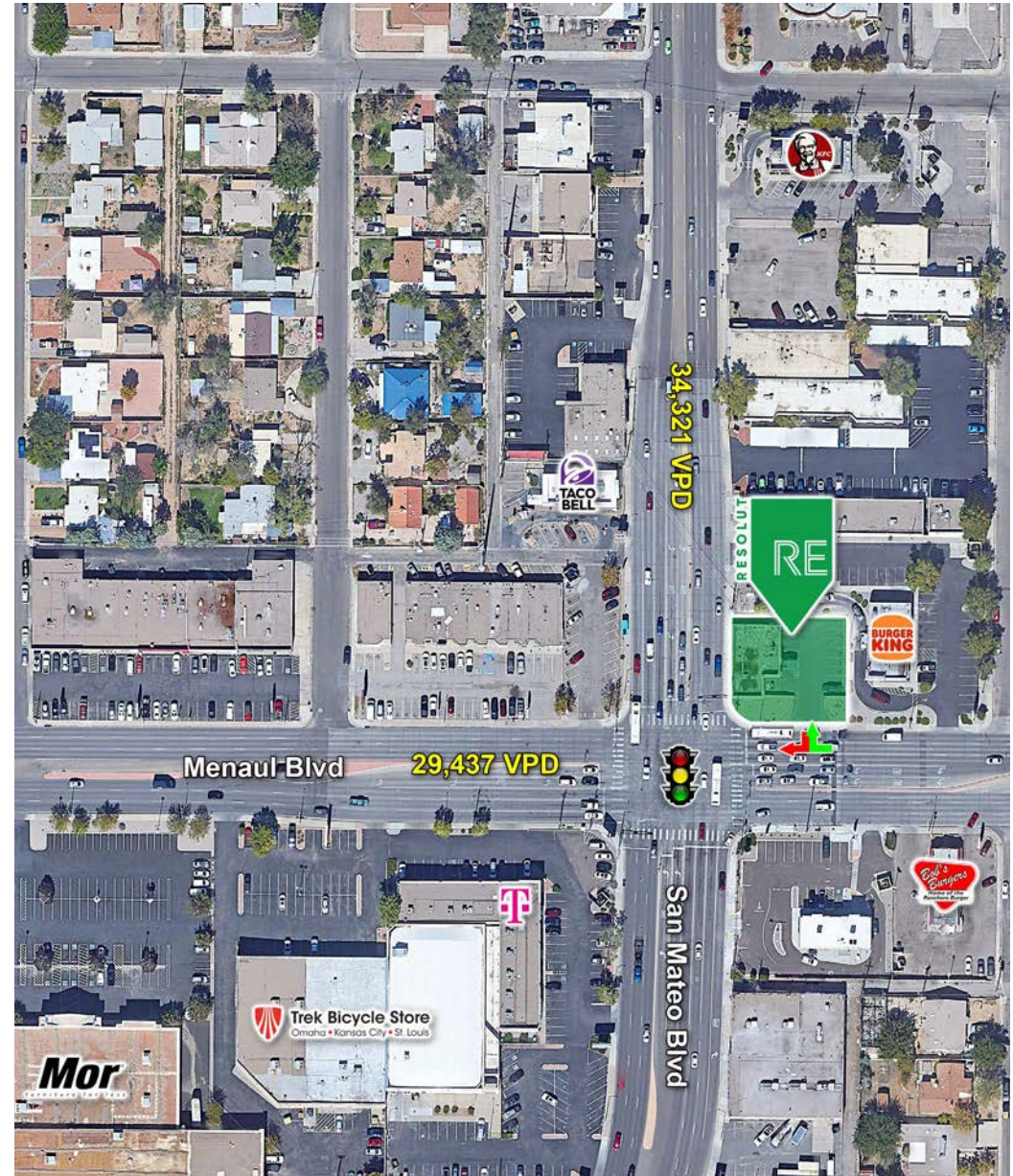
5205 Menaul epitomizes strategic location and unparalleled visibility. This stand-alone building in the heart of the NE Heights has no setbacks from San Mateo providing for visibility to over 63,000 VPD. The property is surrounded by highly successful retailers and QSR's such as Ballios, Mor Furniture, Office Depot, Samon's, Old Navy, Walmart Neighborhood, Burger King, Taco Bell, Ziggi's Coffee, Starbucks, Scooters, etc. The existing building at 2,283 SF has a relatively open floorplan and is a clean slate for a new retail business. The property is ready for new life and the owner is willing to provide improvements for the right tenant. This property could also be sold or ground leased.

LOCATION OVERVIEW

Located a stone's throw away from the I-40 and San Mateo intersection, 5205 Menaul is located on the Hard Corner of San Mateo & Menaul Blvd. This two boulevards are of the most important North-South and East-West Thoroughfare's in the Albuquerque MSA boasting over 63,000 VPD. The 3-Mile ring surrounding the property has some of the highest population densities and a widely diverse demographic profile. The property is 1 Mile West of the coveted Albuquerque Uptown that is not only a Central Business District, but Central New Mexico's main retail area with over 3,500,000 SF of retail spaces in the submarket.

PROPERTY OVERVIEW

Available SF:	2,283 SF
Lot Size:	0.25 AC
Year Built:	1965
Zoning:	MX-M
Submarket:	Midtown



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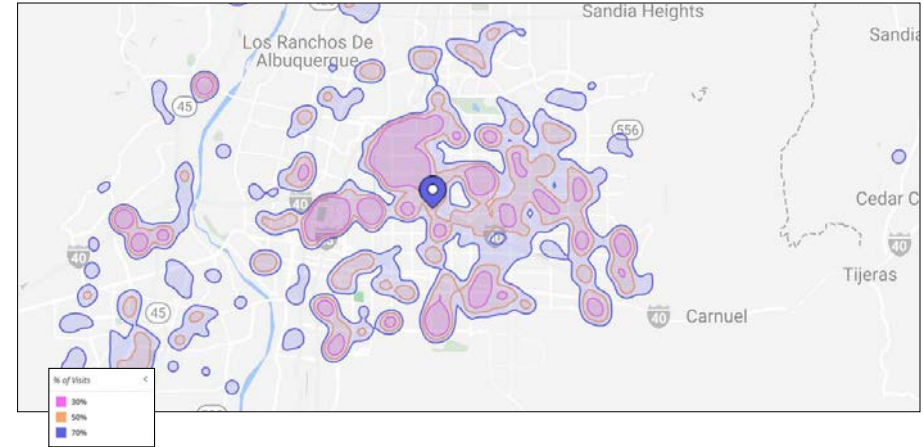


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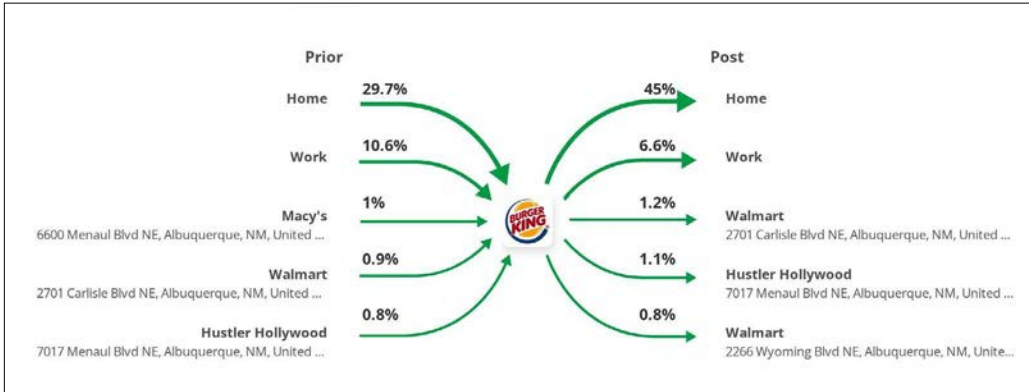
METRICS



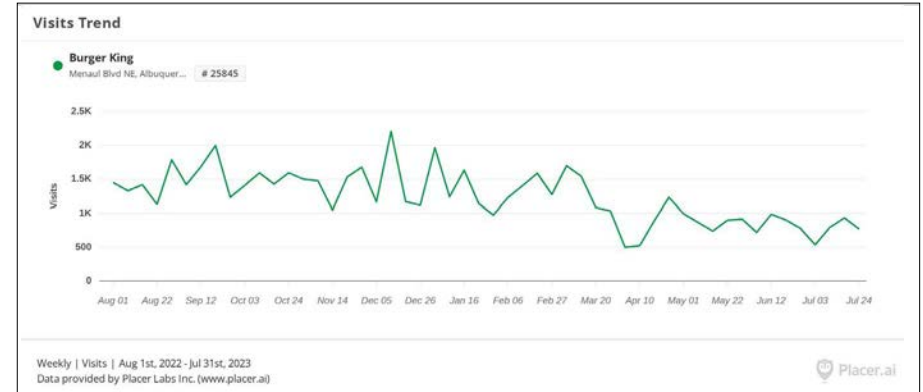
TRADE AREA HEAT MAP



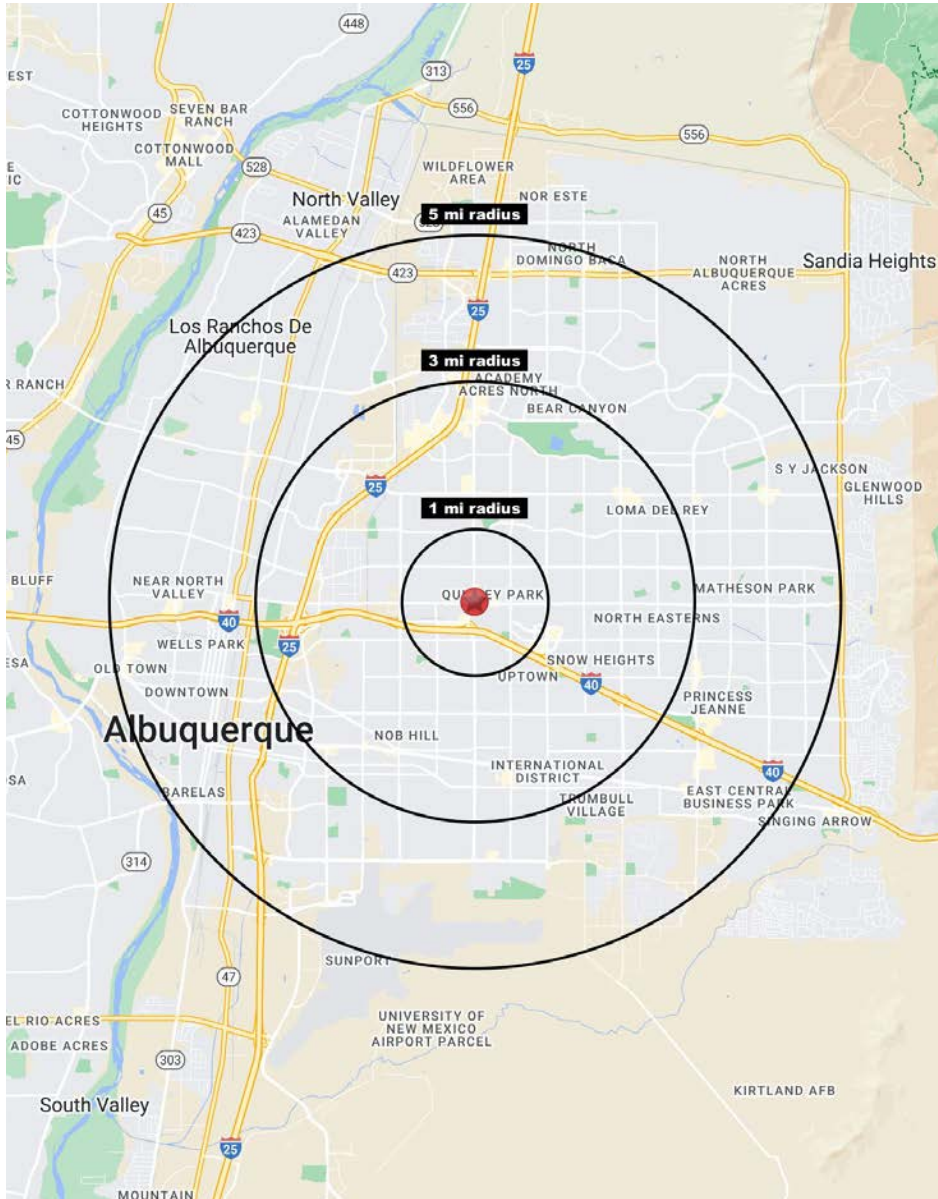
CUSTOMER JOURNEY ROUTES



HOURLY VISITS



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5205 Menaul Blvd NE Albuquerque, NM 87110	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	14,345	119,441	304,750
2028 Projected Population	14,073	118,081	303,356
2020 Census Population	14,301	120,206	306,737
2010 Census Population	14,530	122,224	307,640
Projected Annual Growth 2023 to 2028	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2023	-	-0.2%	-
2023 Median Age	41.3	39.5	40.1
Households			
2023 Estimated Households	6,958	56,591	140,995
2028 Projected Households	6,910	56,575	141,981
2020 Census Households	6,871	56,287	140,200
2010 Census Households	6,790	55,419	136,109
Projected Annual Growth 2023 to 2028	-0.1%	-	0.1%
Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.3%
Race and Ethnicity			
2023 Estimated White	55.9%	56.4%	56.2%
2023 Estimated Black or African American	3.4%	4.3%	4.3%
2023 Estimated Asian or Pacific Islander	3.1%	4.6%	4.3%
2023 Estimated American Indian or Native Alaskan	5.2%	5.7%	4.9%
2023 Estimated Other Races	32.4%	29.0%	30.4%
2023 Estimated Hispanic	47.6%	42.7%	44.3%
Income			
2023 Estimated Average Household Income	\$76,617	\$79,804	\$85,383
2023 Estimated Median Household Income	\$57,816	\$60,628	\$63,296
2023 Estimated Per Capita Income	\$37,242	\$38,072	\$39,780
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.9%	3.3%
2023 Estimated Some High School (Grade Level 9 to 11)	4.3%	5.6%	5.4%
2023 Estimated High School Graduate	26.1%	19.2%	20.4%
2023 Estimated Some College	24.9%	23.8%	22.2%
2023 Estimated Associates Degree Only	9.5%	8.3%	9.0%
2023 Estimated Bachelors Degree Only	16.5%	20.4%	20.5%
2023 Estimated Graduate Degree	17.0%	19.8%	19.1%
Business			
2023 Estimated Total Businesses	1,829	12,210	25,303
2023 Estimated Total Employees	14,781	106,210	227,495
2023 Estimated Employee Population per Business	8.1	8.7	9.0
2023 Estimated Residential Population per Business	7.8	9.8	12.0

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