



PARK PLAZA

NEC OF CARLISLE BLVD NE AND MANUAL BLVD NE
3621 MENAUL BLVD NE, ALBUQUERQUE, NM 87110



**FOR
LEASE**

AVAILABLE SPACE
873 - 43,904 SF

RATE
Call for Pricing

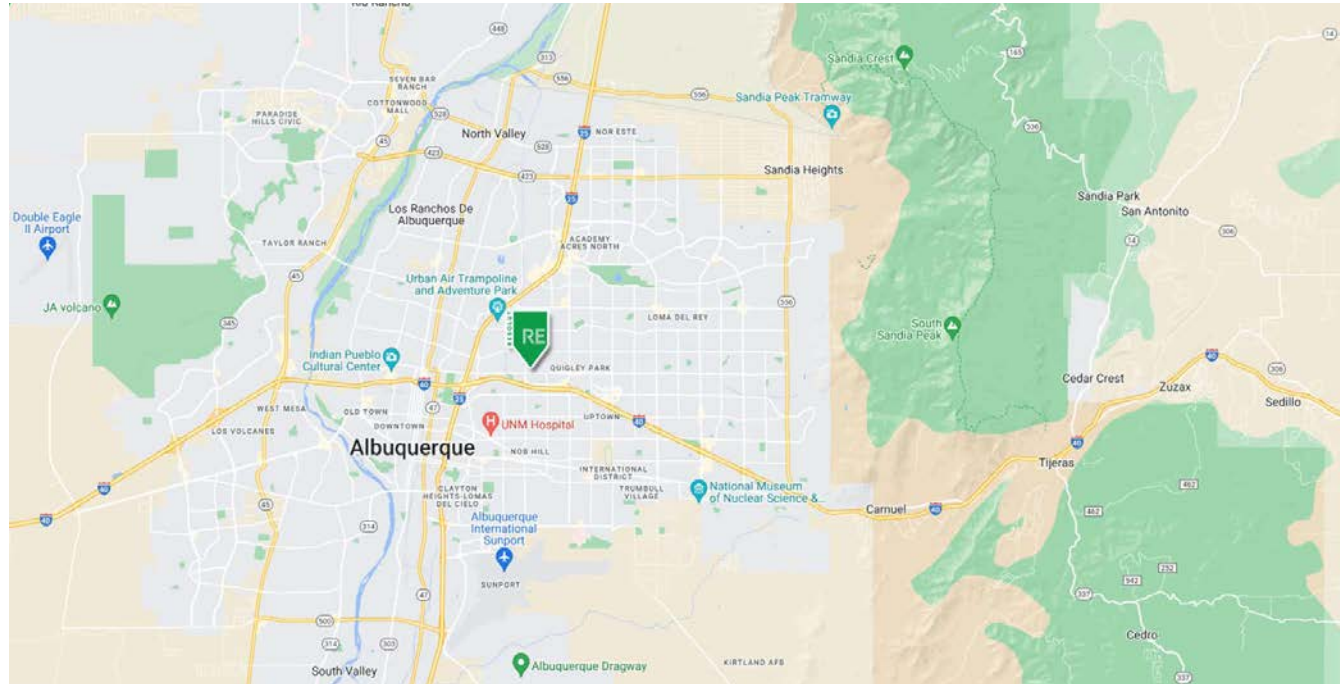
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PROPERTY HIGHLIGHTS

- Beautiful facade upgrade coming soon, see page 4
- Opportunities for Anchor, Jr Anchor, Inline Shop Space, Restaurant, and pad sites
- Former Gym Space Available with Lockers
- Excellent Visibility
- Monument Signage
- Co-Tenants: Savers, and Eyemart
- Planned Parking Lot Update
- High Traffic Corridors



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



104,996
POPULATION
3-MILE RADIUS



\$82,094.00
AVG HH INCOME
3-MILE RADIUS



154,677
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Menaul Blvd NE: 28,860 VPD
Carlisle Blvd NE: 33,134 VPD
(Costar 2022)

PROPERTY OVERVIEW

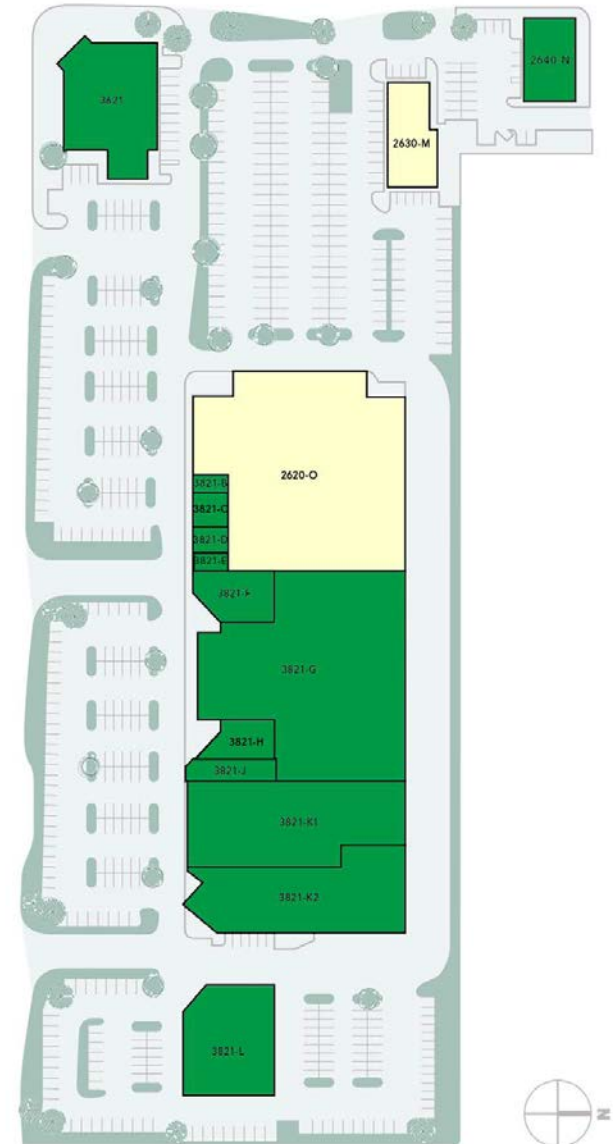
Join Park Plaza and anchor tenants Savers, and Eyemart Express in this 162,000 square foot shopping center located at the intersection of two highly trafficked corridors: Menaul Blvd NE and Carlisle Blvd NE. Park Plaza will ensure your business is in the spotlight and captures the attention of passersby, turning them into loyal customers with our unparalleled visibility. With a planned facade and parking lot update, this shopping center will soon become the bustling shopping center of Albuquerque's Northeast Heights.

Retail opportunities include a large anchor suite over 43,000 square feet, two 17,000 square feet junior anchor suites, one of which was formerly Planet Fitness with locker room infrastructure still in place. Two former restaurant spaces are available--one 10,000 square feet standalone building with ample parking and the second a former Pizza Hut building that is a great build-to-suit opportunity for a quick-serve restaurant needing high visibility and easy access. Additionally, Park Plaza has several inline shop spaces available great for local tenants wanting to capture the Northeast Heights market and needing modest space. These inline spaces range from 840 square feet to 1,937 square feet.

LOCATION OVERVIEW

Park Plaza is strategically placed at the entrance to the Northeast Heights, one of the most desirable submarkets of Albuquerque, NM. The intersection of Menaul Blvd NE and Carlisle Blvd NE provides extremely high traffic counts resulting in increased visibility all retailers need in today's competitive market.

SUITE	TENANT	SF
2620-O	Savers	44,281
2630-M	Eyemart	5,000
2640-N	AVAILABLE	5,000
3621	AVAILABLE	11,979
3821-B	AVAILABLE	860
3821-C	AVAILABLE	1,971
3821-D	AVAILABLE	1,528
3821-E	AVAILABLE	819
3821-F	AVAILABLE	1,695
3821-G	AVAILABLE	43,696
3821-H	AVAILABLE	1,925
3821-J	AVAILABLE	1,936
3821-K1	AVAILABLE	17,003
3821-K2	AVAILABLE	16,001
3821-L	AVAILABLE	10,070
TOTAL GLA		161,828

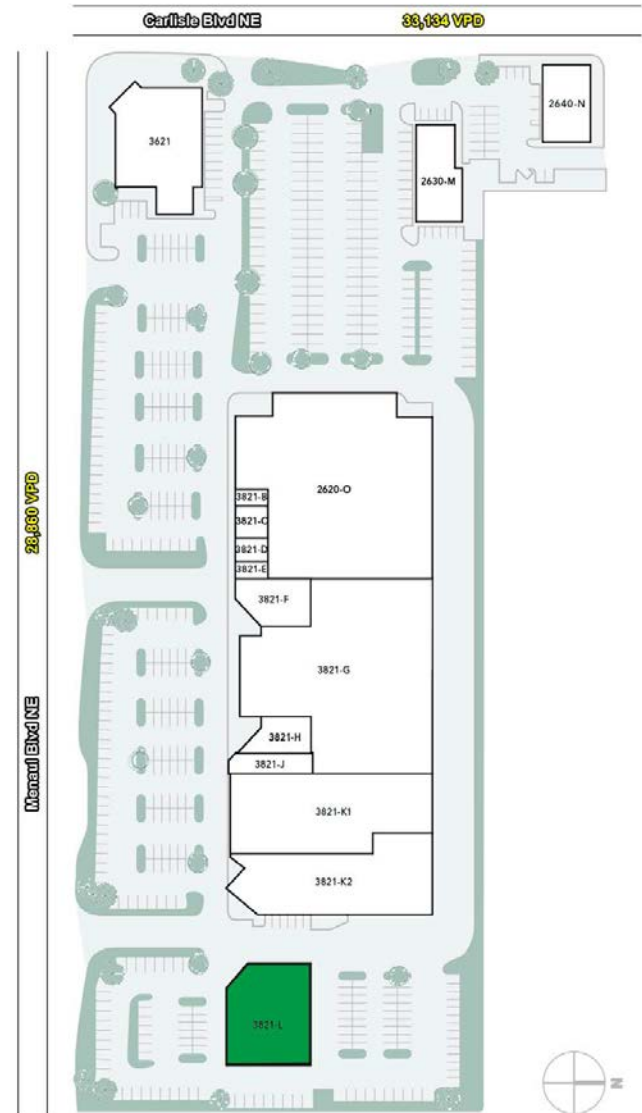




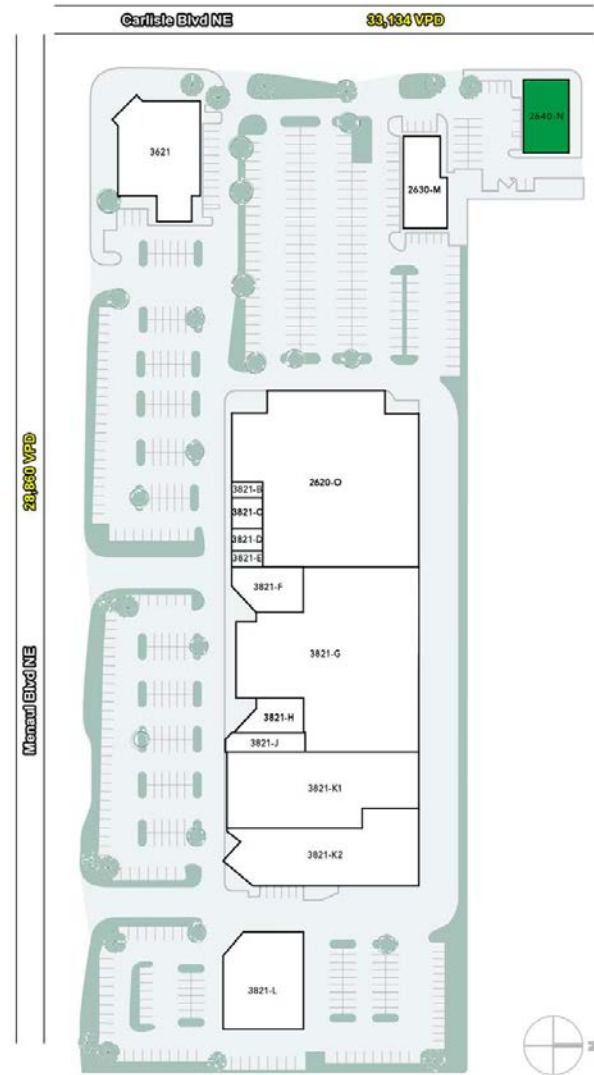
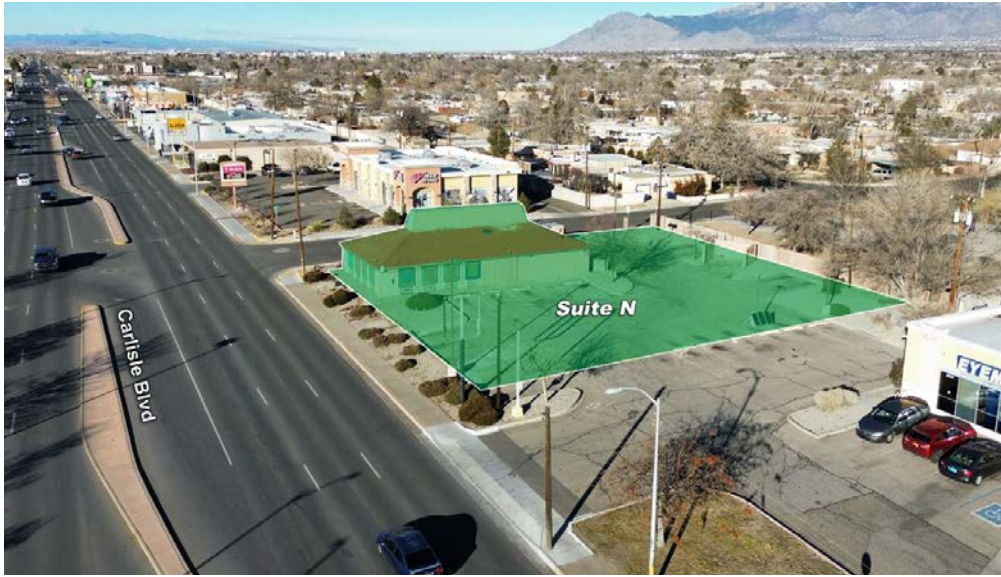




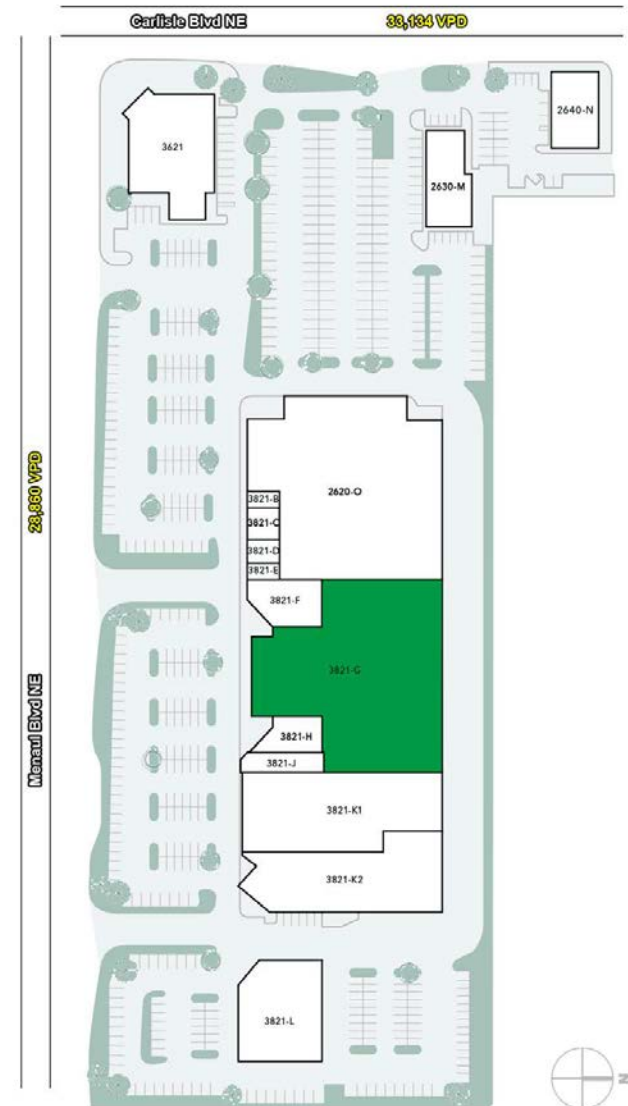
**Suite L: Former Restaurant 10,070 SF
Large Parking Lot Behind**



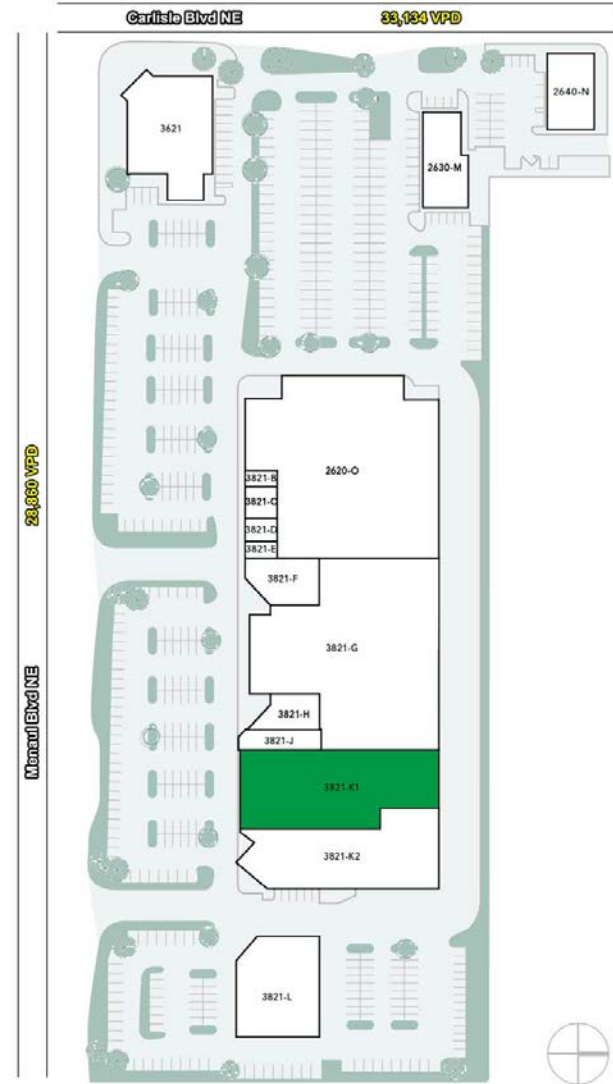
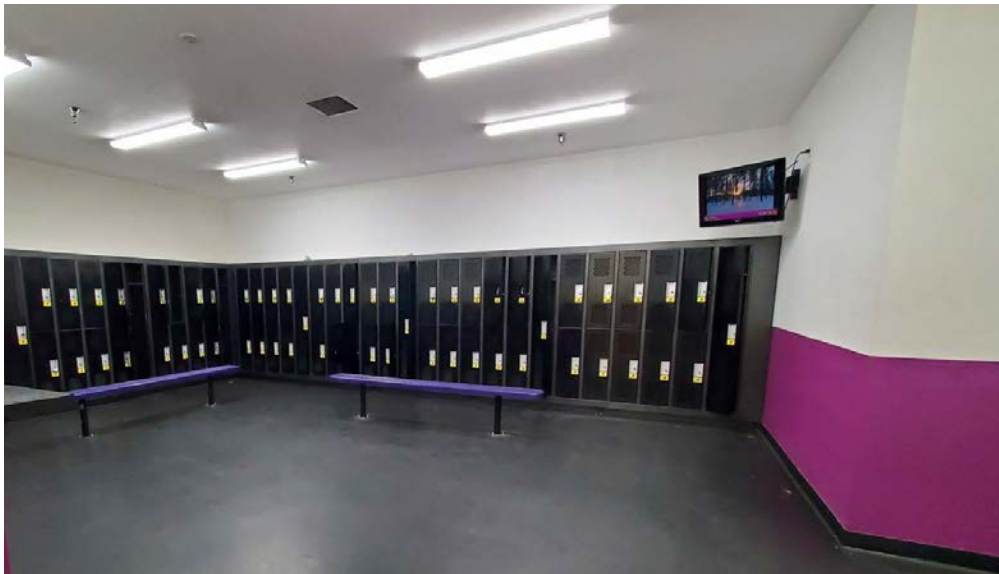
**Suite N: Pad Site, Build-to-Suit
5,000 SF Existing Building**



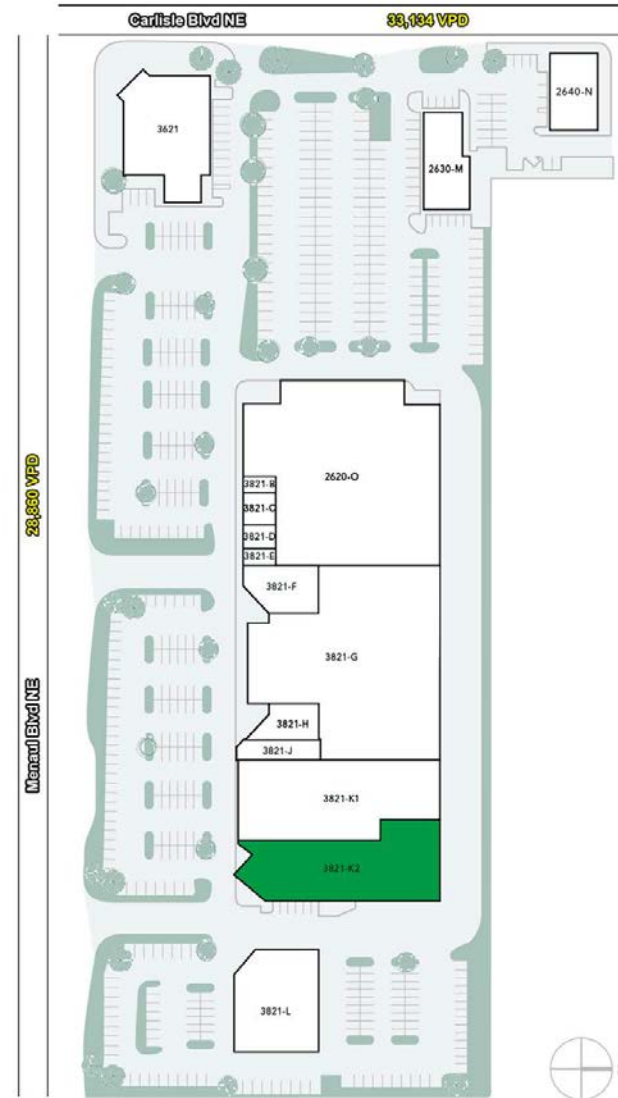
**Suite G: Anchor Space
43,696 SF**



Suite K1: Former Gym Space
17,003 SF



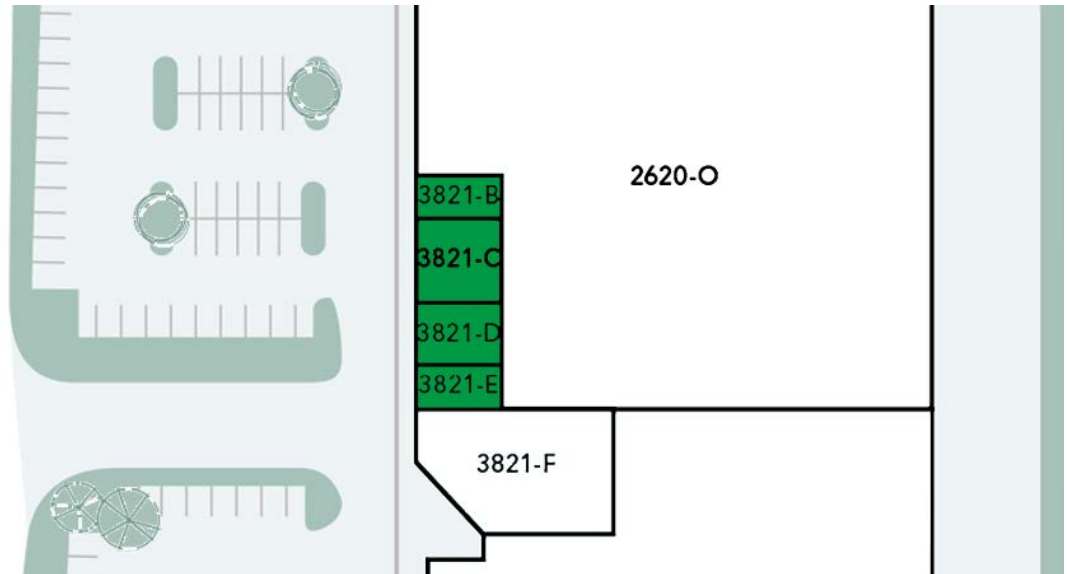
Suite K2: 16,001 SF
Plus Mezzanine Storage: 3,464 SF



Suite B-E



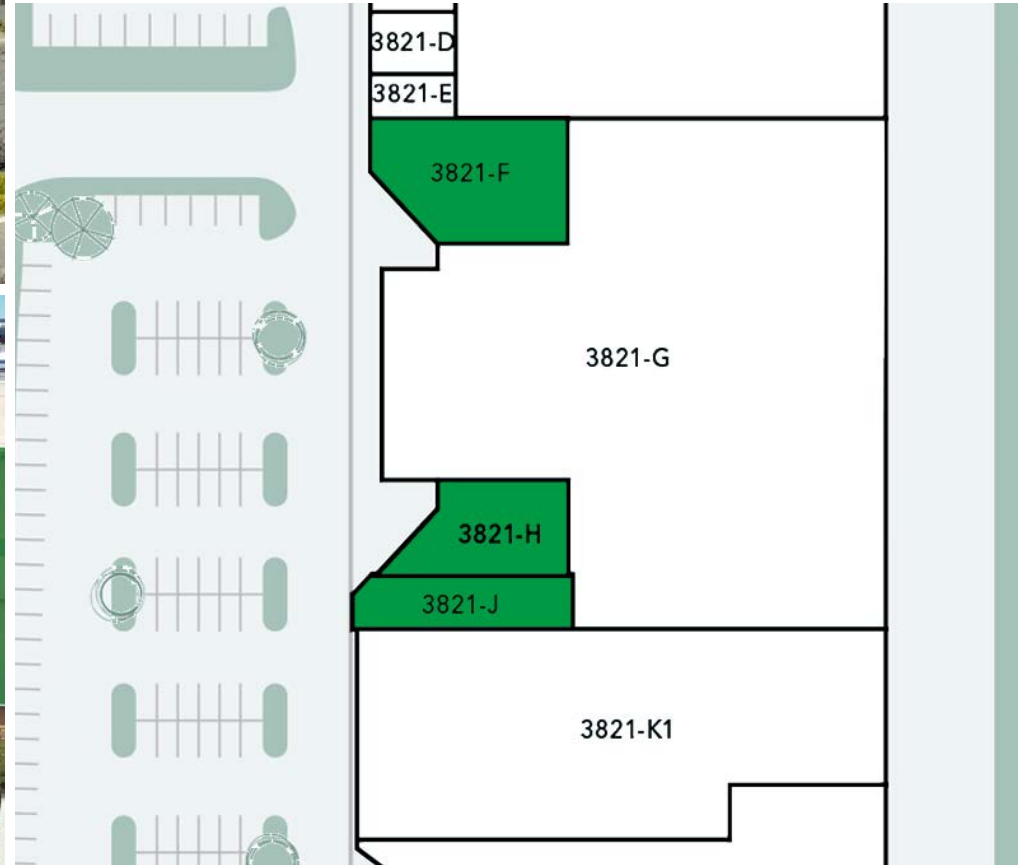
SUITE	TENANT	SF
3821-B	AVAILABLE	860
3821-C	AVAILABLE	1,971
3821-D	AVAILABLE	1,528
3821-E	AVAILABLE	819



Suite K1: F, H, J

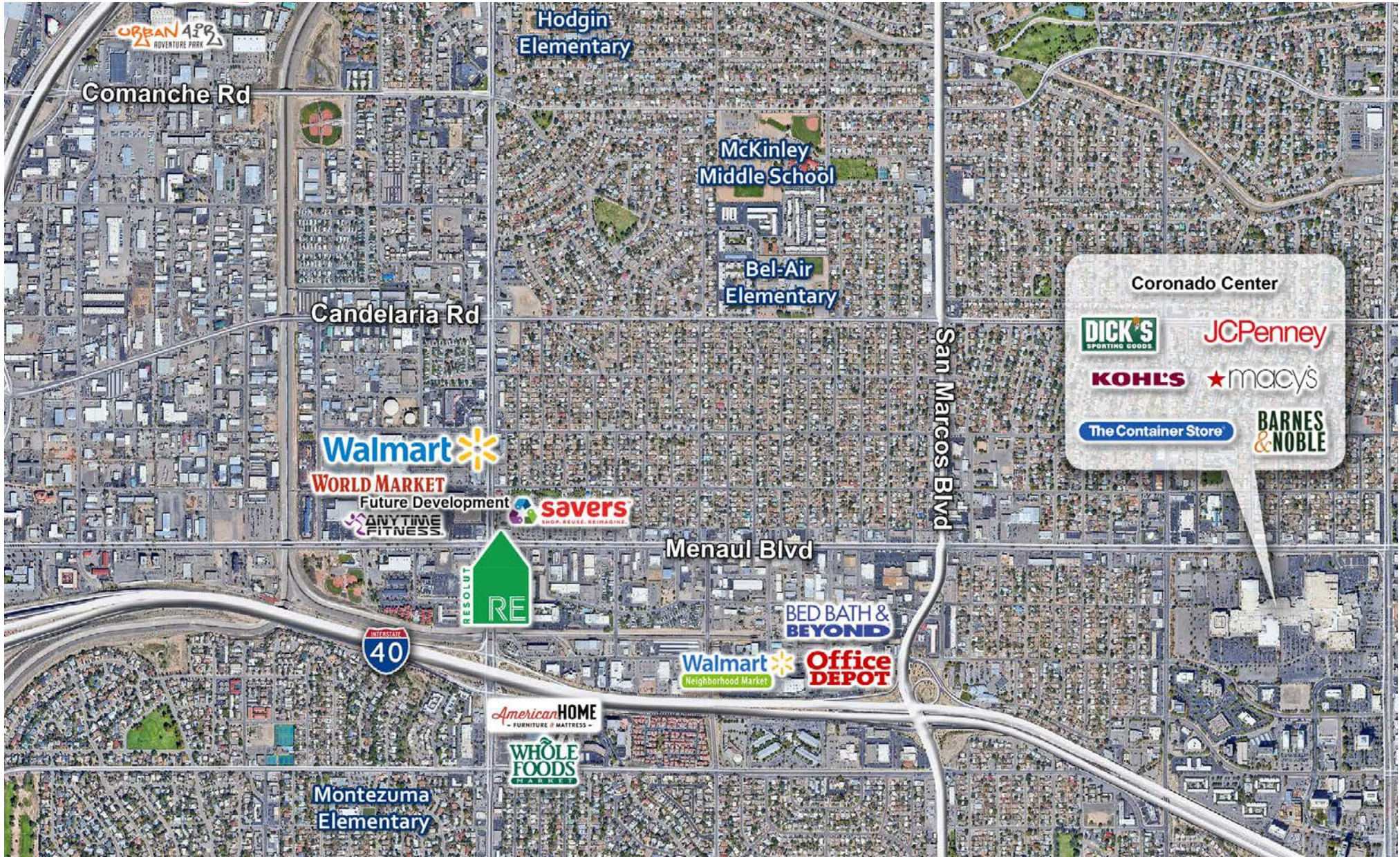


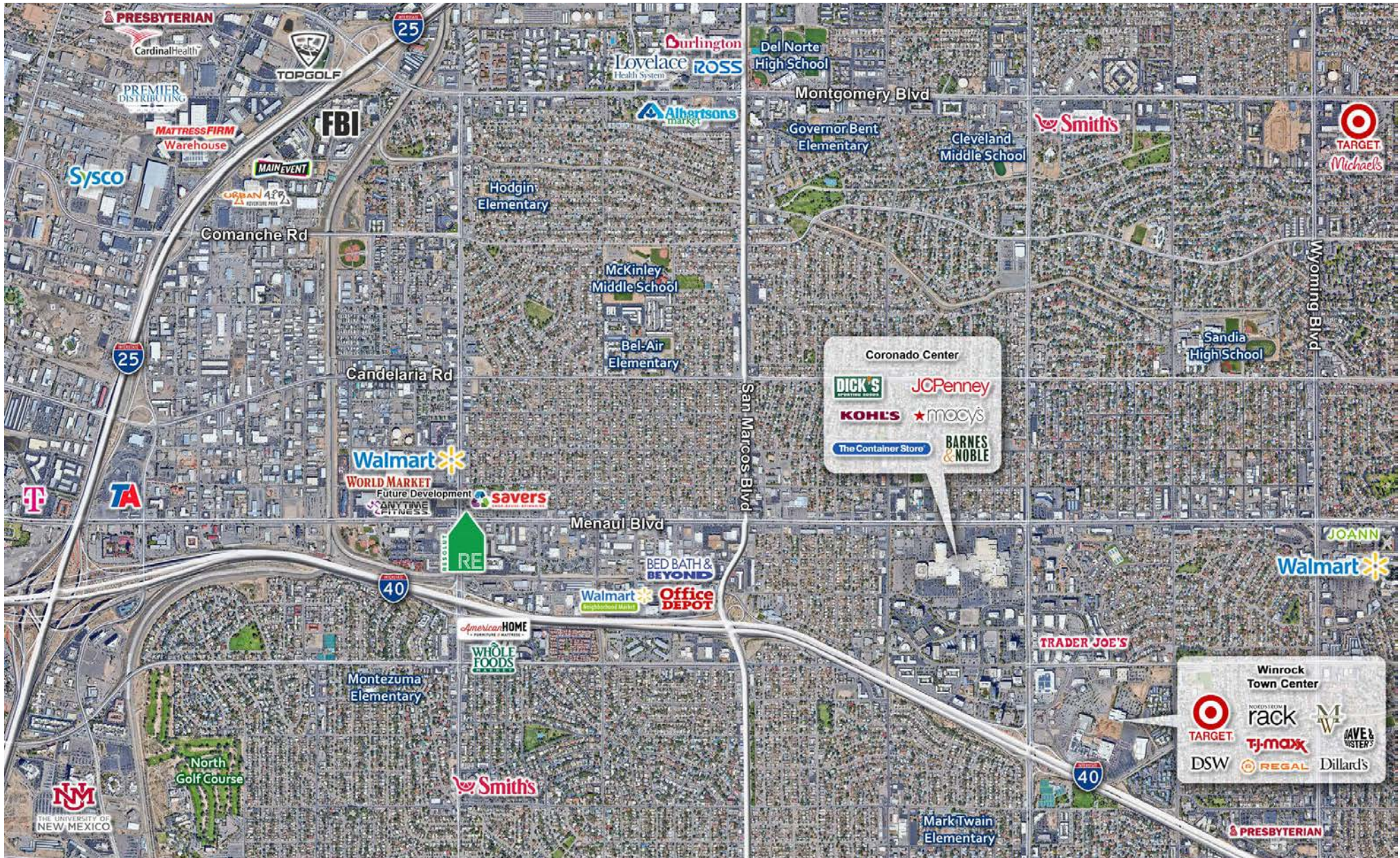
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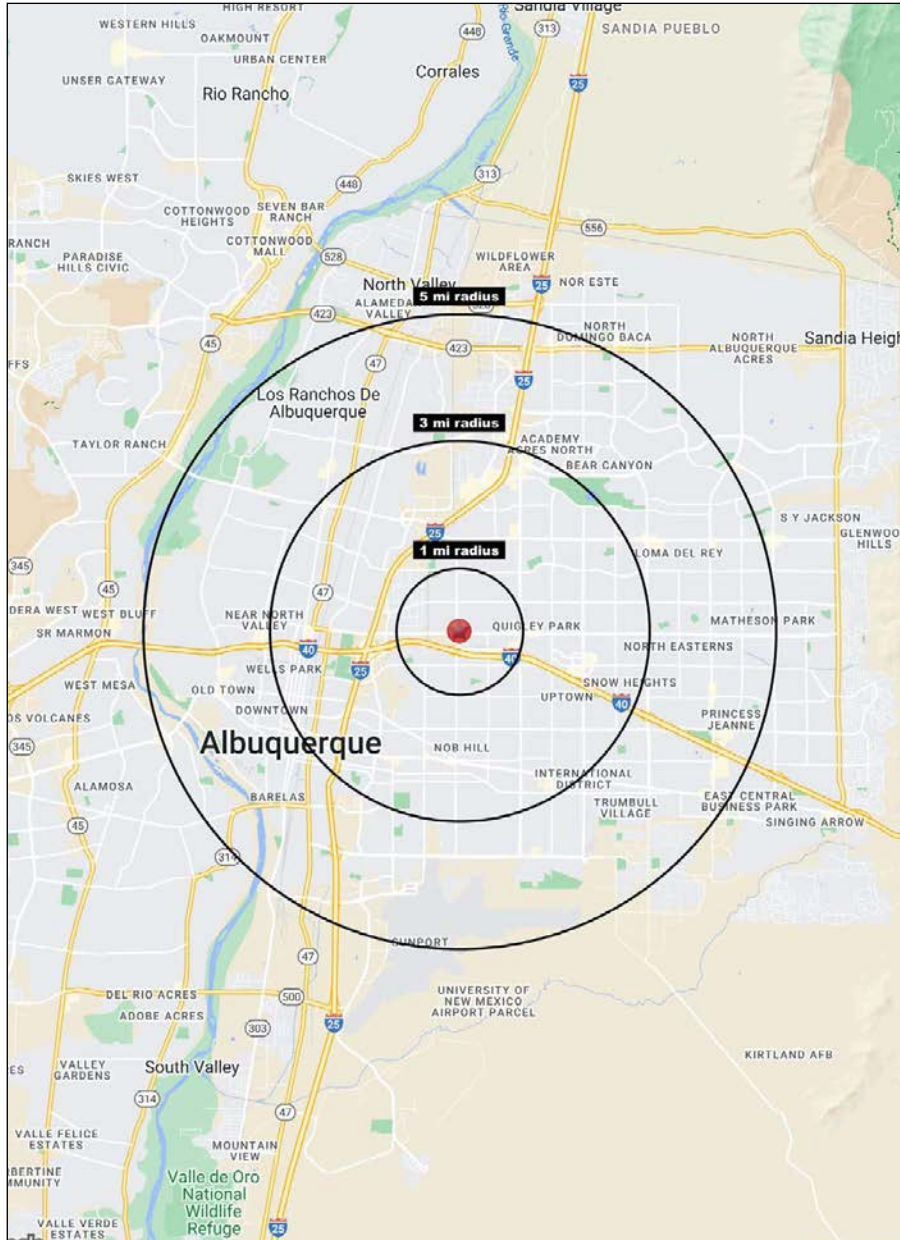












Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.1096/-106.6036



3621 Menaul Blvd NE Albuquerque, NM 87110	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	12,379	104,996	274,000
2028 Projected Population	12,417	103,541	272,157
2020 Census Population	11,888	105,519	276,602
2010 Census Population	11,916	106,869	276,870
Projected Annual Growth 2023 to 2028	-	-0.3%	-0.1%
Historical Annual Growth 2010 to 2023	0.3%	-0.1%	-
2023 Median Age	38.5	39.3	40.3
Households			
2023 Estimated Households	5,728	51,936	127,804
2028 Projected Households	5,731	51,262	126,692
2020 Census Households	5,497	51,106	126,076
2010 Census Households	5,430	49,884	121,994
Projected Annual Growth 2023 to 2028	-	-0.3%	-0.2%
Historical Annual Growth 2010 to 2023	0.4%	0.3%	0.4%
Race and Ethnicity			
2023 Estimated White	54.1%	55.6%	54.2%
2023 Estimated Black or African American	2.8%	4.0%	4.1%
2023 Estimated Asian or Pacific Islander	3.6%	4.9%	3.9%
2023 Estimated American Indian or Native Alaskan	5.8%	5.4%	5.0%
2023 Estimated Other Races	33.7%	30.0%	32.9%
2023 Estimated Hispanic	47.7%	43.5%	47.1%
Income			
2023 Estimated Average Household Income	\$94,124	\$82,094	\$84,311
2023 Estimated Median Household Income	\$66,636	\$63,515	\$63,748
2023 Estimated Per Capita Income	\$43,680	\$40,921	\$39,615
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.4%	3.5%
2023 Estimated Some High School (Grade Level 9 to 11)	7.3%	5.1%	5.5%
2023 Estimated High School Graduate	19.8%	18.4%	20.8%
2023 Estimated Some College	25.0%	22.6%	21.9%
2023 Estimated Associates Degree Only	6.7%	8.1%	8.8%
2023 Estimated Bachelors Degree Only	15.7%	21.5%	20.3%
2023 Estimated Graduate Degree	23.3%	21.9%	19.2%
Business			
2023 Estimated Total Businesses	1,671	12,879	23,818
2023 Estimated Total Employees	13,282	120,232	219,099
2023 Estimated Employee Population per Business	7.9	9.3	9.2
2023 Estimated Residential Population per Business	7.4	8.2	11.5

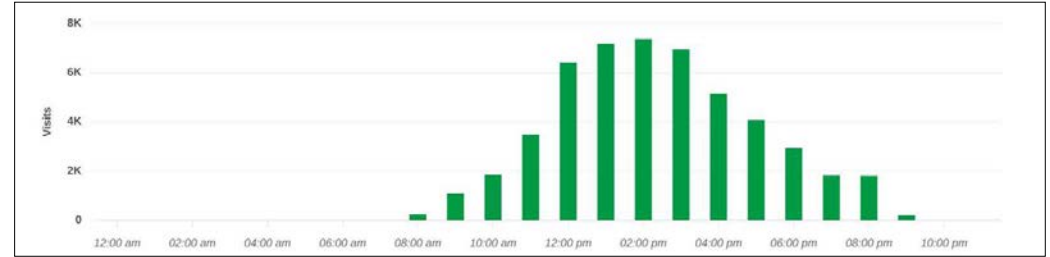
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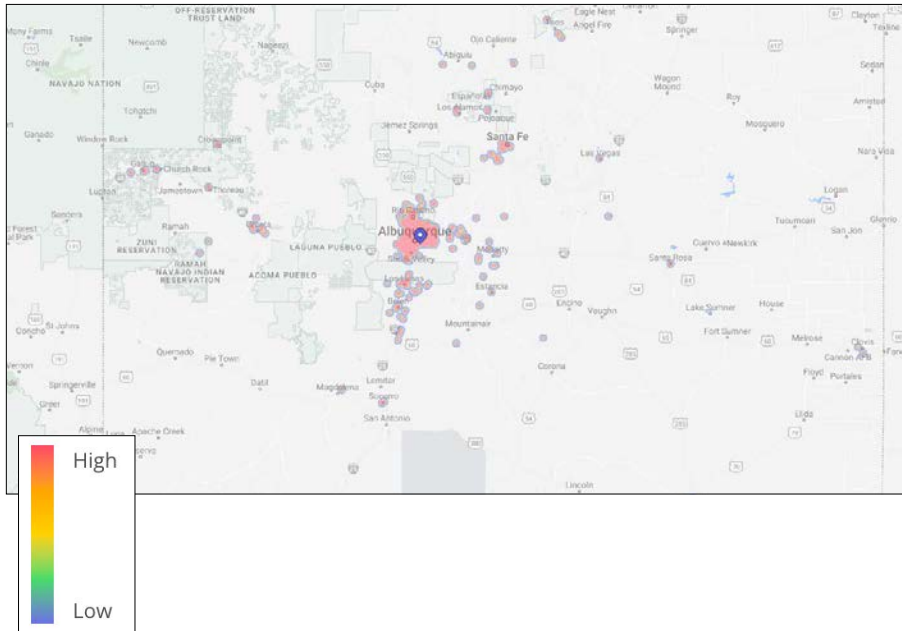
METRICS

Visits	32.2K	Visit Frequency	1.23
Visitors	26.3K	Avg. Dwell Time	34 min

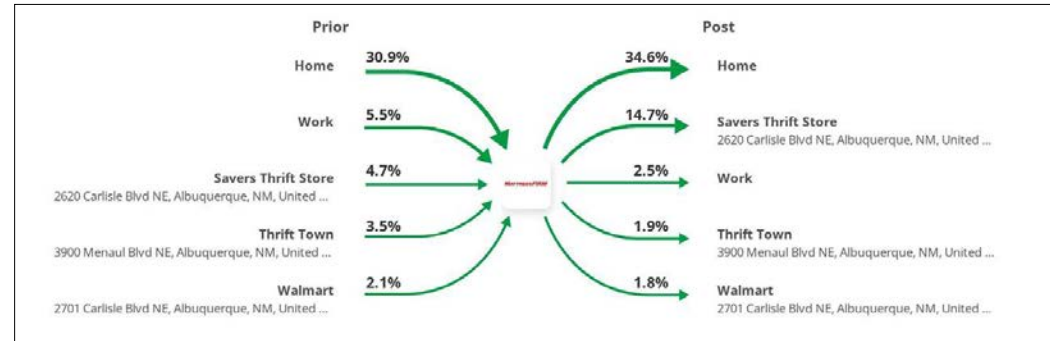
HOURLY VISITS



OF VISITS



VISITOR JOURNEY



Show by: | Feb 1st, 2023 - Jan 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

