

## CALL FOR MORE INFORMATION



## PROPERTY SNAPSHOT



**105,383**  
2024 POPULATION  
3 MILE RADIUS



**159,092**  
2024 DAYTIME POPULATION  
3 MILE RADIUS



**\$78,411**  
2024 AVERAGE INCOME  
3 MILE RADIUS



**25,816 VPD**  
CARLISLE BLVD

## FOR LEASE

**\$14.00 Full-Service Lease**

## AVAILABLE SPACE

**Suite 2424: 2,500 SF**

Warehouse, roll-up door

**Suite 2448: 2,784 SF**

Office, warehouse, roll-up door

**Suite 2400: 3,703 SF**

Warehouse

## PROPERTY HIGHLIGHTS

- Office/flex space
- 3-Phase power, rear grade level roll-door on most suites
- Retail frontage on Menaul Blvd
- Easy I-40 & I-25 access
- Shared fenced yard
- Office, showroom, and warehouse areas

## AREA TRAFFIC GENERATORS



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# Midtown Flex/Showroom Space

2400-2452 MENAUL BLVD NE  
ALBUQUERQUE, NM 87107



## OFFERING SUMMARY

Available SF: **Suite 2424: 2,500 SF**  
Warehouse, roll-up

**Suite 2448: 2,784 SF**  
Office, warehouse, roll-up door

**Suite 2400: 3,703 SF**  
Warehouse

Grade Level Door: 10'x12'

Layout: 30% Office  
70% Warehouse

## PROPERTY OVERVIEW

**Total Building Size:** Approximately 72,680 square feet

**Parking:** 60 spaces

**Submarket:** Midtown

**Year Built:** 2000

**Property Type:** Industrial / Showroom / Flex-Office-Warehouse

**Zoning:** NR-C (Non-Residential Commercial)

**Building Class:** C

**Tenancy:** Multiple

**Ceiling Height:** 9' - 11' ft

**Yard:** Shared Gated Yard

**Power:** Three-Phase

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## PROPERTY OVERVIEW

Located along Menaul Blvd, one of Albuquerque's key east-west commercial corridors.

### Access:

- **Interstate Access:** Immediate access to I-25 (north-south freeway) and I-40 (east-west freeway).
- **Connectivity:** Central location provides efficient access to all major parts of Albuquerque, including Downtown, Uptown, and the North Valley.
- **Public Transportation:** Bus lines run along Menaul Blvd, providing moderate public transit options.

### Nearby Landmarks:

- University of New Mexico (approx. 2 miles southeast)
- Downtown Albuquerque (approx. 2 miles southwest)
- Albuquerque Convention Center
- UNM Hospital and medical campuses
- Menaul School (private K-12 school nearby)

### Surrounding Commercial Activity:

- Mix of retail, industrial, and professional office uses.
- Nearby national retailers, service centers, automotive businesses, and light manufacturing companies.
- Neighboring businesses include Absolute Powder Coating and Iron Soul Gym within the complex.

### Demographics (Approximate within 3-mile radius):

- Population: ~92,000
- Average Household Income: ~\$56,000
- Median Age: 37
- Daytime Population: Higher due to surrounding offices, industrial uses, and university proximity.

### Key Strengths of the Location:

- High visibility along Menaul Blvd (a major arterial street)
- Central Albuquerque location with rapid access to highways
- Good mix of business types supporting daytime traffic
- Strong industrial and flex/office presence in the immediate area
- Proximity to workforce housing and universities increases labor pool availability

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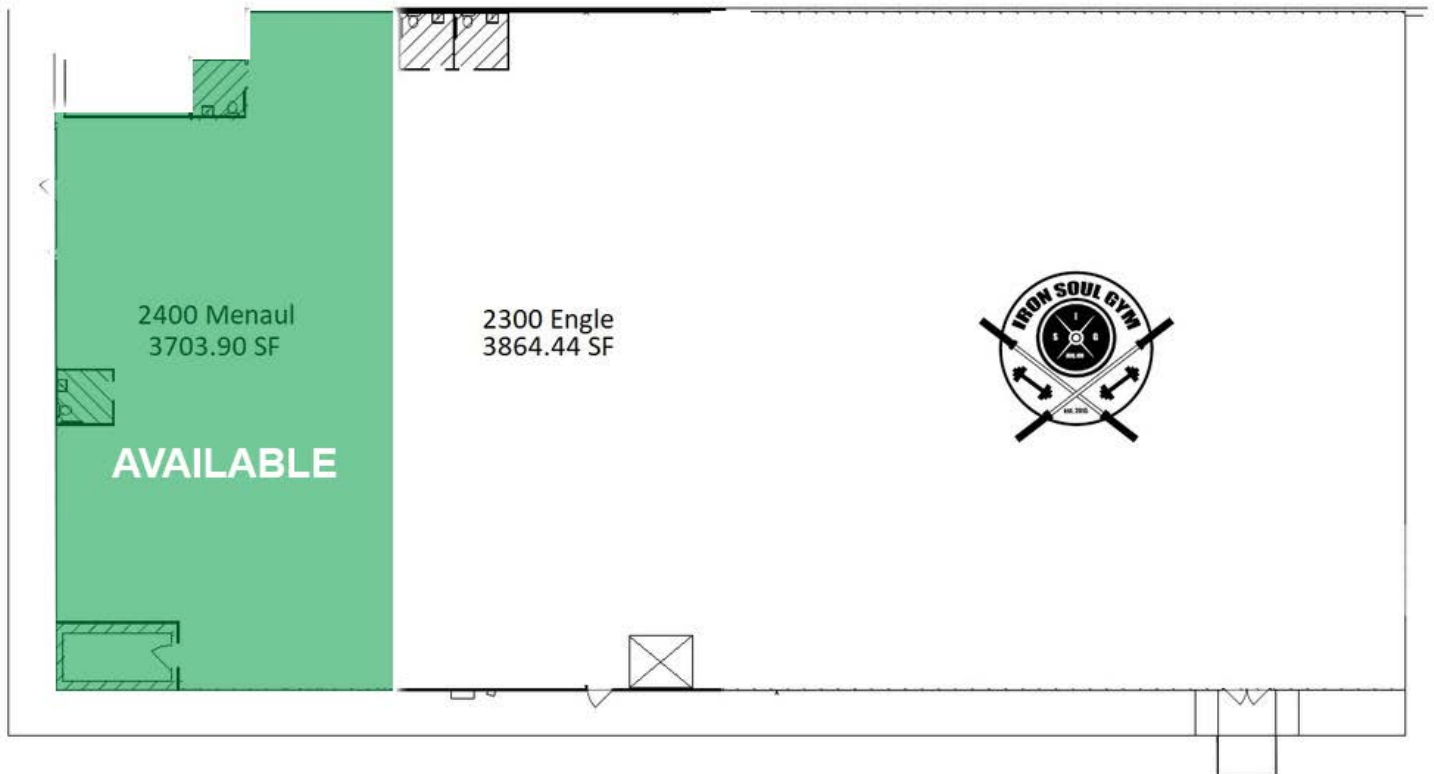


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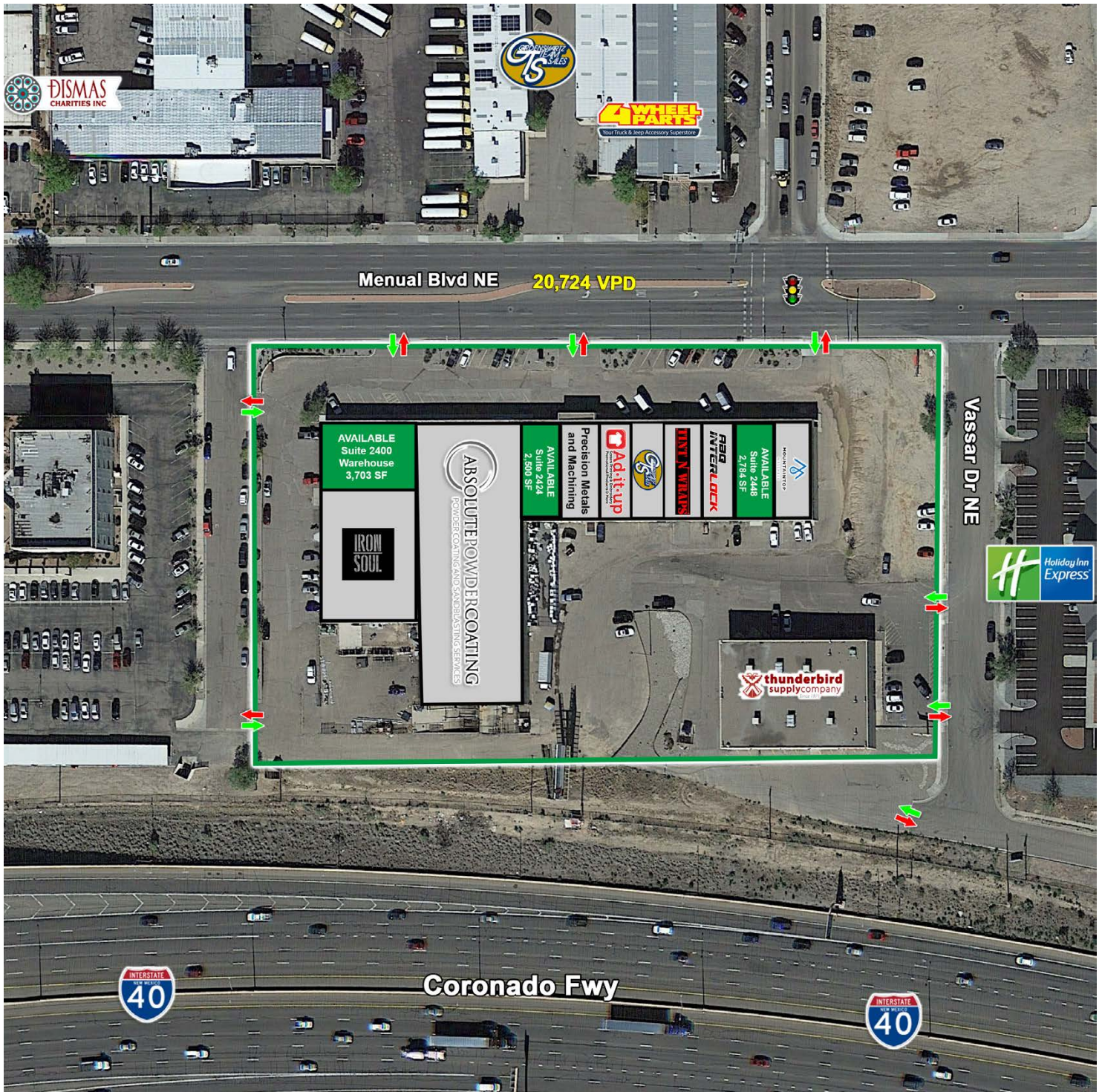
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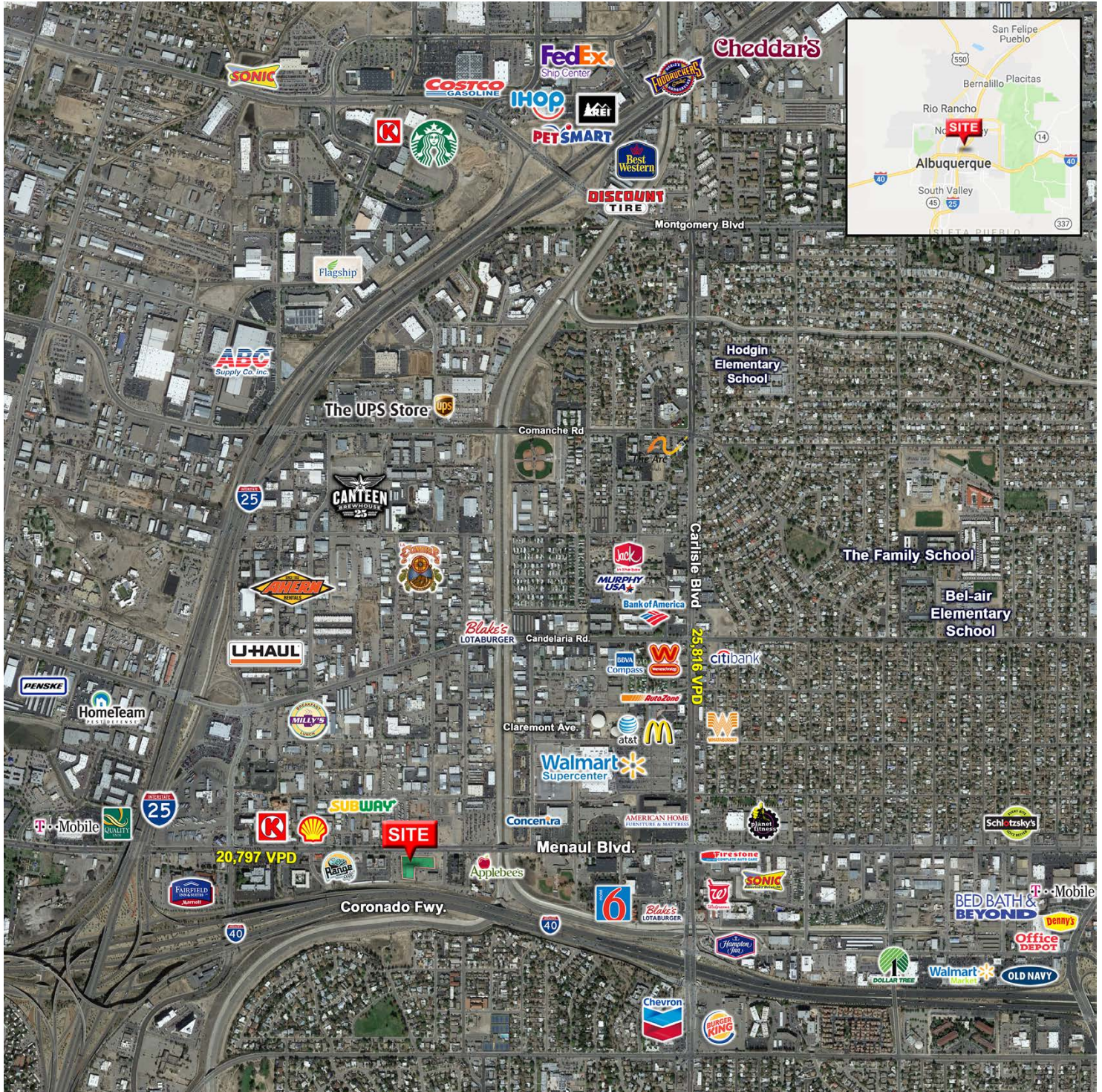


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