

CALL FOR MORE INFORMATION



AVAILABLE SPACE

SOLD

PROPERTY HIGHLIGHTS

- Flexibility of uses (retail, warehouse, showroom)
- M Zoning
- Recently built out for 3 tenants (offices)
- 100% Occupant (69% Occupied)
- Owners Value-Add opportunity
- Property can potentially be sold vacant
- Single Owners since 1989
- Current NOI: \$77,900 (6% Cap Rate)
- Pro Forma NOI: \$148,000 (10.6% Cap Rate)

TRAFFIC COUNT

Menaul Blvd NE  
Carlisle Blvd NE  
(SitesUSA 2019)

AREAS WITH TRAFFIC GENERATORS



PROPERTY SNAPSHOT



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Daniel Kearney  
dkearney@resolutre.com  
505.337.0777

Austin Tidwell, CCIM  
atidwell@resolutre.com

Rob Powell, CCIM  
rpowell@resolutre.com

Christian File  
cfile@resolutre.com  
www.resolutre.com



## PROPERTY OVERVIEW

Sale Price:	Sold
Available SF:	4,600 - 15,000 SF
Lot Size:	1.26 Acres
Year Built:	1989
Zoning:	MX-M
Submarket:	Midtown
Frontage:	80'
Ceiling Height:	12' - 18'
Roof Type:	Metal & TPO
HVAC Type:	A&B - Forced Air C - Evaporative Coolers

## PROPERTY OVERVIEW

3880 Menaul is a 15,000 SF, multi-tenant, mixed use building in the heart of Albuquerque's Midtown. This property is currently 69% occupied (2/3 spaces), and could make for a good asset for an owner-user looking to grow into the space while receiving cash-flow. This could also make a great investment for someone looking to add value by increasing rents and leasing the last space. The property could also be sold vacant but some negotiating and lease termination fees would have to be paid to the tenant, this is negotiable. There is both retail, warehousing, and showroom utility to these spaces. The front (suite A) lends itself well to a retail/office showroom use while the back to suites are more catered towards industrial warehousing.

## LOCATION OVERVIEW

This property is located in the SEC of Menaul & Carlisle in Albuquerque's Midtown. The property has a 2-minute drive time to Carlisle and I-40 and is a stone's throw away from Albuquerque's Uptown submarket. The property is surrounded by national retail tenants and is prominently placed upon Menaul Blvd. one of Albuquerque's most important commuter thoroughfares.

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# Mixed Use in Midtown

SEC CARLISLE & MENAUL  
3880 MENAUL BOULEVARD NORTHEAST  
ALBUQUERQUE, NM 87110



Daniel Kearney  
[dkearney@resolutre.com](mailto:dkearney@resolutre.com)  
505.337.0777

Austin Tidwell, CCIM  
[atidwell@resolutre.com](mailto:atidwell@resolutre.com)

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## Interior Photos



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[dkearney@resolutre.com](mailto:dkearney@resolutre.com)  
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