

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Off hard corner of Menaul and San Mateo
- Quick access to I-40
- High traffic counts on Menaul
- End cap available
- Great signage opportunities

TRAFFIC COUNT

Menaul: 27,398 VPD
San Mateo: 35,062 VPD
(SitesUSA 2022)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



120,804
2022 POPULATION
3 MILE RADIUS



157,791
2022 DAYTIME POPULATION
3 MILE RADIUS



\$64,194
2022 AVERAGE INCOME
3 MILE RADIUS



35,062 VPD
SAN MATEO

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Hard Corner Retail Space

SEC OF MENAUL BLVD NE AND SAN MATEO BLVD NE
5200 MENAUL BLVD NE | ALBUQUERQUE, NM 87110



PROPERTY OVERVIEW

| | |
|--------------|-------------|
| Lease Rate: | 100% Leased |
| Square Feet: | 1,000 SF |
| Lot Size: | 0.5 Acres |
| Year Built: | 2022 |
| Zoning: | MX-M |
| Submarket: | Uptown |

PROPERTY OVERVIEW

5200 Menaul Blvd NE is a stand-alone retail building constructed for Ziggi's Coffee in 2022. The co-tenant, Ziggi's, is a national favorite and growing in popularity and recognition in Albuquerque. This property features a 1,000 SF retail endcap with great exposure and visibility. Being off the hard corner means great traffic counts in excess of 30,000 VPD. This is a great opportunity to reap the rewards of a stand-alone user with a bite size!

LOCATION OVERVIEW

The property is located in Albuquerque's Uptown at the corner of Menaul & San Mateo. This property is 5 minutes from ABQ Uptown outdoor mall and features quick access to I-40. A host of national retailers and restaurant chains exist in the surrounding area creating a high daytime population density and one of the highest population densities overall in a 3 & 5 mile ring in the Albuquerque MSA.

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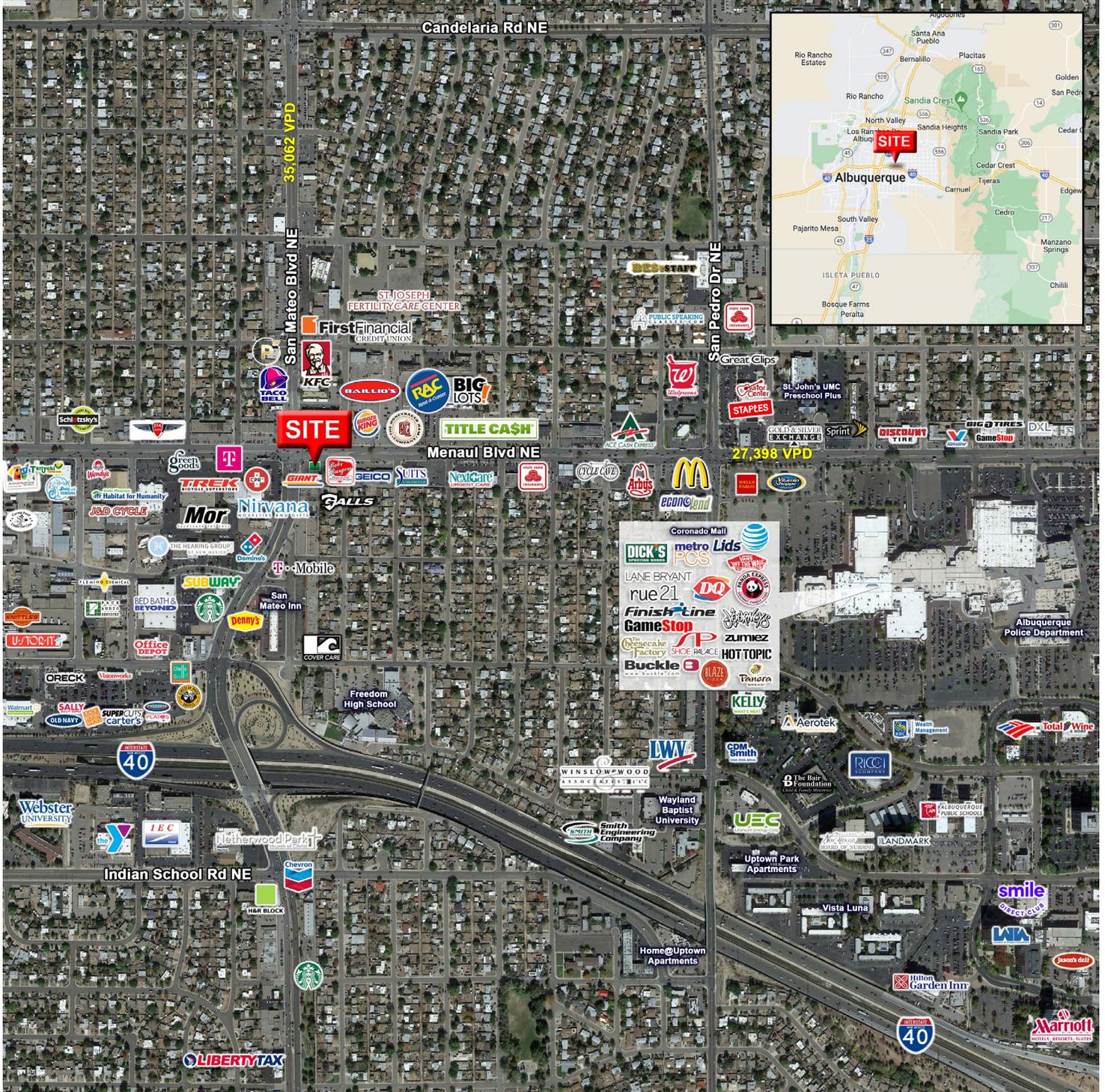
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