



PARK PLAZA - ANCHOR SPACE

NEC OF CARLISLE BLVD NE AND MENUL BLVD NE
3821 MENAUL BLVD NE, ALBUQUERQUE, NM 87110



**FOR
LEASE**

AVAILABLE SPACE
Ste G: 43,696± SF

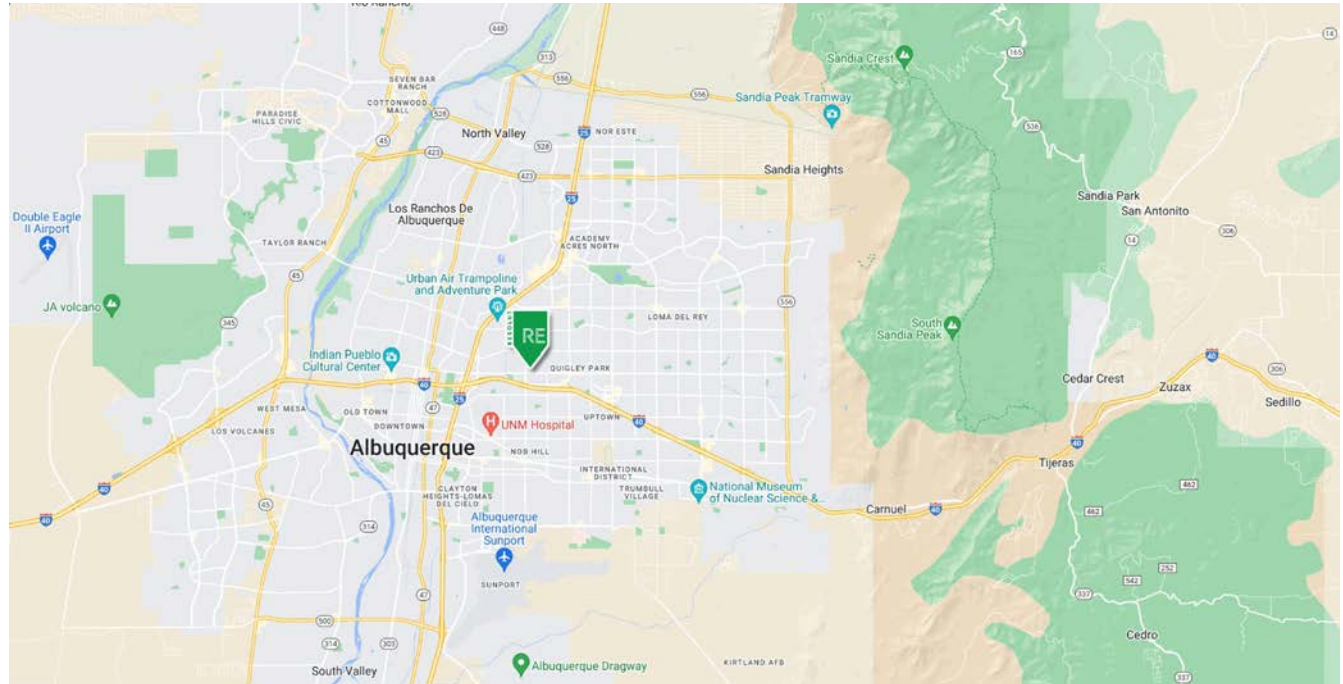
RATE
Call for Pricing

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PROPERTY HIGHLIGHTS

- Opportunity to become the new anchor of the redeveloped Park Plaza retail center
- Park Plaza has undergone a change in ownership, rebrand, full exterior paint, new pylon signs throughout and soon a new parking lot
- Join Savers, Enzo, Fitness, Mattress Firm and Eyemart Express
- Located within a redeveloping area with the new Whole Foods, American Furniture & VEG ER for Pets south of I-40 and the demolition of the old American Furniture building and new construction of Panda Express & Mister Car Wash at the NWC Carlisle & Menaul
- Prime Midtown location near the Big I (intersection of I-40 & I-25) with customer draws from Walmart SuperCenter, Sports & Wellness, World Market and Green Jeans Food Hall



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2025

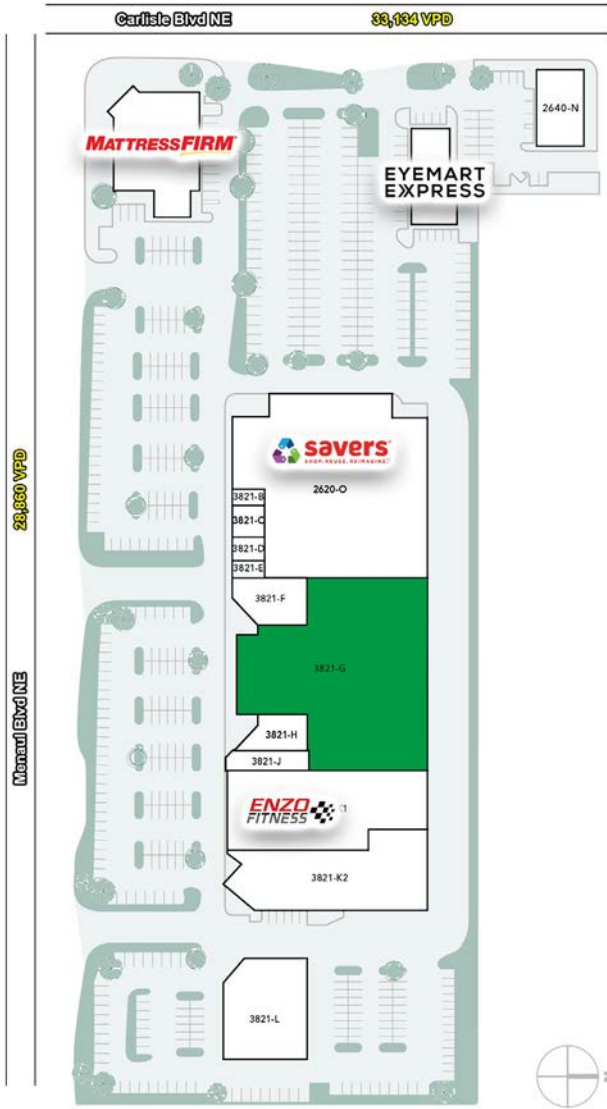
 **106,794**
POPULATION
3-MILE RADIUS

 **\$83,201.00**
AVG HH INCOME
3-MILE RADIUS

 **156,192**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Menaul Blvd NE: 23,471 VPD
Carlisle Blvd NE: 25,937 VPD
(Sites USA 2025)

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PROPERTY DETAILS

SPACE AVAILABLE	3821 Suite G - 43,696± SF
FORMER USE	Furniture Store
CLEAR HEIGHT	14' Drop Ceiling
SPRINKLED	YES
DELIVERIES	Dock High
ZONING	MX-M
SUBMARKET	NE Heights



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