



UPTOWN DRIVE-THRU BUILDING FOR SUBLEASE

NWC MENAUL BLVD & TENNESSEE ST
7717 Menaul Blvd NE Albuquerque, NM 87110



**FOR
SUBLEASE**

AVAILABLE
0.35 AC
1,170 SF

RATE
See Broker
for Pricing

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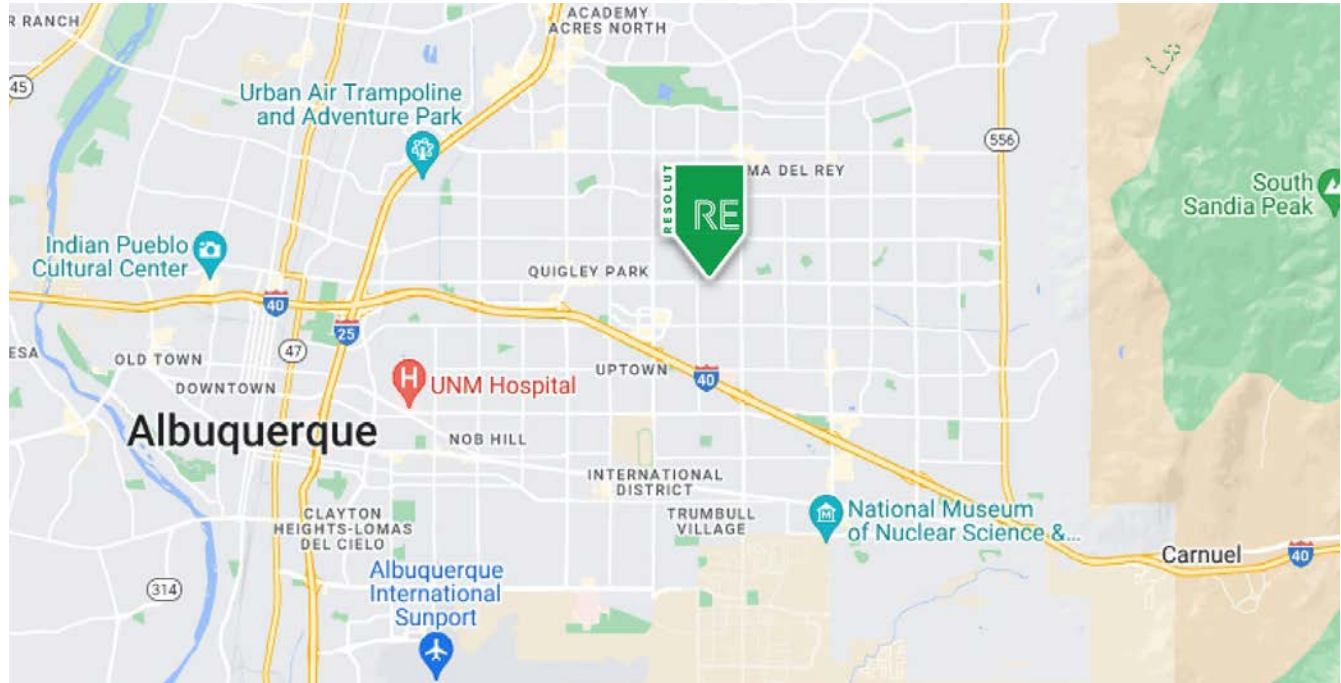
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PROPERTY HIGHLIGHTS

- Existing drive-thru window with MX-M and and queuing lane for QSR
- Full access on Menaul with over 27,000 cars per day
- Freestanding building with pylon signage - former Title Max
- Adjacent to Champion Carwash, PresNow Urgent Care & ER and Blake's Lotaburger and Jack in the Box



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



POPULATION
3-MILE RADIUS
146,848



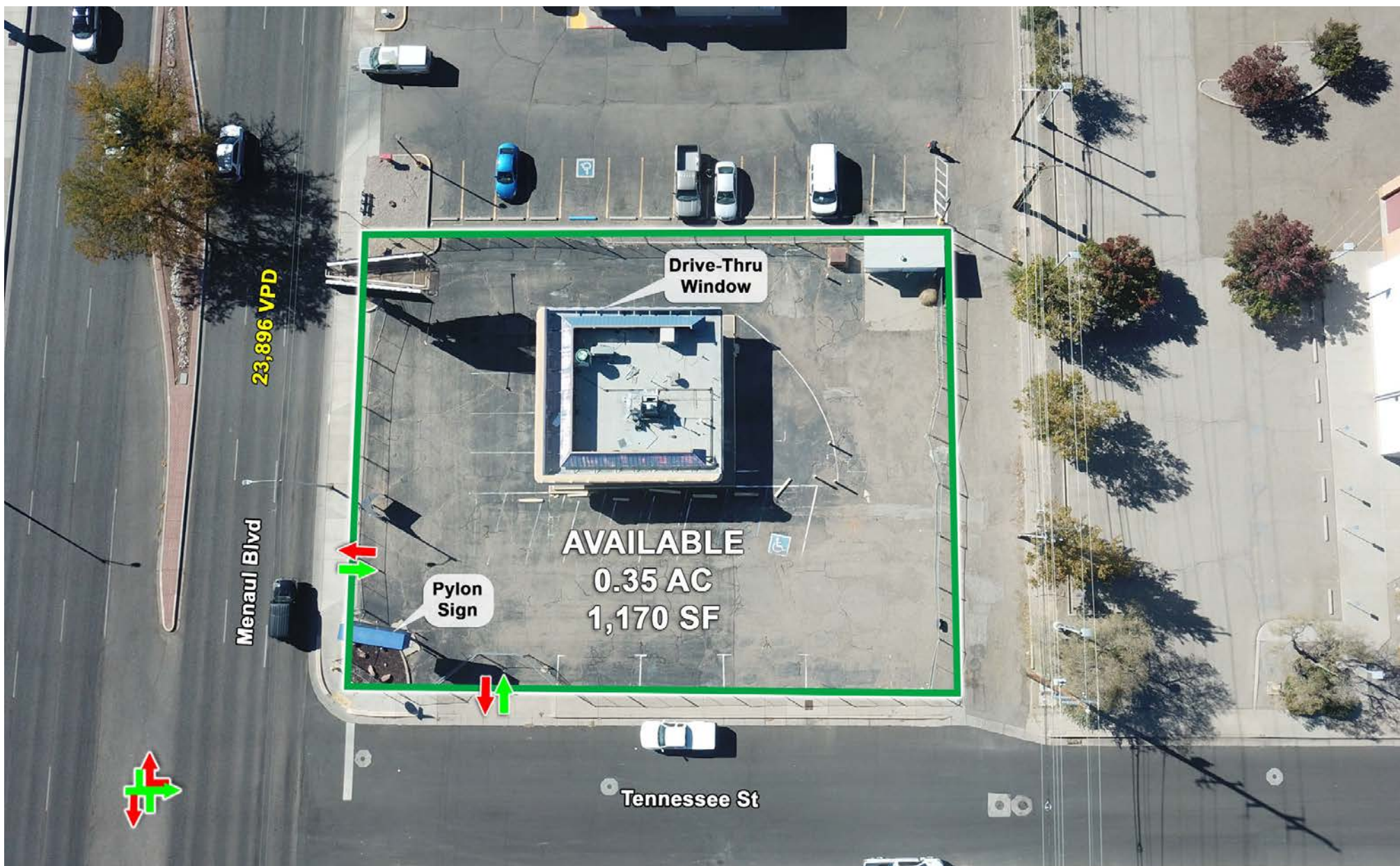
AVG HH INCOME
3-MILE RADIUS
\$64,468



DAYTIME POPULATION
3-MILE RADIUS
131,032



TRAFFIC COUNTS
Menaul Blvd: 23,896

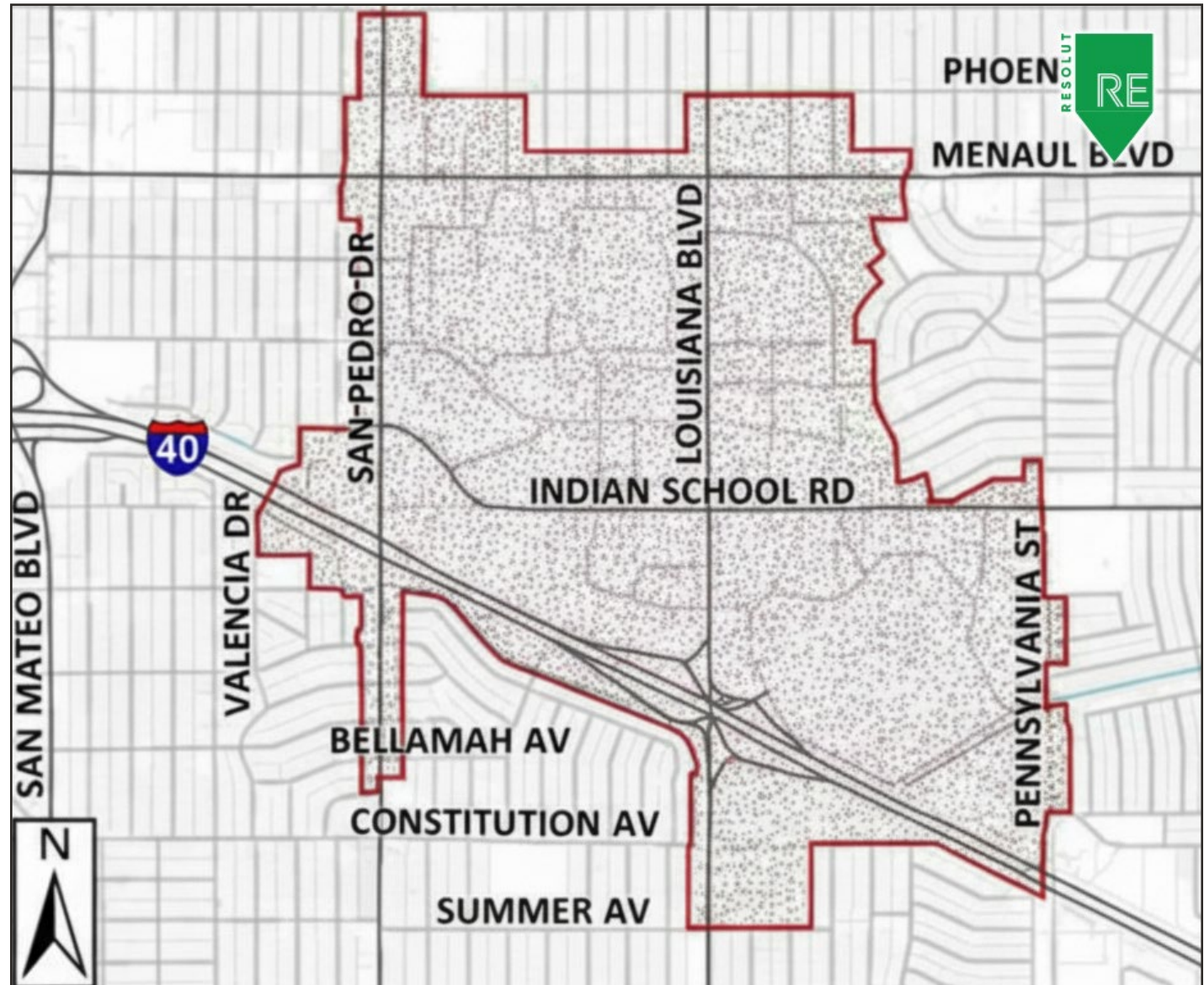
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Uptown Submarket Drive-Thru Restriction Map

The Uptown Submarket is known for its premium retail offerings and moderate density with a large draw area, but is also a restrictive zone for drive-thru retail uses. The map shows in red where drive-thru is not permitted, making Menaul Blvd the ideal growth opportunity for QSR concepts that would like to benefit from the Uptown customer but retain their required drive-thru window.



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