



SUN WEST

SEQ MENAUL BLVD & SAN MATEO BLVD
5300-5320 Menaul Boulevard Northeast Albuquerque, NM 87110



FOR LEASE

AVAILABLE SPACE
Suite 5318: 2,619 SF
Suite 5306: 3,496 SF

RATE
\$18.00 PSF NNN
NNNs* \$1.50
* Estimate provided by Landlord and subject to change

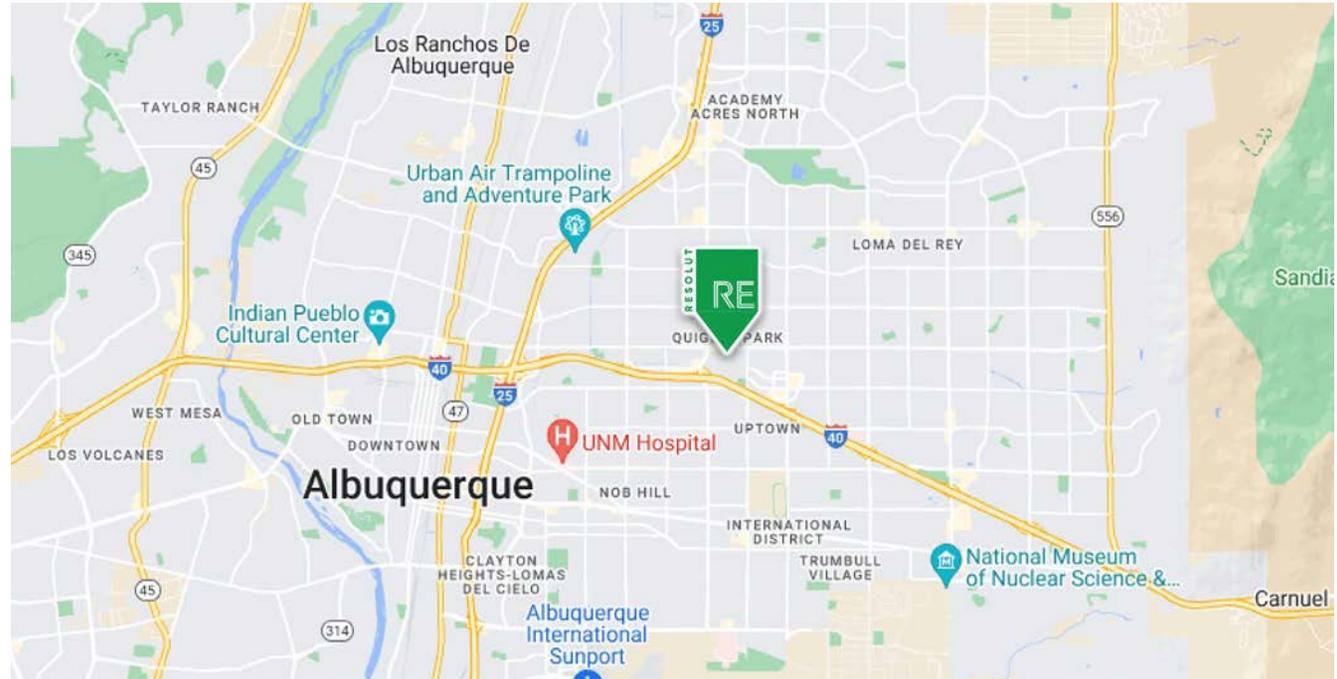
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PROPERTY HIGHLIGHTS

- High traffic retail strip center with over 29,000 cars per day
- Prime slot available on top of the pylon sign
- Suite 5318: Beautiful office suite available (former Geico office) with reception, bullpen, private office & kitchenette
- Suite 5306: Open retail storefront with opportunity to pick flooring/ paint
- Great full access point from Menaul & La Veta Dr



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



121,645
POPULATION
3-MILE RADIUS



\$83,190.00
AVG HH INCOME
3-MILE RADIUS



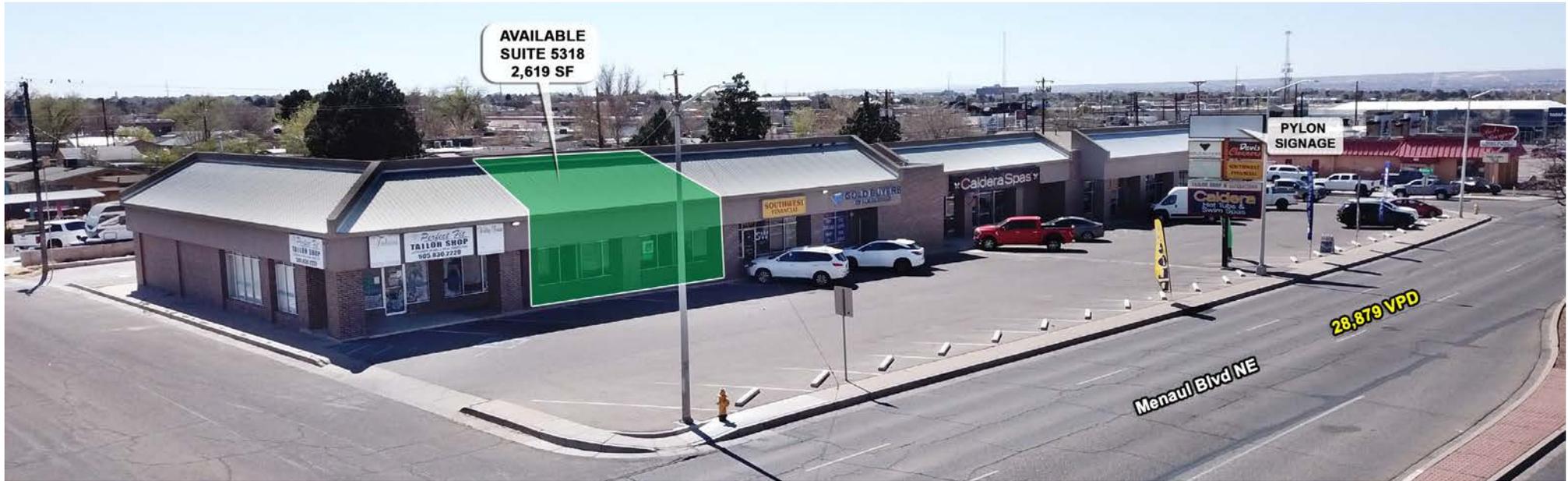
144,865
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Menaul Blvd: 29,032 VPD
San Mateo Blvd: 32,355 VPD
(Sites USA 2025)

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