

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: Fully Leased

LEASE RATE: Negotiable

BUILDING SIZE: 12,000 SF

ZONING: C-1

MARKET: Albuquerque

SUB MARKET: Northeast Heights

CROSS STREETS: Mesilla Street
Northeast & Menaul
Boulevard Northeast

PROPERTY DESCRIPTION

Close to Albuquerque's thriving Uptown as well as Coronado Mall and Winrock Mall. We have just 2 space left.

PROPERTY HIGHLIGHTS

- Newly renovated
- Full access from Menaul Blvd.
- Highly visible, convenient and affordable
- Close to Uptown and Coronado Malls
- Over 46,000 VPD

Available Spaces

Lease Rate:

NEGOTIABLE

Total Space

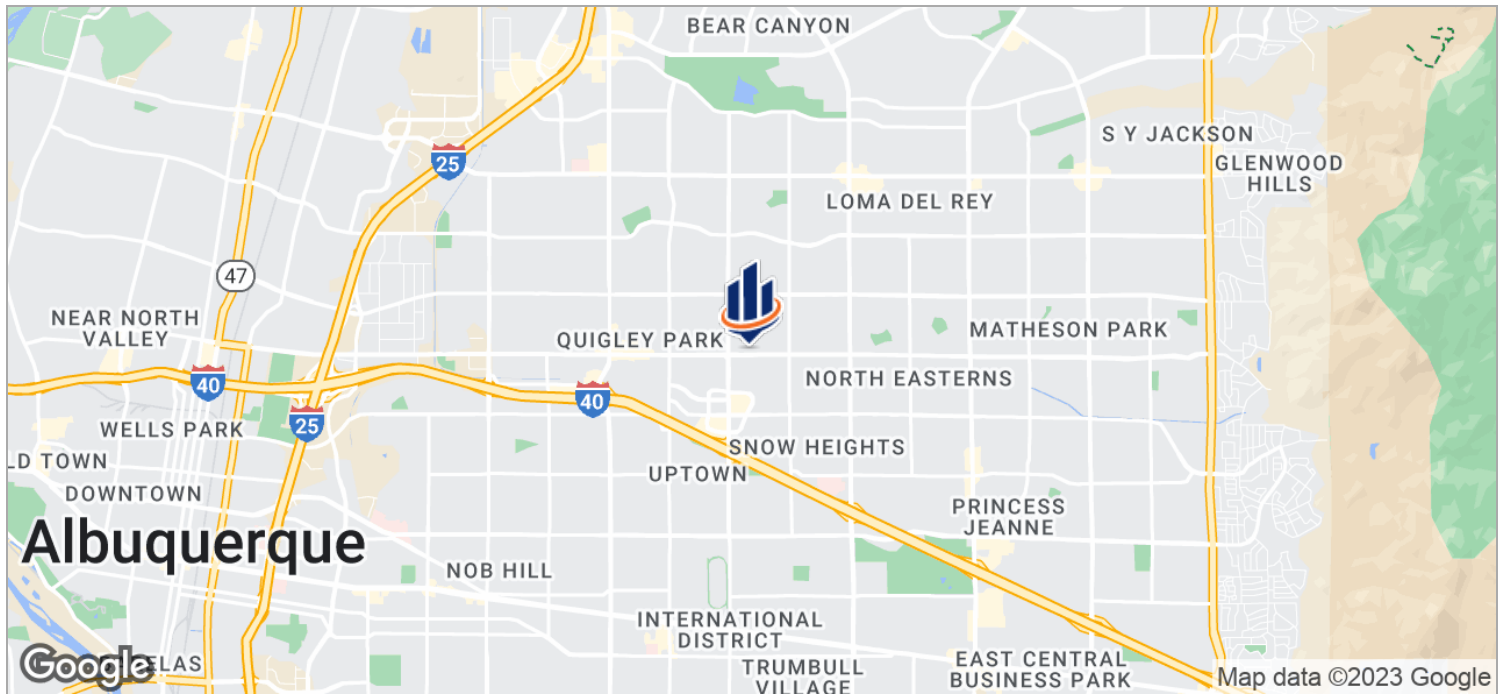
FULLY LEASED

Lease Type:

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
7101 Menaul Blvd NE Suite B	Strip Center	\$12.00 SF/YR	Modified Gross	1,100 SF	Negotiable	
7101 Menaul Blvd NE Suite C	Strip Center	\$12.00 SF/YR	Modified Gross	1,100 SF	Negotiable	

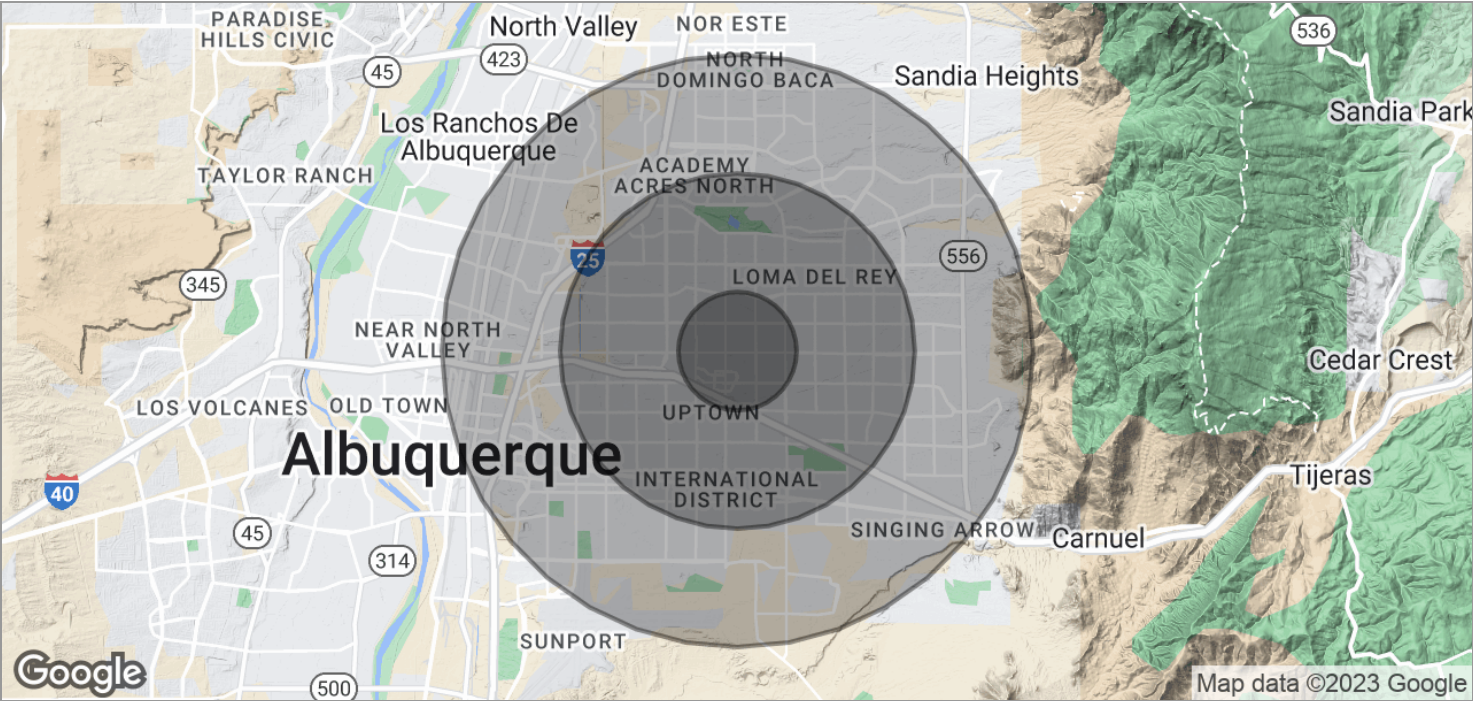
Location Maps



Additional Photos



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,304	143,738	320,592
MEDIAN AGE	43.9	38.7	38.6
MEDIAN AGE (MALE)	43.4	37.2	37.1
MEDIAN AGE (FEMALE)	43.9	40.3	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,066	64,802	142,694
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$56,657	\$54,058	\$57,755
AVERAGE HOUSE VALUE	\$210,186	\$195,379	\$209,102