

FOR LEASE > RETAIL SPACE

California Corner - Uptown

Colliers
INTERNATIONAL

6121 MENAUL BLVD NE, ALBUQUERQUE, NM 87110



Details

- > Lease Rate: \$12.50 SF/Yr
- > NNN: \$3.28 / SF
- > Building Size: +/- 6,780 SF
- > Lot Size: 0.2 Acres
- > Available Space: +/- 1,400 SF - +/- 3,846 SF
- > Zoning: SU-3

Property Features

- > Located in Uptown across from Coronado Mall
- > Newly redeveloped building
- > Over 29,000 cars per day on Menaul Blvd
- > New modern facades
- > Located in the largest retail node in New Mexico

Area Tenants



Independently Owned And Operated

The information contained herein was obtained from sources believed reliable, however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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Aerial Map

6121 MENAUL BLVD NE, ALBUQUERQUE, NM 87110

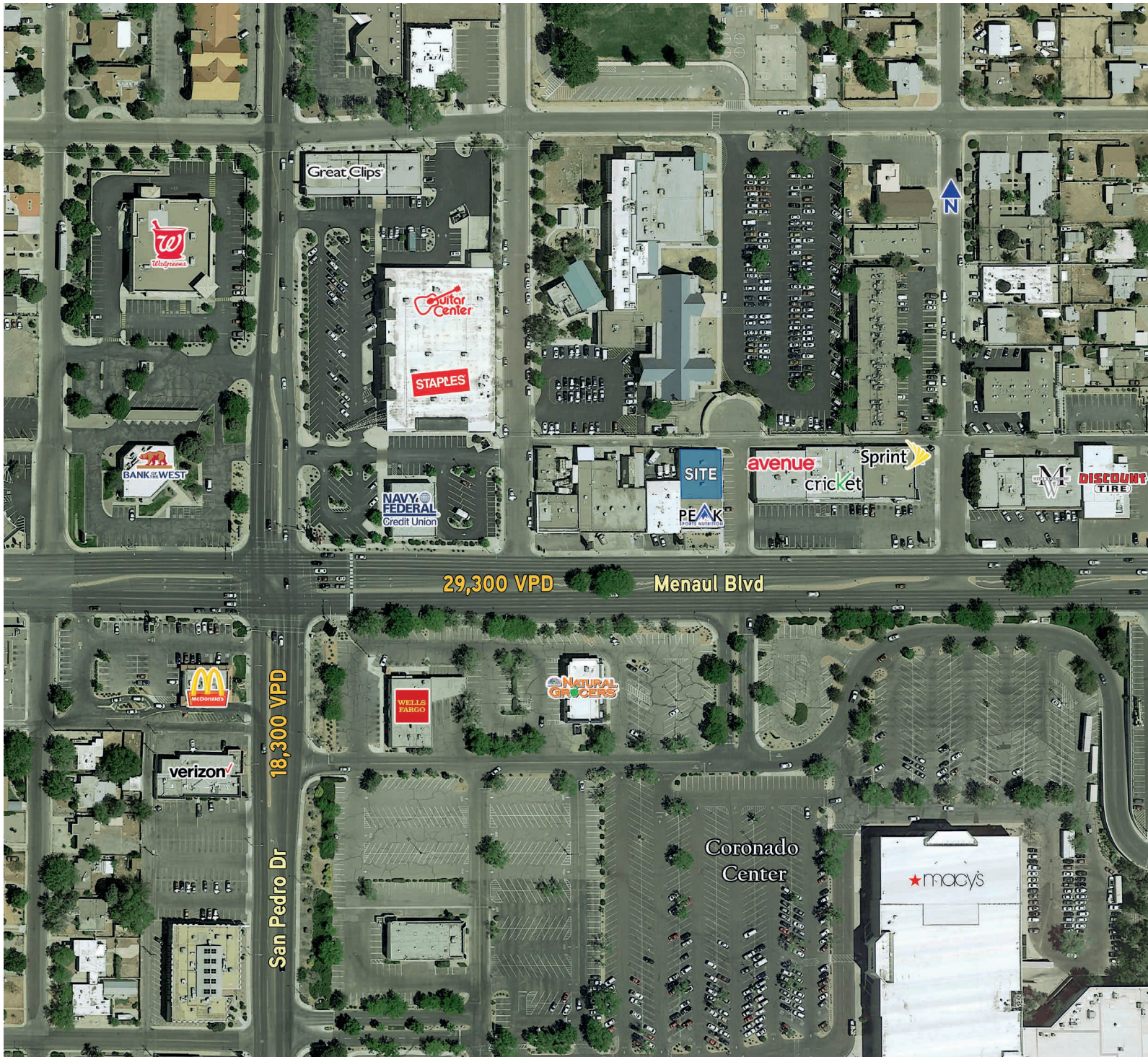


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Intersection Aerial Map

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Available Parking

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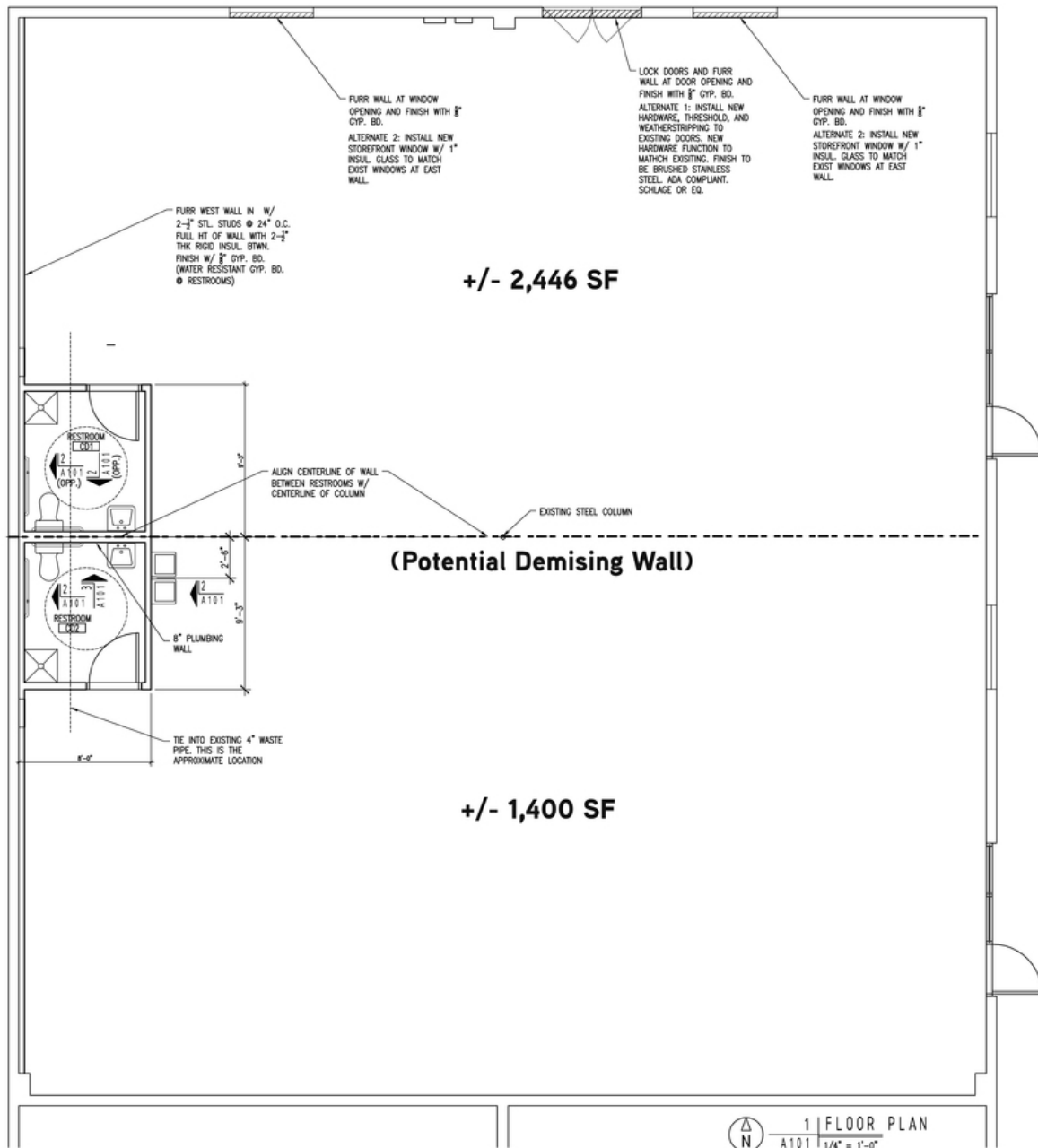


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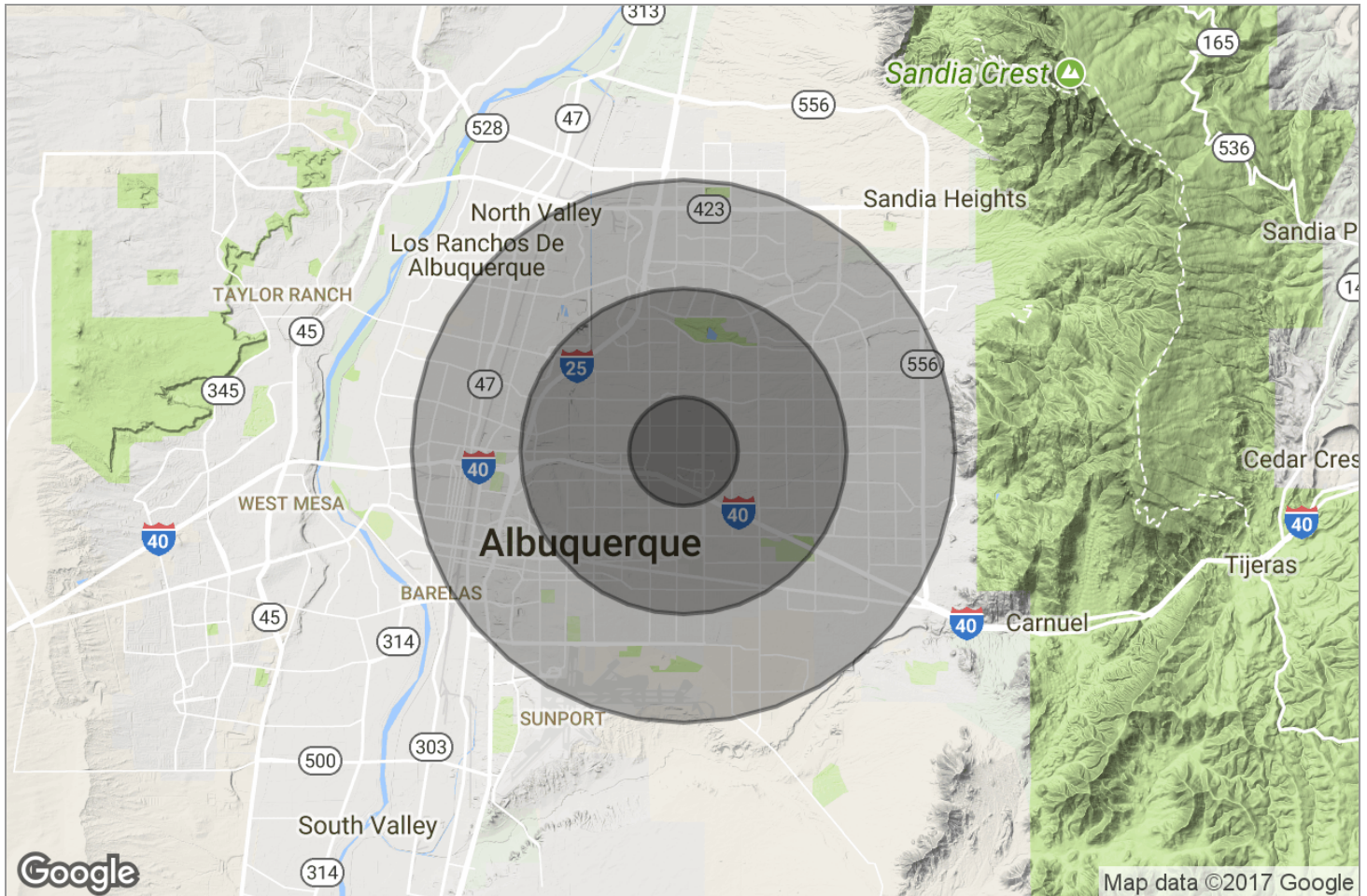
Site Plan (Currently One 3,846 SF Space)

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Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,095	129,605	304,423
MEDIAN AGE	42.1	38.4	38.2
MEDIAN AGE (MALE)	41.6	36.9	36.7
MEDIAN AGE (FEMALE)	42.2	40.0	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,829	59,628	135,661
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$56,495	\$53,589	\$55,830
AVERAGE HOUSE VALUE	\$179,525	\$194,676	\$200,518
MEDIUM HH INCOME			

* Demographic data derived from 2010 US Census

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