

Retail Showroom Space Lease

4636 MENAUL BLVD NE ALBUQUERQUE NM 87110

Accelerating success.



CONTACT US

CHASE RUFFIN
ASSOCIATE BROKER
+1 505 880 7087
ALBUQUERQUE, NM
LICENSE #52041
chase.ruffin@colliers.com

Details

- > Lease Rate: \$9.00/SF
- > Available Space: +/- 9,774 SF
- > Lease Type: NNN
- > Zoning: MX-M

Property Features

- > Great visibility with Menaul Blvd frontage - 29,800 VPD.
- > Large monument signage and building signage available.
- > Large showroom space with high ceilings.
- > One loading bay.
- > Lots of windows providing natural light in showroom.

Area Tenants



COLLIERS INTERNATIONAL | NM
MAIN +1 505 883 7676
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
www.colliers.com

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Trade Area Aerial

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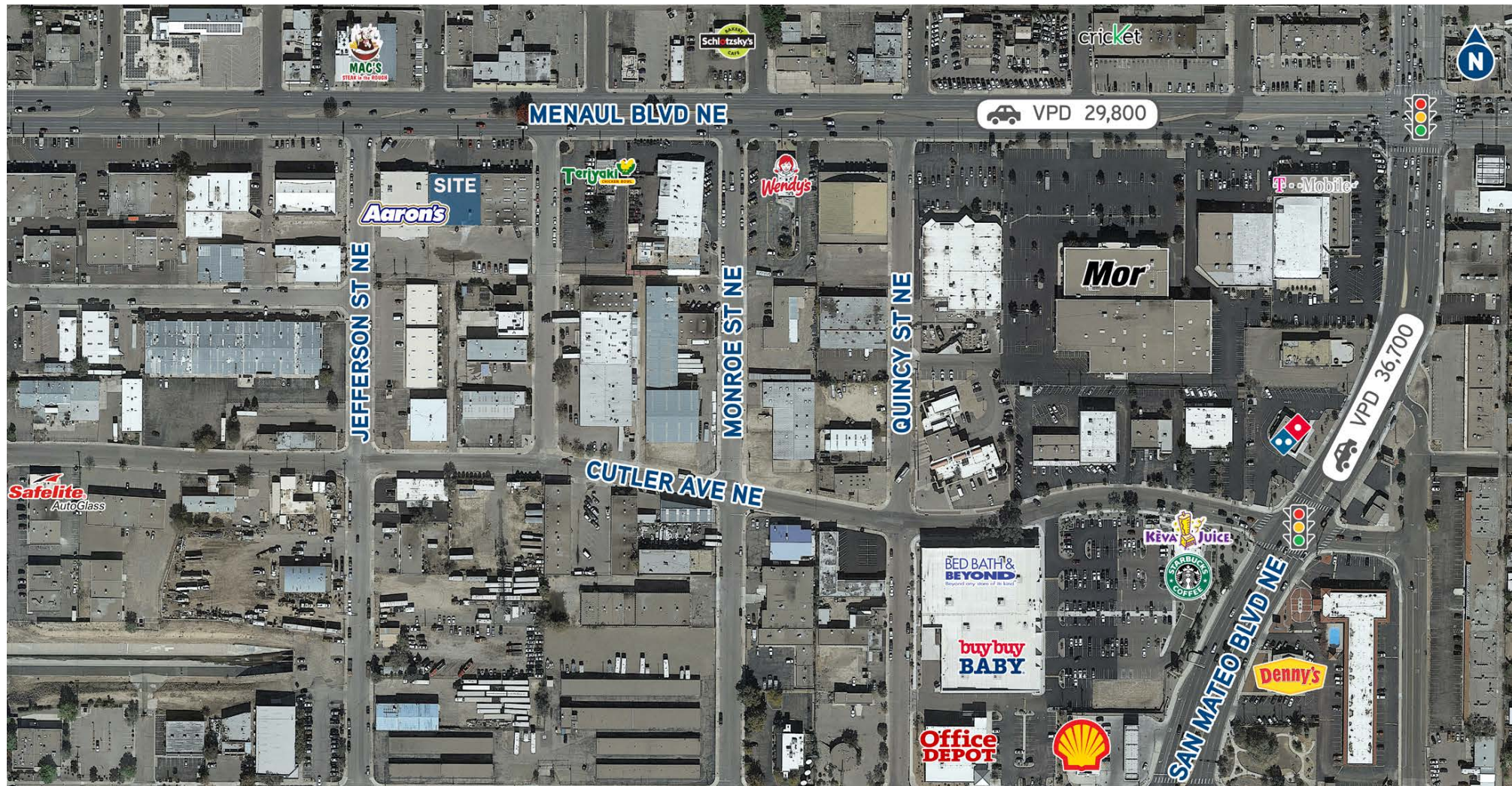
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Intersection Aerial

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Pictures

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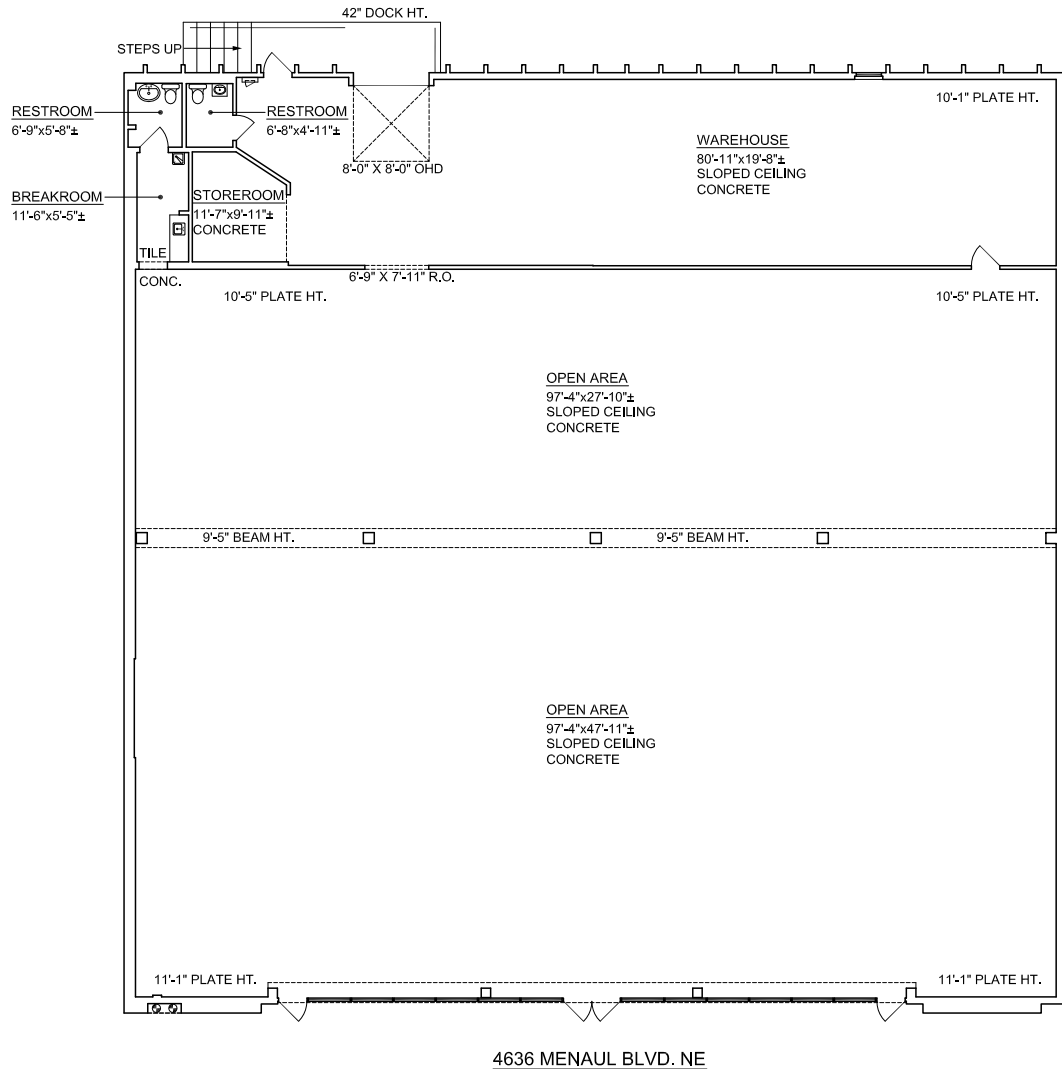
* Drawings, photos and descriptions are for marketing purposes only for real estate property listing for 4636 Menaul Albuquerque, NM and should be independently verified for all current conditions and dimensions.

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Space Plan

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NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE TILE UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. SOME DIMENSIONS MAY VARY DUE TO WALLS OUT OF PLUMB.

AREA CALCULATIONS:

GROSS BLDG. AREA 9774.93 SQ. FT.

PROJECT:		4636 MENAUL BLVD. NE	
DESCRIPTION:		AS-BUILT DRAWING	
CLIENT:		COLLIERS INTERNATIONAL	
SHEET #		01 OF 01	
ORIENTATION	MEASURED BY	JR	2
	DESIGNED BY	PLA	0
	DRAFTED BY	JR	0
	CHECKED BY	P.M.	0
	REVISED:	N	2
		E	9
SCALE	DATE	3/32"=1'-0" 02/24/20	
		YCD DESIGNS 505-899-1199	

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Demographics

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Demographics

	1-Mile	3-Mile	5-Mile
Total Population	13,271	105,317	182,649
Total Households	5,899	48,376	78,423
Average HH Income	\$64,005	\$58,772	\$65,618
Median HH Income	\$49,638	\$39,363	\$45,902

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