



15+ UNIT MULTI-FAMILY DEVELOPMENT

1303 Menaul Blvd NW
Albuquerque, NM 87107

Subject Property

4-H Park



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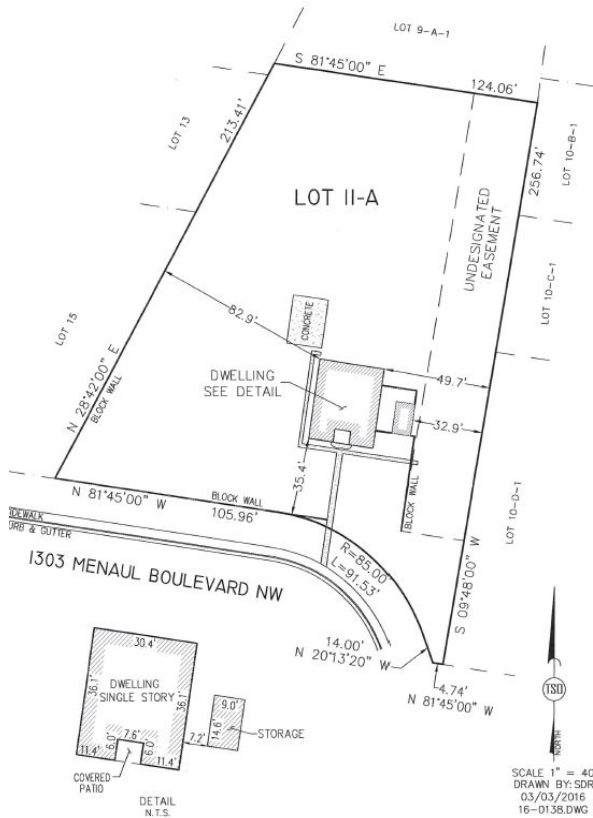
eXp Realty LLC One Sun Plaza NE Suite 650, Albuquerque, NM 87109, 505-554-3873

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PROPERTY SUMMARY

1303 Menaul Blvd NW

AVAILABLE: .71 Acres
 PRICE: \$399,900
 TOTAL SF: 30,927
 PRICE PER SF: \$12.93
 ZONING: R-ML
 FLOOD ZONE: X



1303 Menaul Features:

- Across from Avanyu Plaza development.
- All utilities onsite.
- Rental home has lease til April 6, '27.
- REC 25% down for \$429,000.
- 5 minutes from downtown.
- 4 minutes from Sawmill Market.
- 6 minutes from Old Town.



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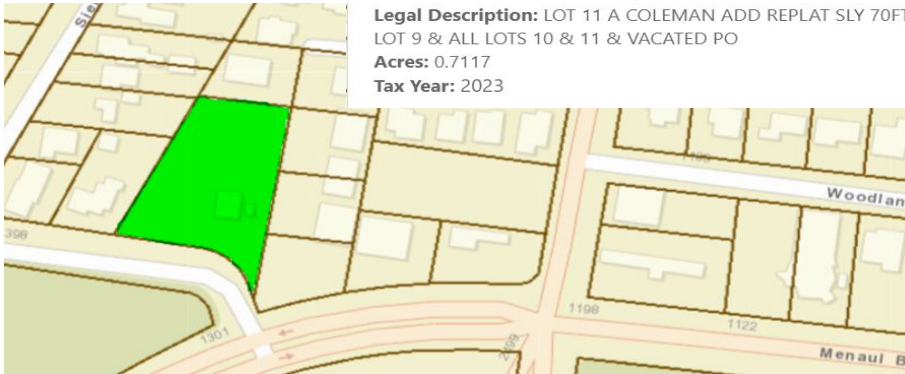
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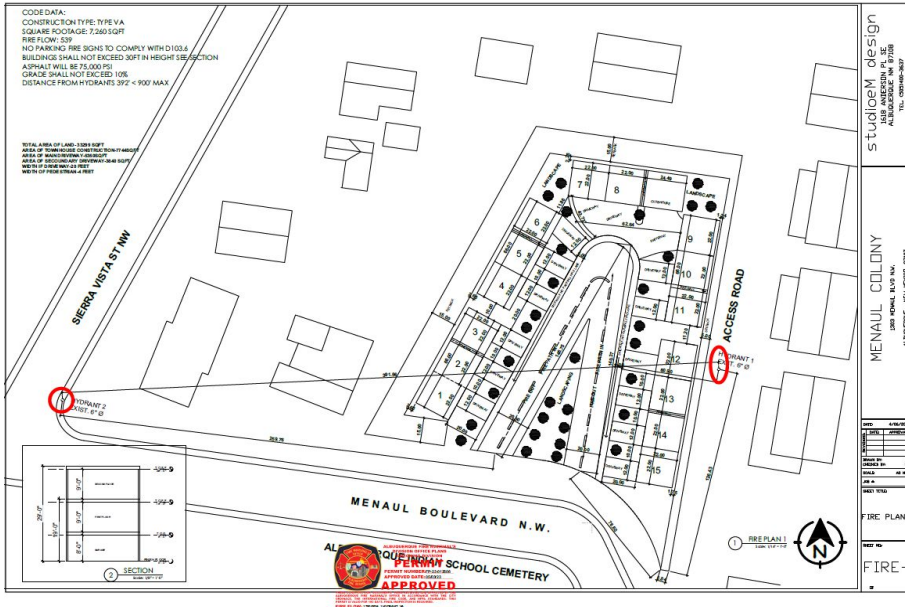
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SITE SUMMARY



Legal Description: LOT 11 A COLEMAN ADD REPLAT SLY 70FT
 LOT 9 & ALL LOTS 10 & 11 & VACATED PO
Acres: 0.7117
Tax Year: 2023



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DEMOGRAPHICS (5-MILE RADIUS)



Population

1 Mile	24,900
3 Miles	143,600
5 Miles	323,100



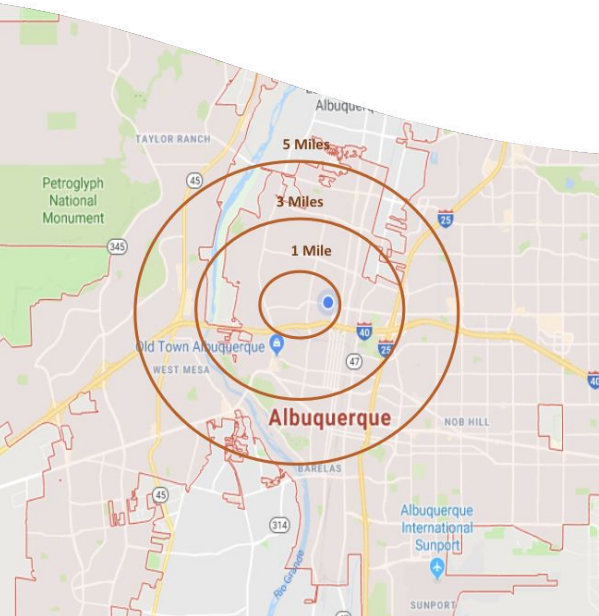
Age

Median Age	39
Under 20	72,600
25 - 45	92,600
45 - 65	77,600
Over 65	48,00



Household Income

Median Income	\$60,300
2028 Estimate	\$71,100
\$25k - 50k	28,200
\$50k - 75k	41,900
Over \$100k	38,700



Employees

Total	267,400
Top Industries	Management, Business, Science, Arts, Educational Services, Health Care



Housing Occ. Ratio

Occupied	138,600
Vacant	10,100



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LOCATION SUMMARY: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)



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