



MENAU BLVD NE FLEX SPACE

NEC OF MENAU BLVD NE AND MORNINGSIDE DR NE
4009 Menaul Boulevard Northeast Albuquerque, NM 87110



**SELLER
FINANCING
AVAILABLE**

**FOR SALE
OR LEASE**

AVAILABLE
4,500 SF

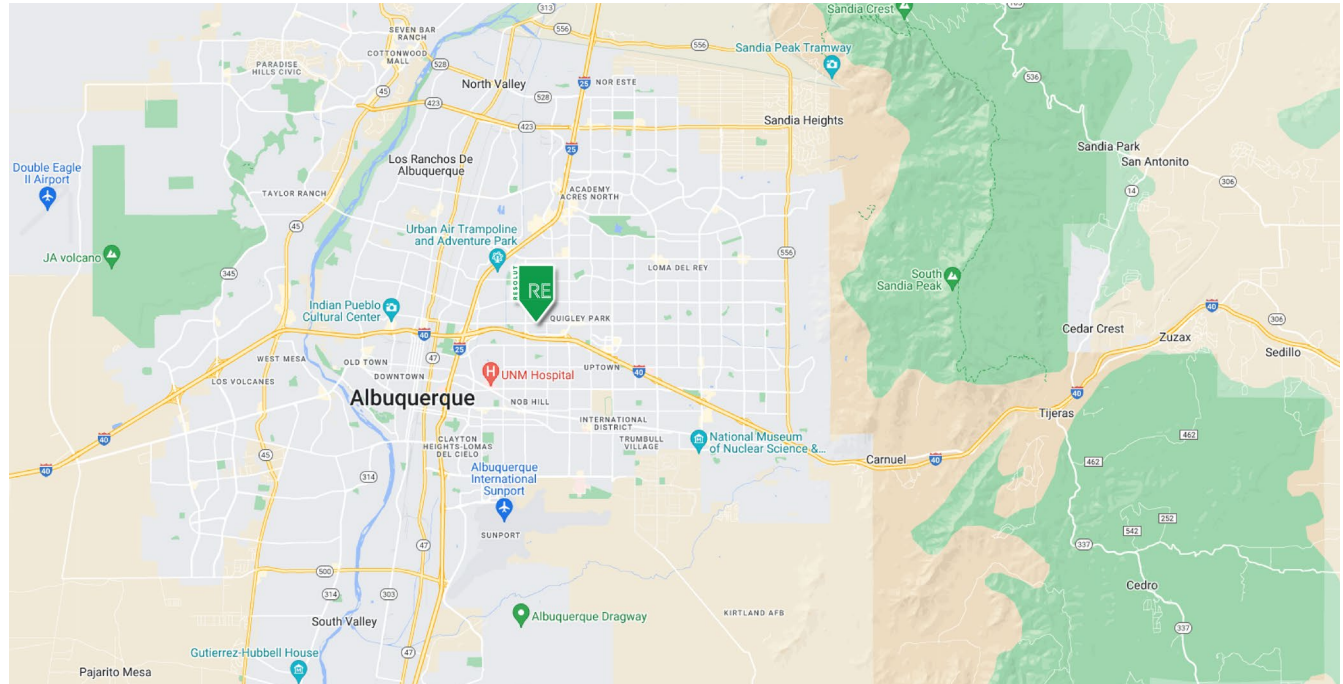
PRICE
\$449,000

RATE
\$11.00/ Modified Gross

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PROPERTY HIGHLIGHTS

- 4,500 SF Property
- Great For Single Owner/User or Owner/User Wanting to Lease One Half
- Easily Demisable Into Two Suites
- Property features Warehouse Space with Two Overhead Doors Accessible at North Side of Property
- Secure Parking in the Rear of Property, Perfect for Overnight Parking
- Open Reception/Showroom Area and Multiple Private Offices
- Highly Visible Monument Sign



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



108,665
POPULATION
3-MILE RADIUS



\$82,940.00
AVG HH INCOME
3-MILE RADIUS



154,729
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Menaul Blvd NE: 26,383 VPD
(Sites USA 2025)

MENAU BLVD NE FLEX SPACE | 4009 Menaul Boulevard Northeast Albuquerque, NM 87110**PROPERTY OVERVIEW**

4009 Menaul is a 4,500 SF Flex Space. This is a great property for an owner/user needing small warehouse space and a front office/reception area. The property can easily be demised for two users and features warehouse space accessible through two overhead doors via the rear (north) alley. Additionally, there is a fully secured parking spot on the northwest side of the property, great for overnight parking. The property has great retail frontage and a highly visible monument sign.

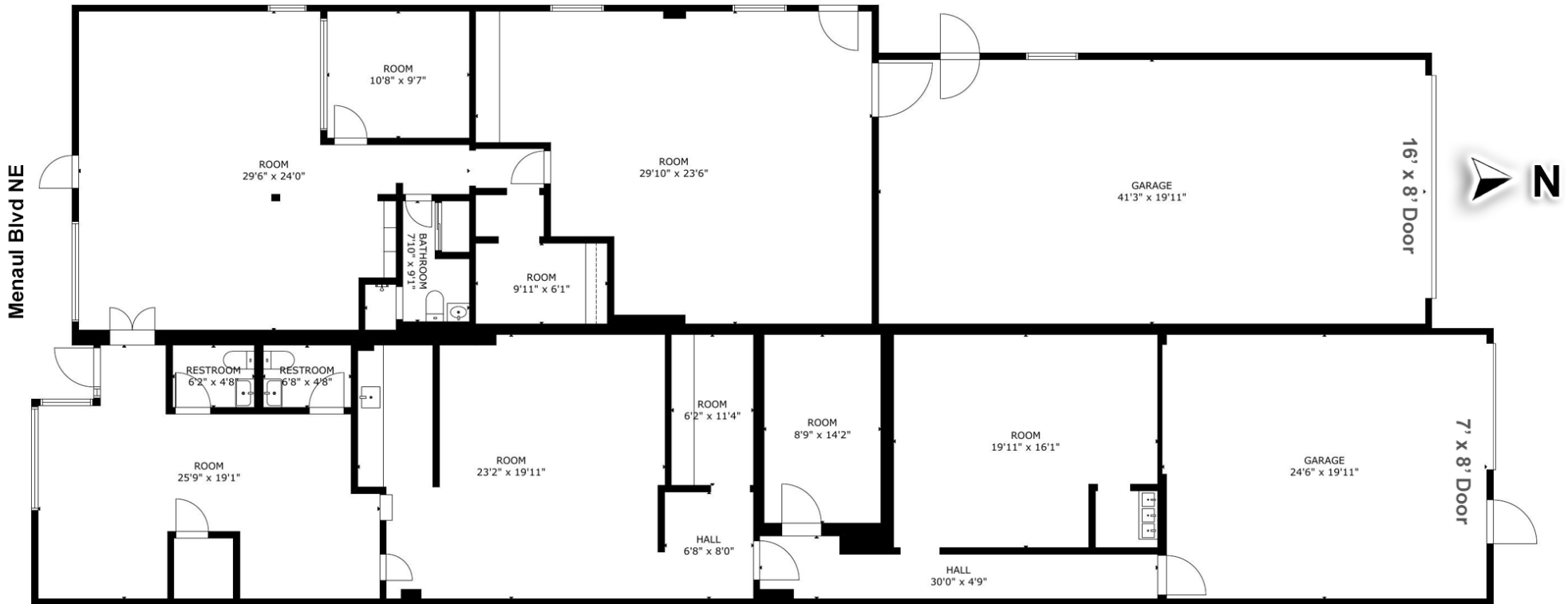
LOCATION OVERVIEW

4009 Menaul sits along one of the city's most traveled corridors and it's centrally located position provides quick access to I-40 and I-25.

PROPERTY HIGHLIGHTS

Sale Price:	\$449,000
Rate:	\$11.00 PSF/Modified Gross
Available SF:	4,500 SF
Lot Size:	.1664
Zoning:	MX-M
Submarket:	Northeast Heights





FLOOR 1

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