



Colliers

# For Lease

American Square  
3301 Menaul Blvd NE  
Albuquerque, NM 87107

**Ben Perich**

Sr. Vice President | Principal  
+1 505 880 7054  
ben.perich@colliers.com  
Lic. No. 45966

**Michael Angelo**

Associate Broker  
+1 505 880 7078  
michael.angelo@colliers.com  
Lic. No. 2022-0990

Colliers | Albuquerque-Santa Fe  
5051 Journal Center Blvd. NE, 200  
Albuquerque, NM 87109  
Main: +1 505 883 7676  
colliers.com

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# Property Profile

## Details

Lease Rate	\$18.00 - 24.00 PSF	
NNN	\$4.56 PSF	
Space Available	Shop Space	± 1,395 SF - 3,092 SF
	Pad Sites	See Broker
Submarket	North I-25	
Zoning	MX-M	

## Features

- High profile shop space in a busy, established shopping center
- Turn-key office space with Class A finishes available
- Retail and drive-thru pads available
- Convenient I-40 access
- Over 45,000 VPD at the intersection of Menaul Blvd and Carlisle Blvd

## Area Tenants



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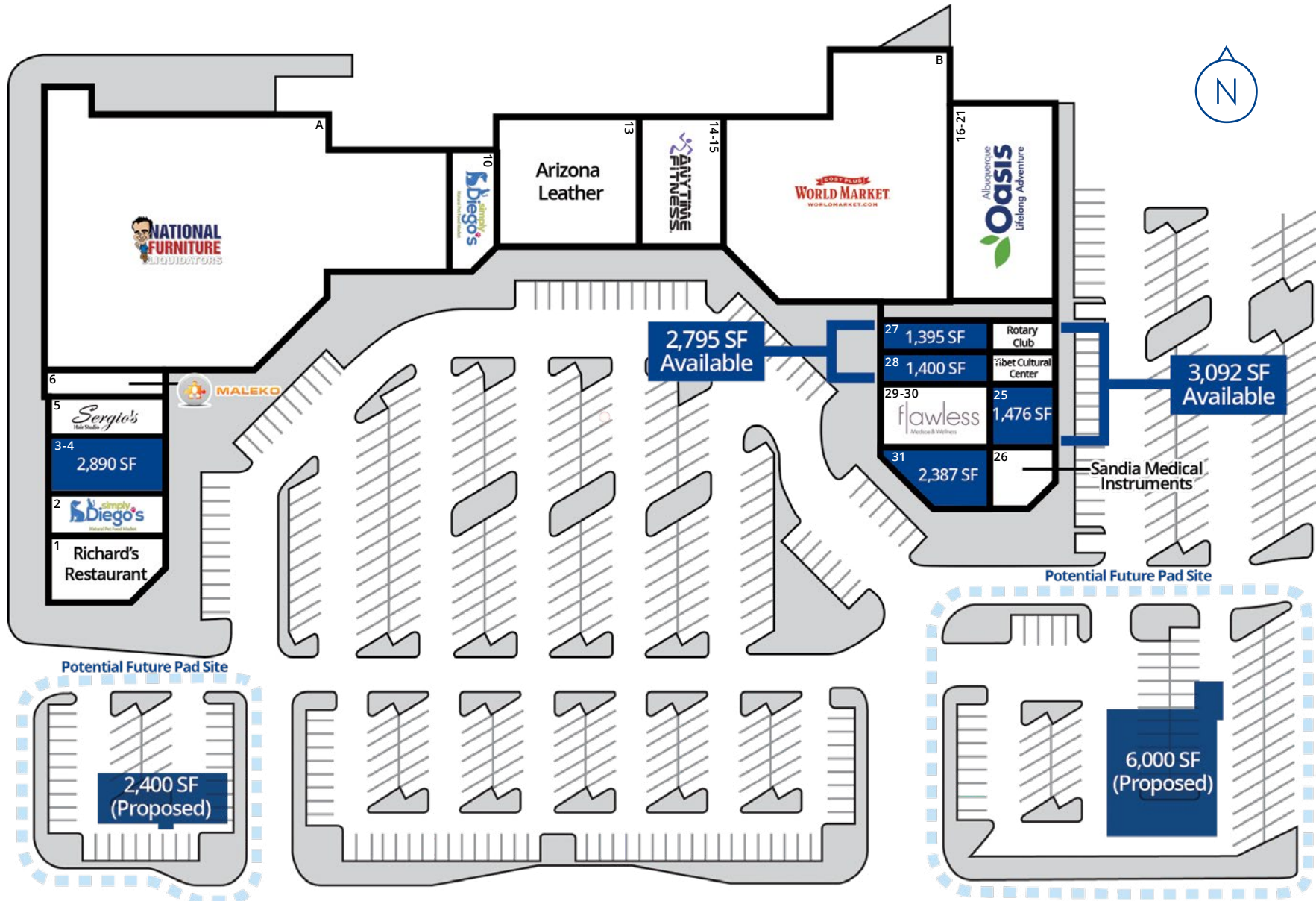
# Trade Area Aerial



# Intersection Aerial



# Site Plan



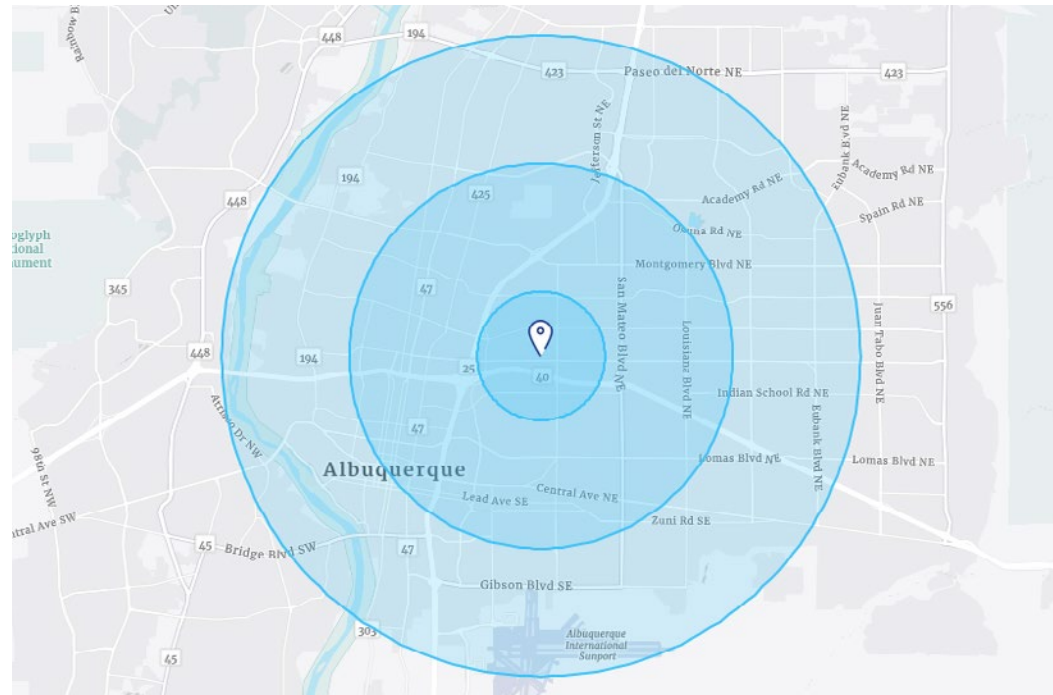
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# Property Gallery, Suite 3-4



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	10,579	103,288	263,866
Households	5,001	49,995	121,731
Median HH Income	\$50,701	\$48,843	\$51,092
Average HH Income	\$83,284	\$76,456	\$79,632



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