

PLAZA DE LA SIERRA

SEC MENAUL BLVD & PALOMAS DR
5504 Menaul Blvd NE Albuquerque, NM 87110



**FOR
LEASE**

AVAILABLE SPACE
3,021 SF

RATE
\$22.00 PSF NNN
NNNs* \$4.20
* Estimate provided by Landlord
and subject to change

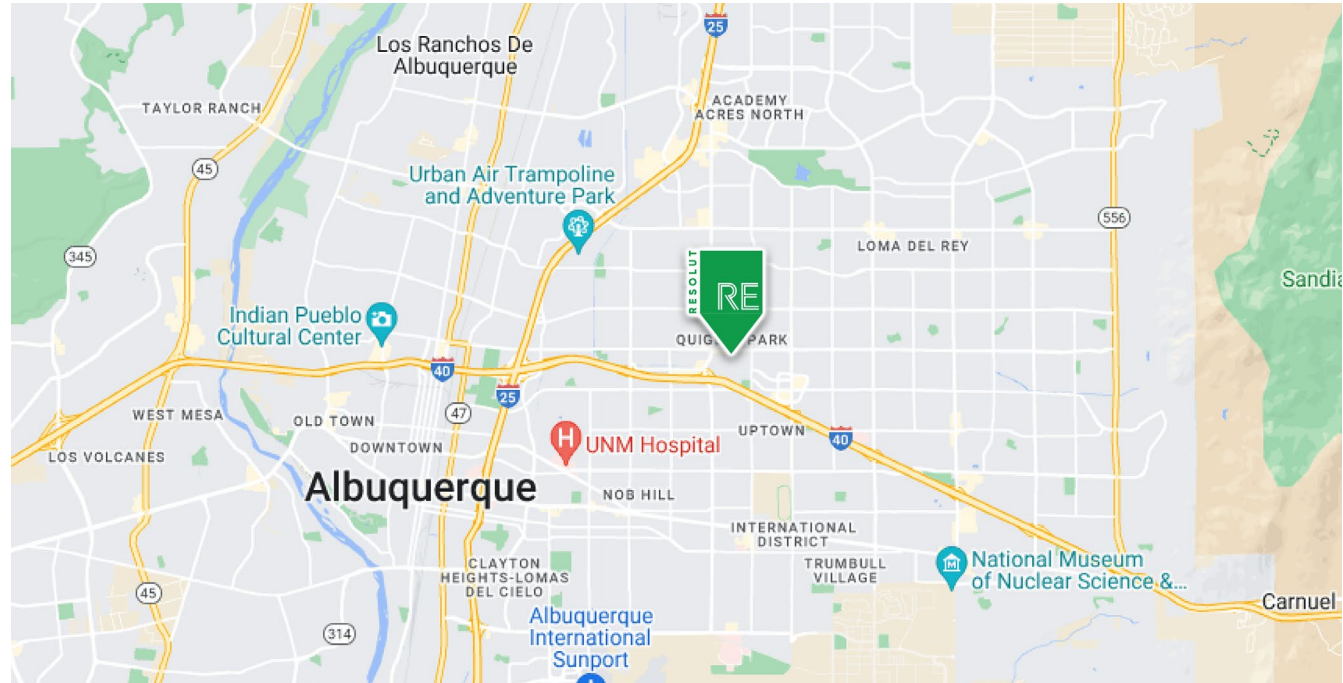
Austin Tidwell, CCIM
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Rob Powell, CCIM
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PROPERTY HIGHLIGHTS

- Prominent end-cap space available
- Second generation medical space (former optometrist)
- Strong medical co-tenancy with Lovelace Urgent Care, Miracle-Ear and CosmoProf
- Modern stack-stone facade, pronounced pylon sign and great access to the center and parking
- High traffic center with over 28,000 VPD on Menaul Blvd



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



12,4377
POPULATION
3-MILE RADIUS



\$83,008.00
AVG HH INCOME
3-MILE RADIUS

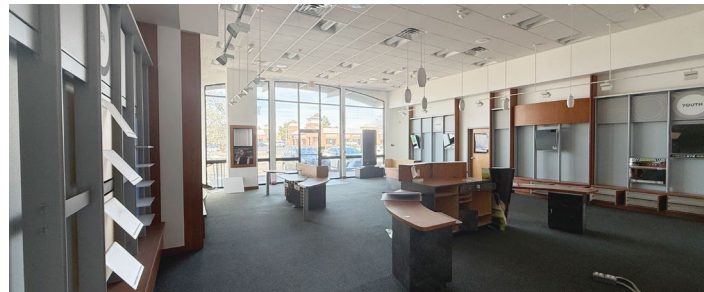
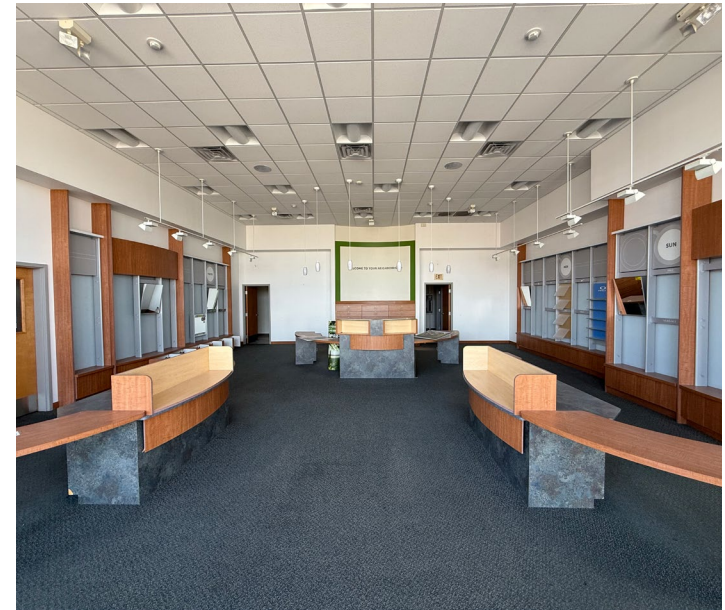


146,979
DAYTIME POPULATION
3-MILE RADIUS



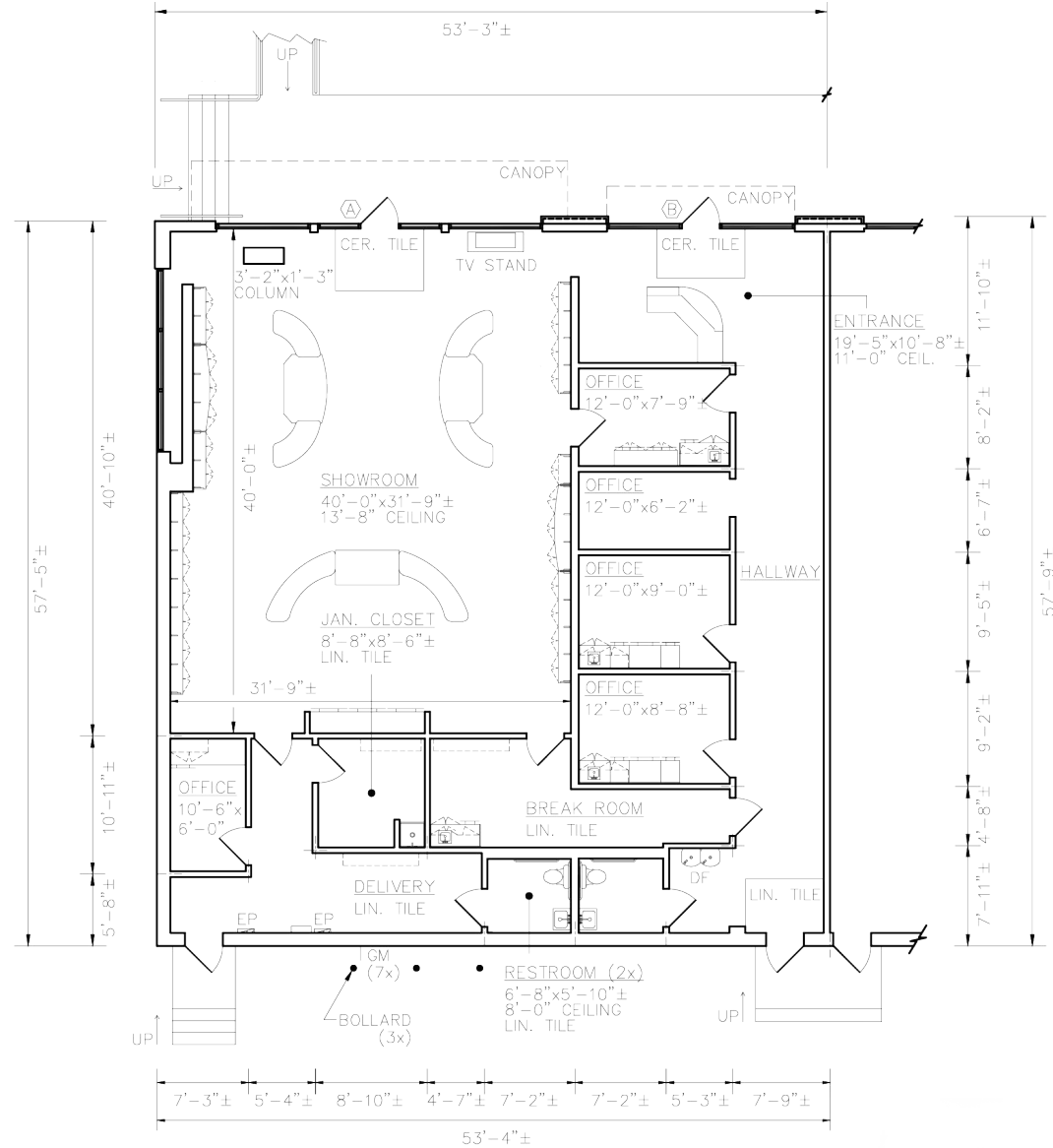
TRAFFIC COUNTS
Menaul Blvd: 28,879 VPD
(Sites USA 2025)

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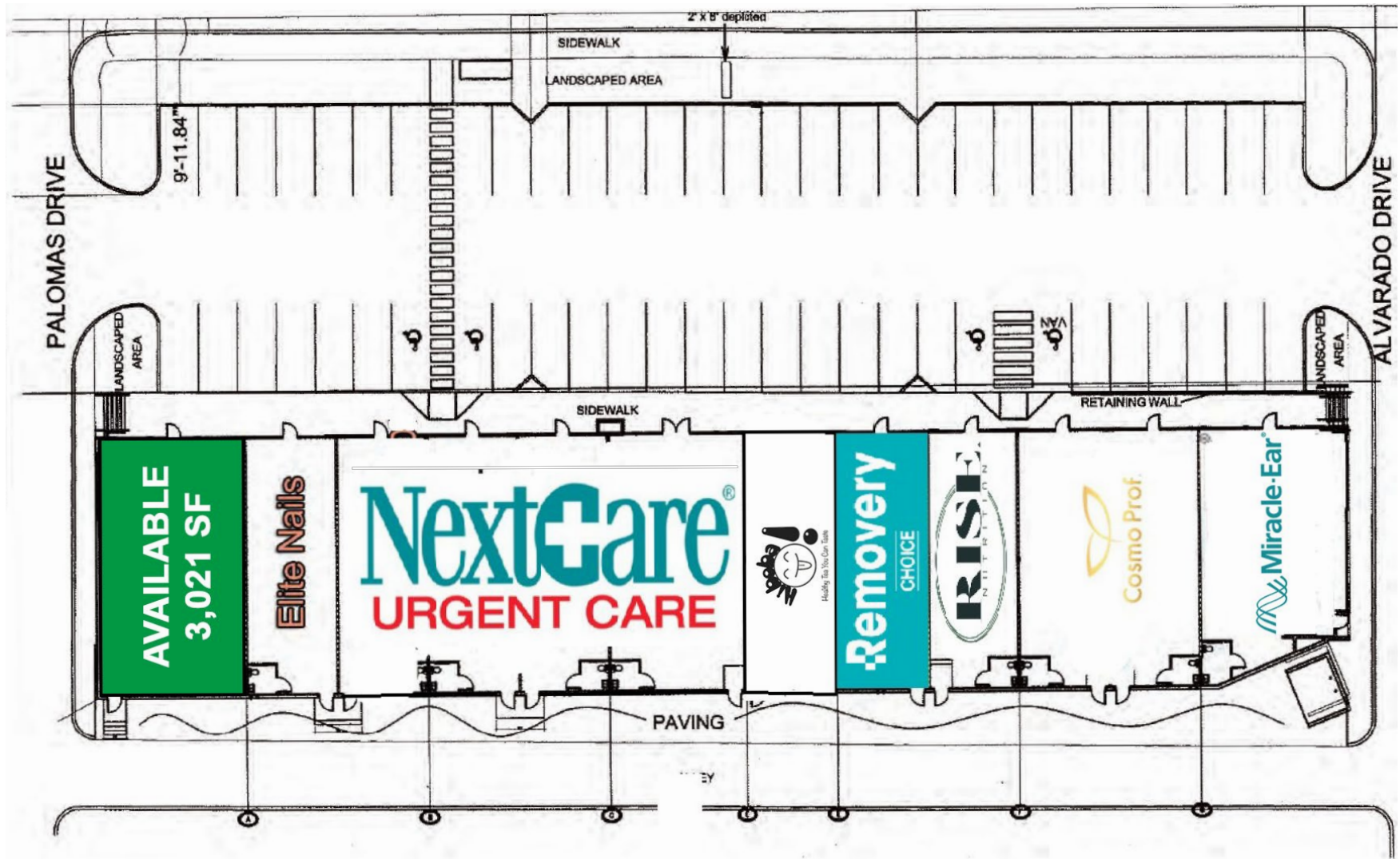


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Floor Plan: 3,021 SF



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