



NE HEIGHTS RETAIL/OFFICE

MENAU RETAIL CORRIDOR
4801-4805 Menaul Blvd NE, NM 87110



FOR SALE

AVAILABLE SPACE
7,934 SF

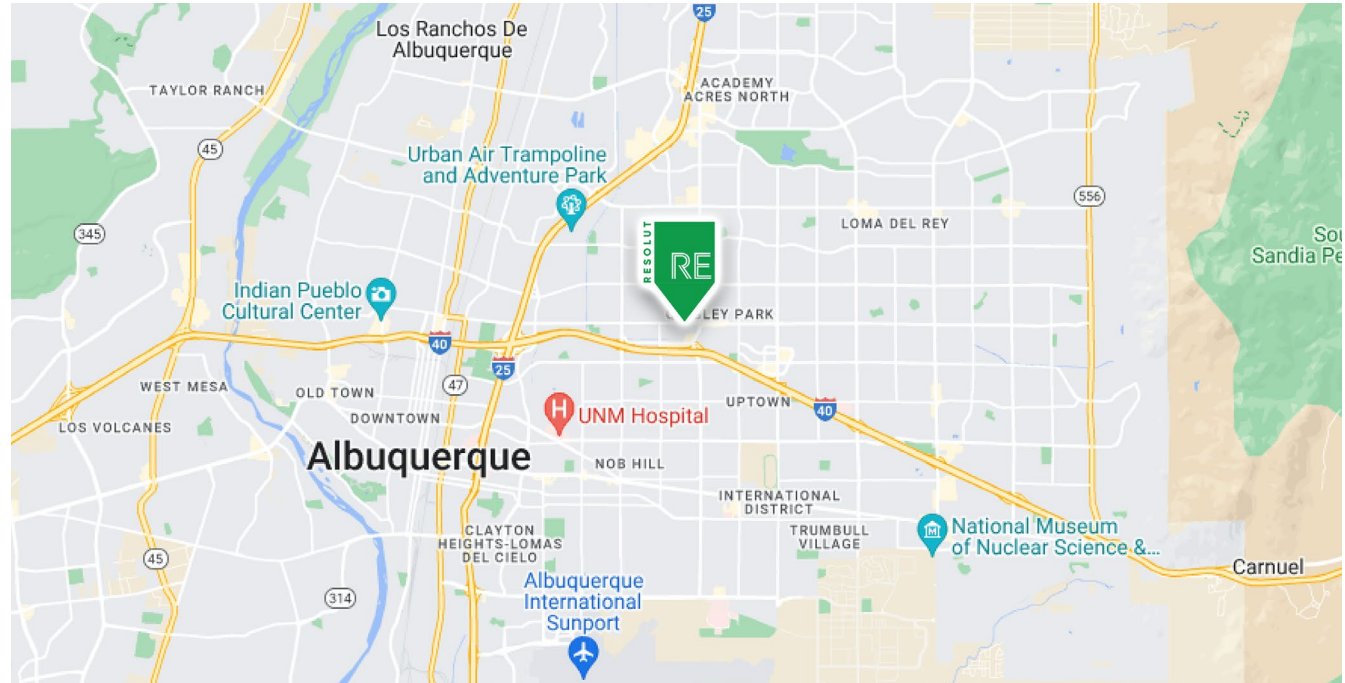
PRICE
\$499,000

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PROPERTY HIGHLIGHTS

- 0.5 acres of prime retail corner
- 4 separately metered units
- MX-M Zoning
- Prime candidate for drive through
- Redevelopment opportunity



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



116,757
POPULATION
3-MILE RADIUS



\$82,121.00
AVG HH INCOME
3-MILE RADIUS



145,679
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Menaul W: 25,874 VPD
: VPD
(Sites USA 2025)

PROPERTY OVERVIEW

4801-4805 Menaul Blvd NE offers a prime commercial opportunity in the heart of Albuquerque's Northeast Heights submarket. The site is strategically positioned along Menaul Blvd, one of the city's most active commercial corridors, ensuring excellent visibility and traffic counts. The property currently features 7,934 square ft of commercial building situated on a 0.48-acre lot with flexible zoning allowing for a range of retail, office, or service uses. The flexibility of four addresses (4801-4805 Menaul, and 2608-2612 Monroe) enhances the potential for parcel assembly or expansion, making it suitable for owner-users, investors, or redevelopment. Demographics in the immediate area are strong, with over 121,000 residents within three miles. This property is positioned directly on Menaul Blvd NE, a key east-west arterial with consistent traffic flow. This positioning makes 4801-4805 Menaul Blvd NE a versatile acquisition, whether for immediate use, investment income, or redevelopment in one of Albuquerque's busiest commercial corridors.

LOCATION OVERVIEW

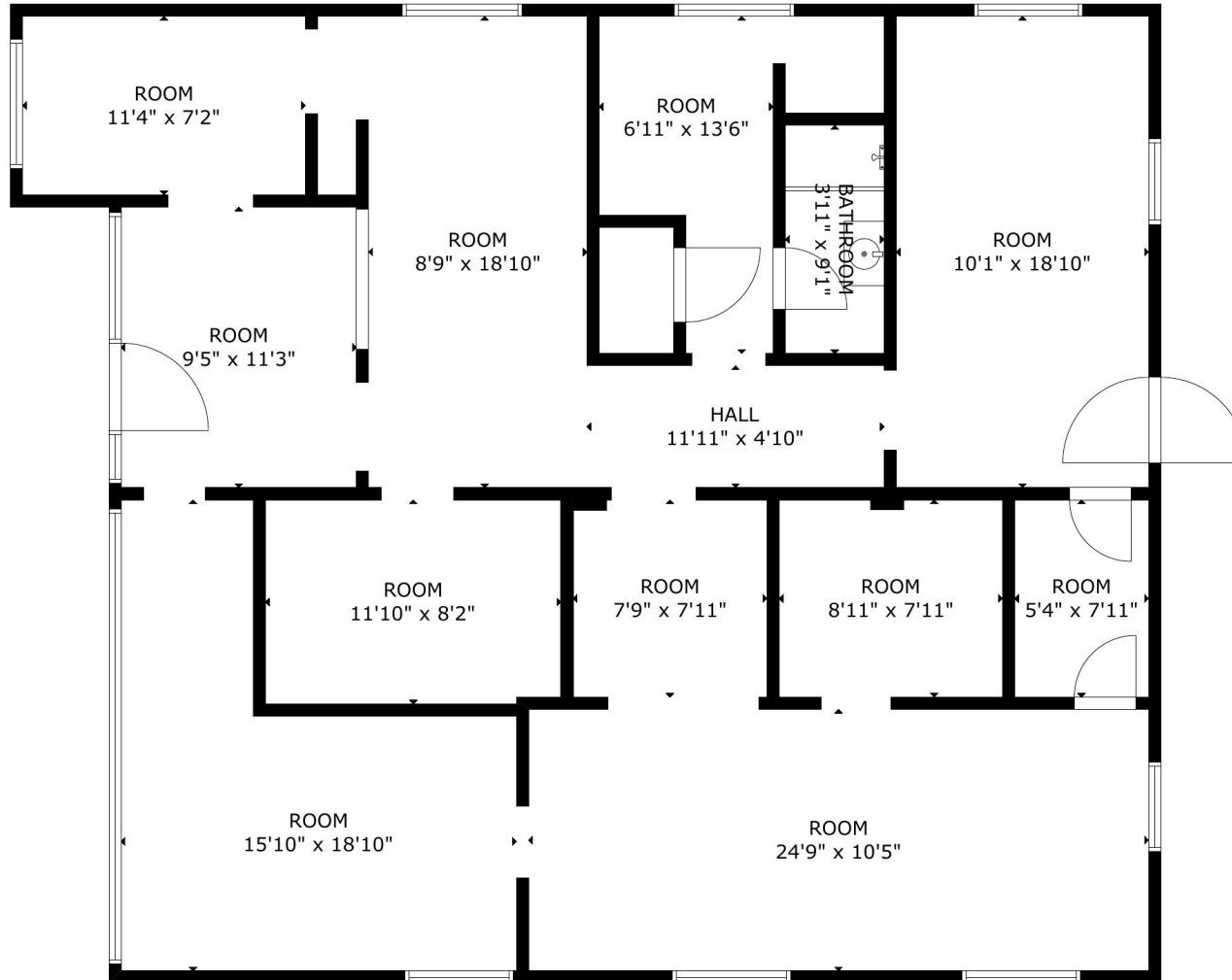
4801-4805 Menaul Blvd NE is located along Menaul Boulevard, one of Albuquerque's most recognized east-west commercial corridors. The property sits in the Northeast Heights submarket, a mature, high-traffic trade area with strong daytime and residential populations. Its central location provides excellent regional access to major arterials, including I-25, San Mateo Blvd, and Carlisle Blvd, connecting the site seamlessly to the rest of the metro area. The surrounding corridor is home to a wide mix of national and regional retailers, restaurants, service businesses, and office users, creating a vibrant commercial environment.



PROPERTY OVERVIEW

Sale Price:	\$499,000
Building Size:	7,934 SF
Lot Size:	0.48 AC
Zoning:	Flexible
Submarket:	NE Heights

2610 Monroe St

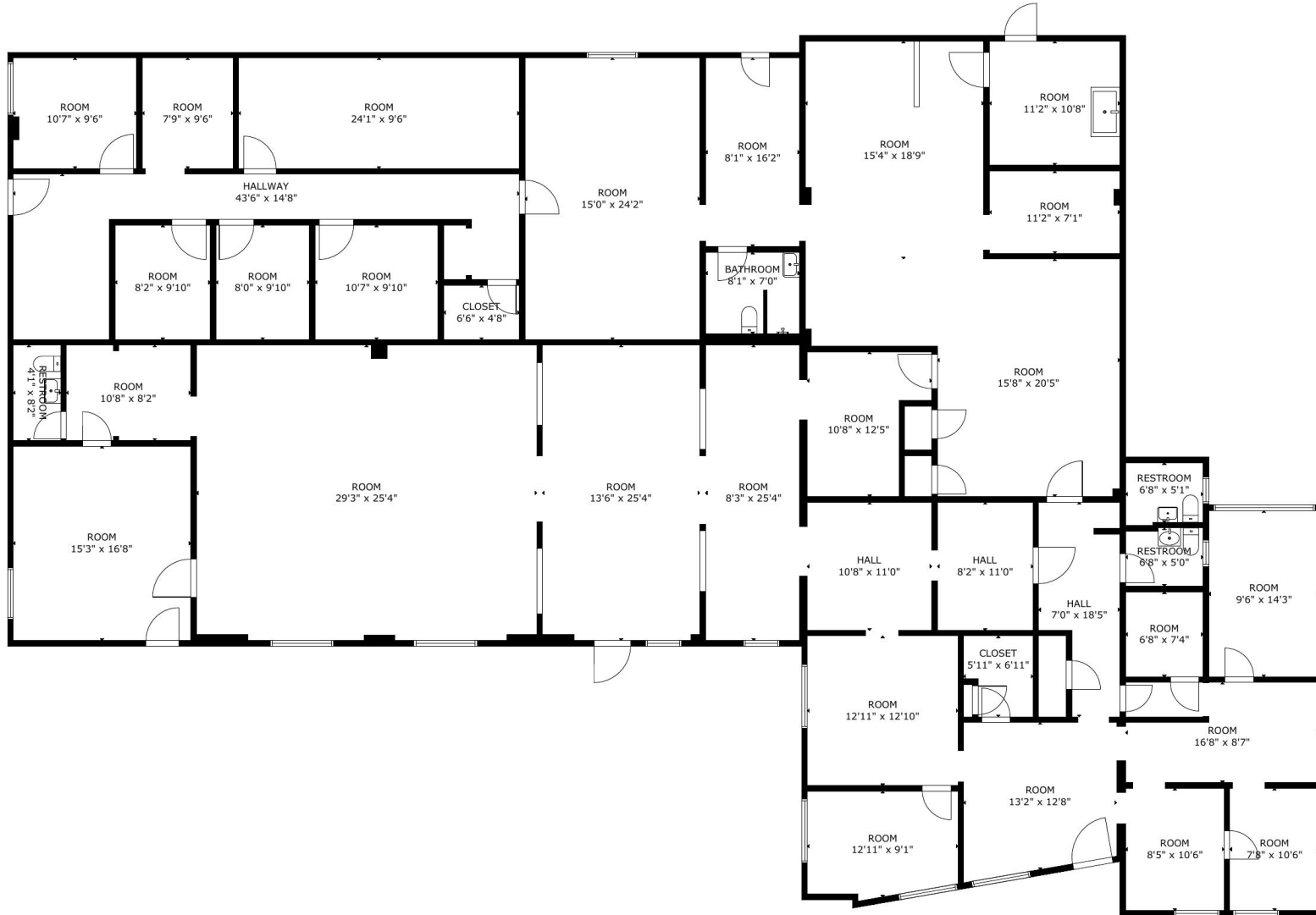


GROSS EXTERNAL AREA
TOTAL: 1,678 sq ft
FLOOR 1: 1,678 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

4801 Menaul Blvd



GROSS EXTERNAL AREA
TOTAL: 6,153 sq ft
FLOOR 1: 6,153 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



