



OFFERING MEMORANDUM

FOR SALE

7913-7915 MENAUL BLVD NE, ALBUQUERQUE, NM 87110

PRICE: \$845,000 | SELLER FINANCING AVAILABLE

exp[®]
REALTY

PROPERTY OVERVIEW

FOR SALE

7913-7915 MENAUL BLVD NE, ALBUQUERQUE, NM 87110

FEATURES

Address	7913-7915 Menaul Blvd NE, Albuquerque, NM
Building Size	+/- 7,500 SF
Lot Size	±0.31 Acres Combined
Asking Price	\$845,000
Property Type	Owner-User Commercial / Salon & Spa
Zoning	MX-M
Parking	Approximately 15-19 spaces
Traffic Count	Approximately 27,241 vehicles per day
Financing	Seller financing available; terms negotiable

SUMMARY

~~7913-7915 Menaul Blvd NE~~ presents a rare opportunity to acquire a highly visible property along one of Albuquerque's established commercial corridors. The approximately 7,500-square-foot building has decades of salon and beauty-related use, with substantial existing infrastructure that may significantly reduce the time and expense required for another beauty, wellness, medical, or professional operator to occupy the property.

The building features extensive salon and spa improvements, flexible treatment and service areas, newly replaced roof in July 2026, refrigerated air, a prominent grandfathered monument sign, and approximately 27,241 vehicles passing the property daily. Seller financing may be available, creating an additional opportunity for qualified owner-users and investors.

PROPERTY HIGHLIGHTS

High-visibility frontage along Menaul Boulevard

- Approximately 27,241 vehicles per day
- Large grandfathered monument sign
- Decades of established salon use
- Extensive salon and spa infrastructure
- Approximately 7,500 SF
- 10 hair stations
- Five shampoo bowls
- Multiple spa and treatment rooms
-
- Manicure and pedicure areas
- Coffee bar and customer waiting area
- Four total restrooms, plus an additional unfinished restroom upstairs
- Two washer/dryer connection areas
- Refrigerated air
- Upstairs area with future-use potential
- Approximately 15-19 parking spaces
- Ideal for an owner-user or value-add investor

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



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PROPERTY PICTURES

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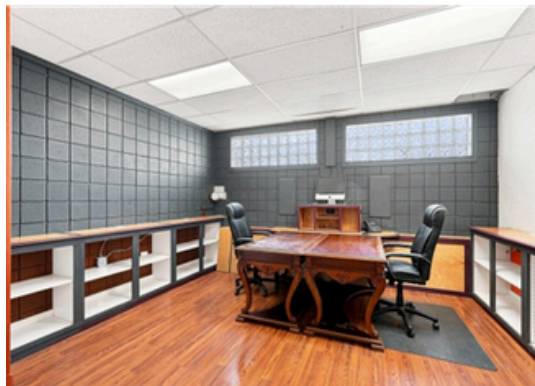
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FLOOR PLAN

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GROSS EXTERNAL AREA
TOTAL: 7,528 sq.ft
FLOOR 1: 5,739 sq.ft, FLOOR 2: 1,789 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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AERIAL VIEW

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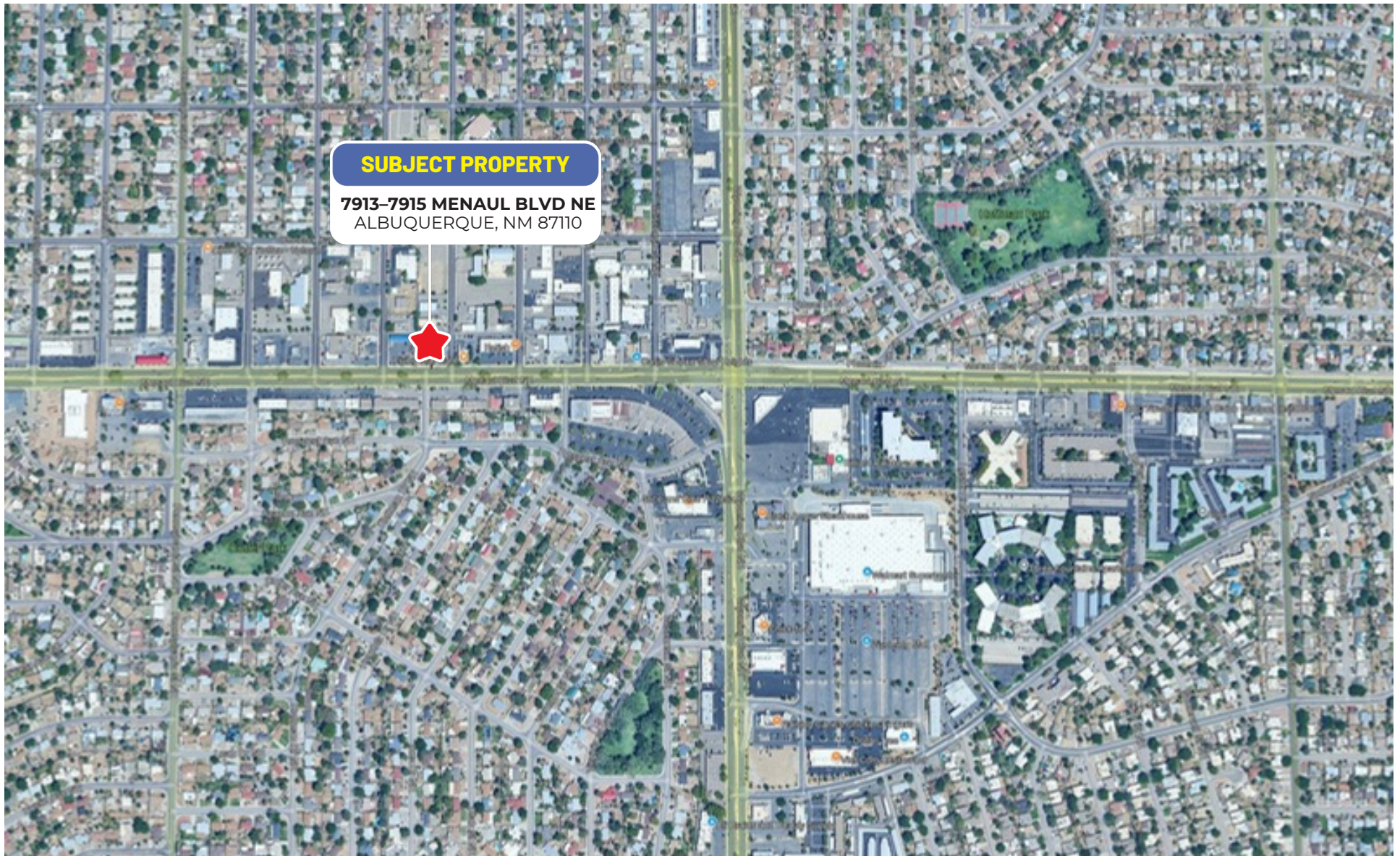
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AERIAL MAP

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LISTING BROKERS

Alexis Pinter

Alexis Pinter, a proud UNM alumna, has transformed her family's entrepreneurial legacy into a successful real estate career since 2013. With a client-first approach and strong ties to the Albuquerque community—especially the South Valley—she brings both experience and heart to her work.

At eXp Realty, Alexis has established herself as a dependable and results-driven broker, guided by a genuine passion for helping small businesses thrive. She is a trusted resource for Spanish-speaking entrepreneurs seeking clarity, representation, and advocacy. As a fluent Spanish speaker, she provides inclusive, accessible service to all clients.

Alexis holds both Associate Broker and Qualifying Broker licenses, underscoring her commitment to professionalism, integrity, and continual growth.

Outside of her professional endeavors, Alexis and her husband enjoy doing life together with their two pups, who are truly their world. Together, they've begun growing their real estate portfolio, blending their shared love for travel with thoughtful planning for the future. They envision a retirement surrounded by real estate investments and the personal businesses they have jointly built and funded.

Andrea Hankins

Andrea Hankins is a licensed real estate broker with eXp Realty, proudly serving communities throughout New Mexico. A native of Albuquerque, she brings more than 14 years of experience in business development, strategic communication, and relationship-driven sales.

With a BA in Mass Communication and Journalism (Public Relations) from the University of New Mexico, Andrea developed a strong foundation in storytelling, outreach, and strategic engagement. Today, she leverages that background to craft tailored marketing strategies, negotiate with confidence, and guide clients through complex real estate decisions with clarity and care.

Andrea is deeply committed to community service. She is a former board member of both PINK "ME", a breast cancer nonprofit, and the Carrie Tingley Hospital Foundation, where she supported initiatives benefiting New Mexico families. She now serves as a commissioner on the Planning and Zoning Board for the City of Rio Rancho, contributing her expertise to thoughtful community growth and development.

Outside of work and civic leadership, Andrea enjoys cooking, attending live music events, and cherishing time with her husband and their three children. Her passion for people, her hometown, and her craft continues to shape her mission: to serve with integrity, elevate her community, and create lasting impact through real estate.



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