

For Lease

American Square
3301 Menaul Blvd NE
Albuquerque, NM 87107

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3301 Menaul Blvd NE | For Lease

Property Profile

Details

Lease Rate	$18.00 - 20.00 PSF	
NNN	$4.56 PSF	
Space Available	Shop Space	± 810 SF - 3,092 SF
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
- Convenient I-40 access
- Over 45,000 VPD at the intersection of Menaul Blvd and Carlisle Blvd

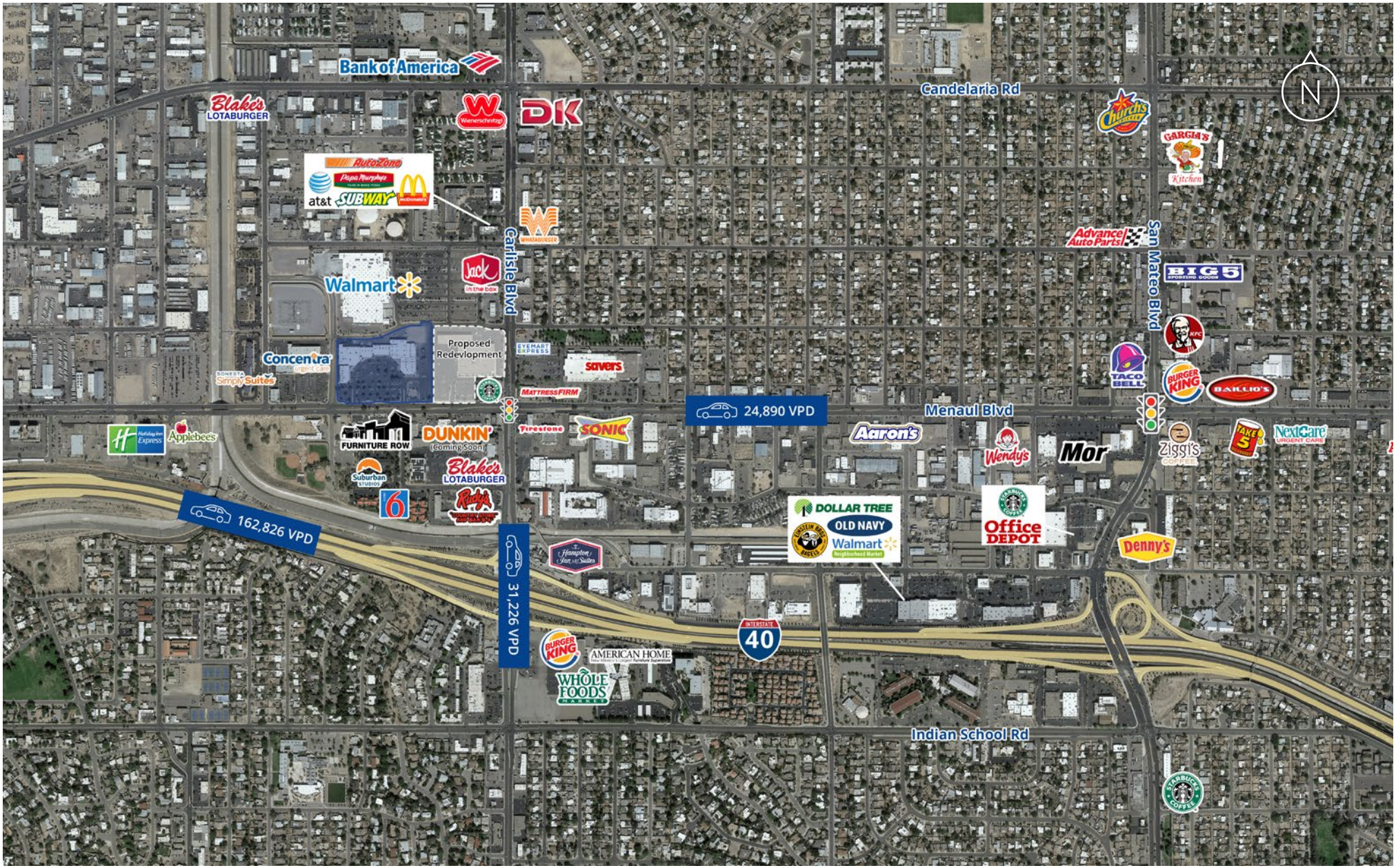
Area Tenants







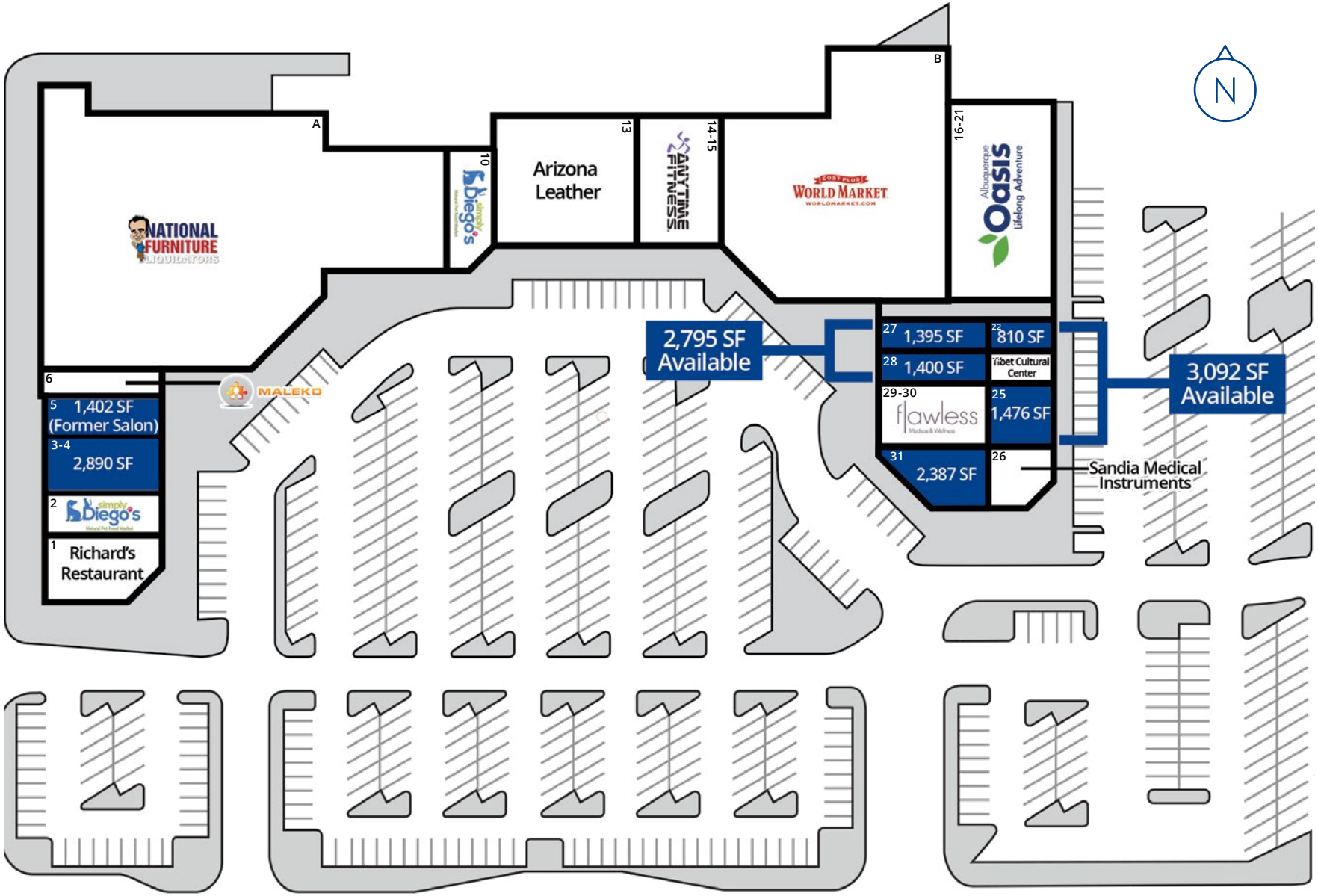
Trade Area Aerial



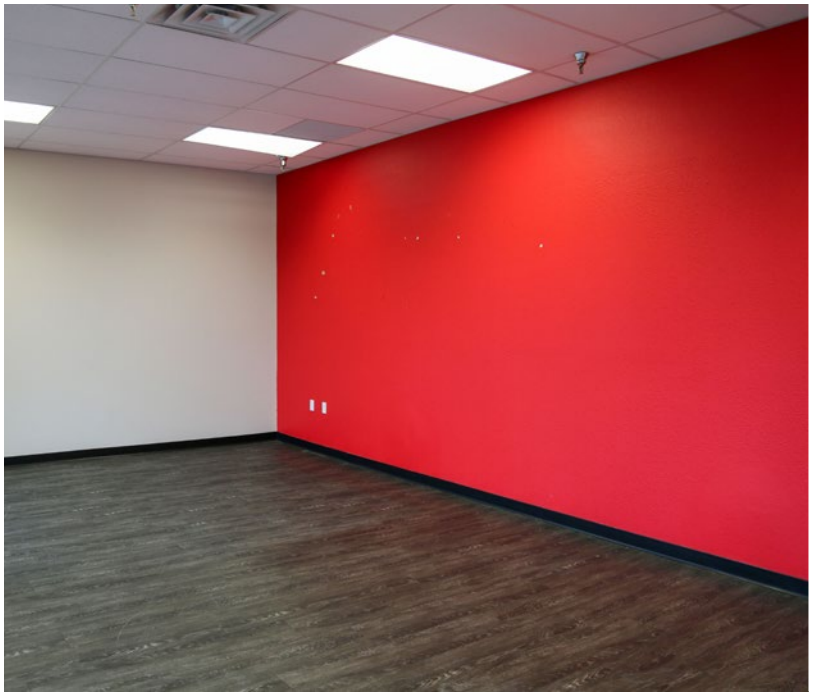
Intersection Aerial

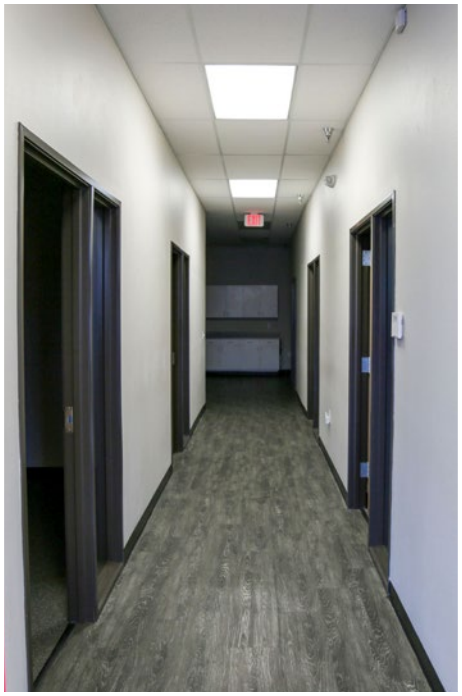


Site Plan

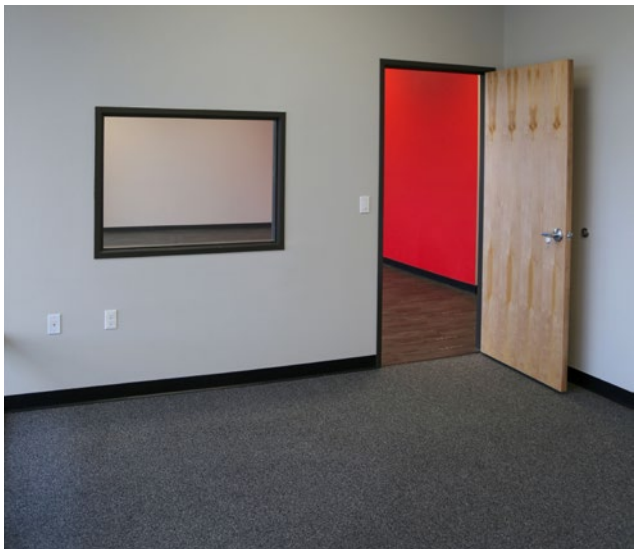

A
B
NATIONAL FURNITURE LIQUIDATORS
10
simply Diego's
Arizona Leather
13
14-15
ANYTIME FITNESS
COST PLUS WORLD MARKET
WORLDMARKET.COM
16-21
Albuquerque Oasis Lifelong Adventure
N
2,795 SF Available
27 1,395 SF
22 810 SF
28 1,400 SF
Tibet Cultural Center
29-30 flawless
25 1,476 SF
31 2,387 SF
26
Sandia Medical Instruments
3,092 SF Available
6
MALEKO
5 1,402 SF (Former Salon)
3-4 2,890 SF
2 simply Diego's
1 Richard's Restaurant

Property Gallery, Suite 3-4







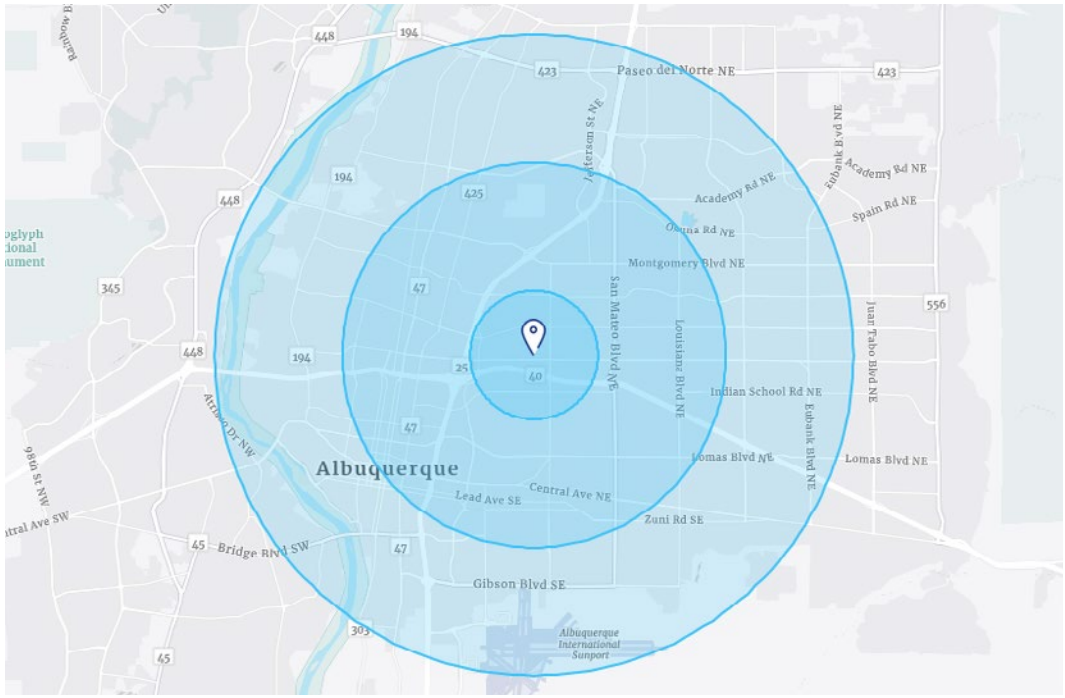






Demographics*

** 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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