

For Lease

Walmart-Anchored Shopping Center

PAD SITE & RETAIL SPACES AT FOOTHILLS SHOPPING CENTER

11001 Menaul Blvd. NE | Albuquerque, NM 87112

NWC Menaul & Juan Tabo Blvds. NE



AVAILABLE

- Pad Site: ±0.5 Acres
- Suite 11145 B: ±4,000 SF
Conceptual Drive-Thru
- Suite 11221: ±1,805 SF

LEASE RATE

See Advisors

HIGHLIGHTS

- Several full-access points
- Great visibility from Menaul and Juan Tabo Blvds.
- Drive-through permissive pad site along Juan Tabo Blvd.
- Large monument signage
- ±47,000 cars per day at intersection
- Abundant parking
- Excellent top-performing national co-tenants

IDO ZONING

- MX-M

JOIN
TENANTS:



EINSTEIN BROS.

GameStop

KĒVA JUICE

NASunVista

got space™

John Algermissen

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For Lease

WALMART-ANCHORED SHOPPING CENTER

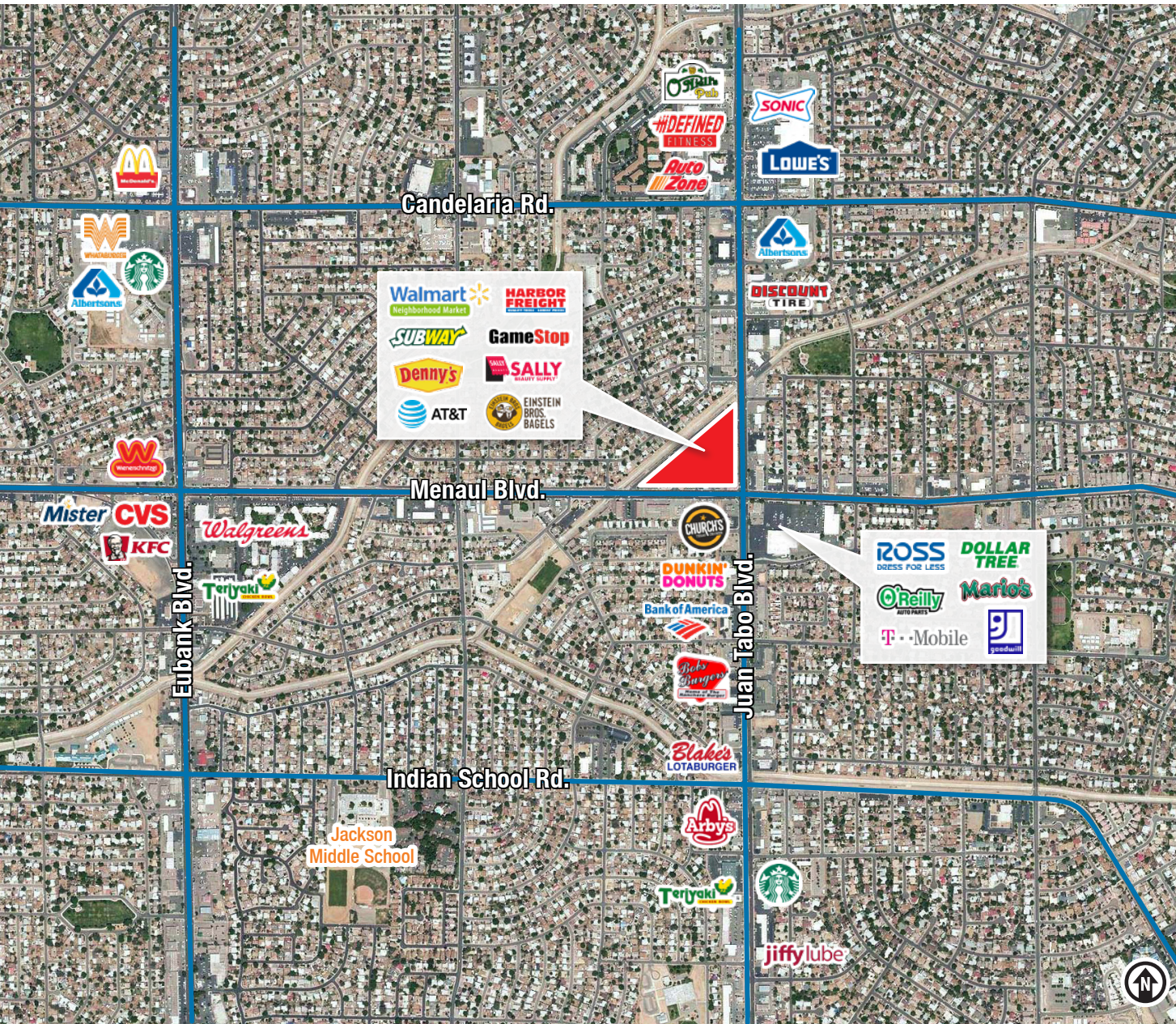
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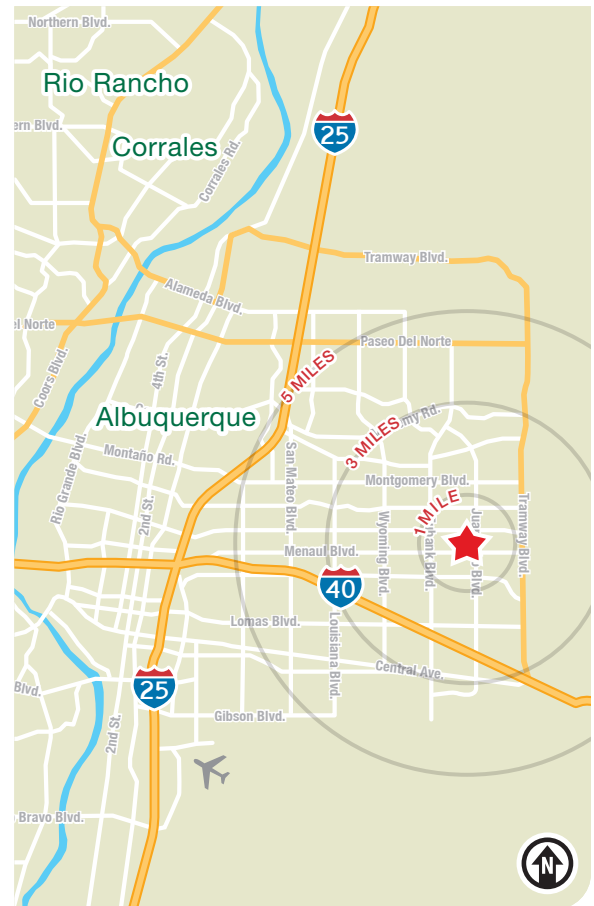
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,312	128,127	259,295
Average HH Income	\$86,012	\$95,474	\$97,465
Daytime Employment	4,309	40,335	103,580

2023 Forecasted by Esri



NAI SunVista

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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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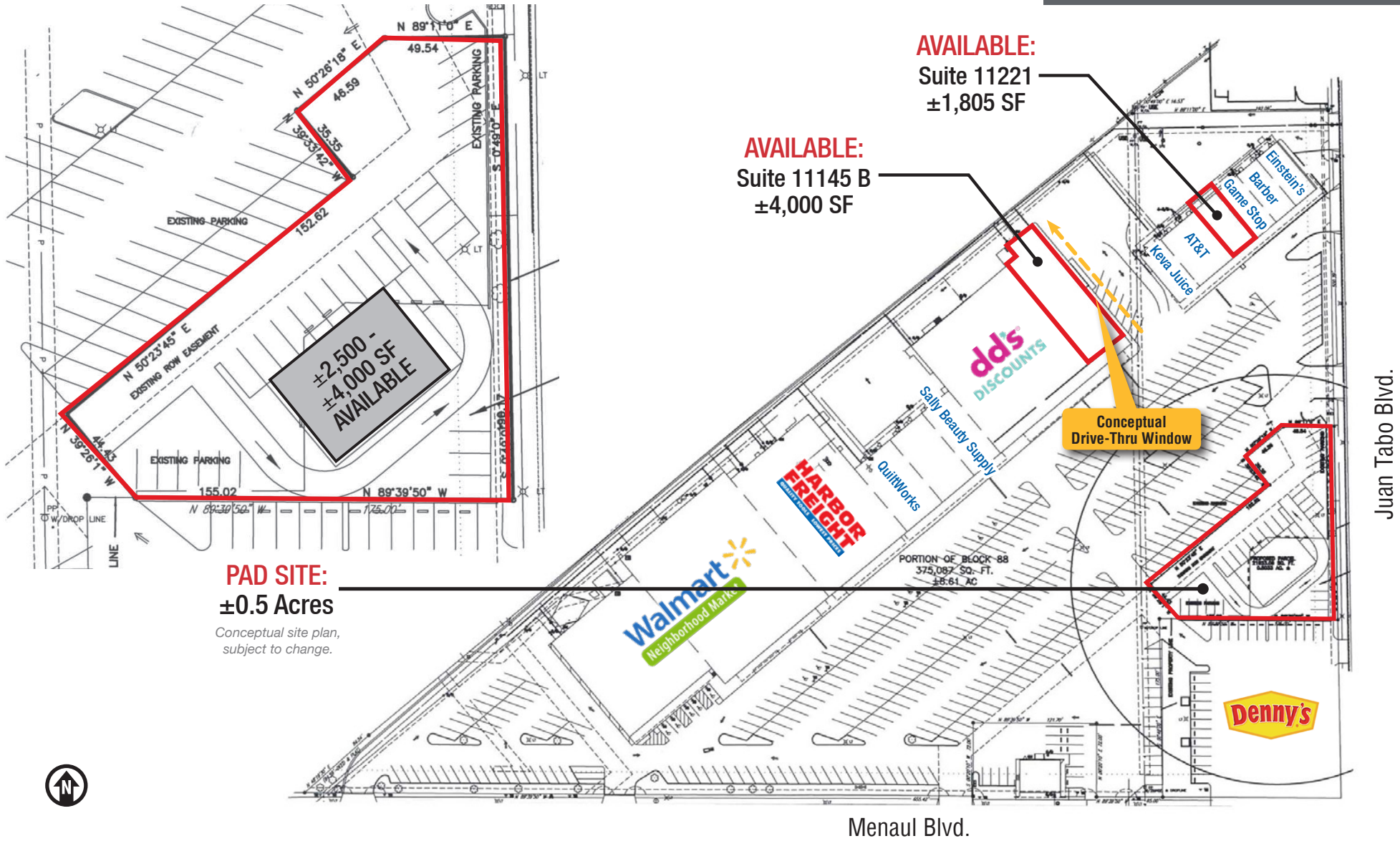
Brett Hills
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SITE PLAN



PAD SITE:
±0.5 Acres

Conceptual site plan,
subject to change.



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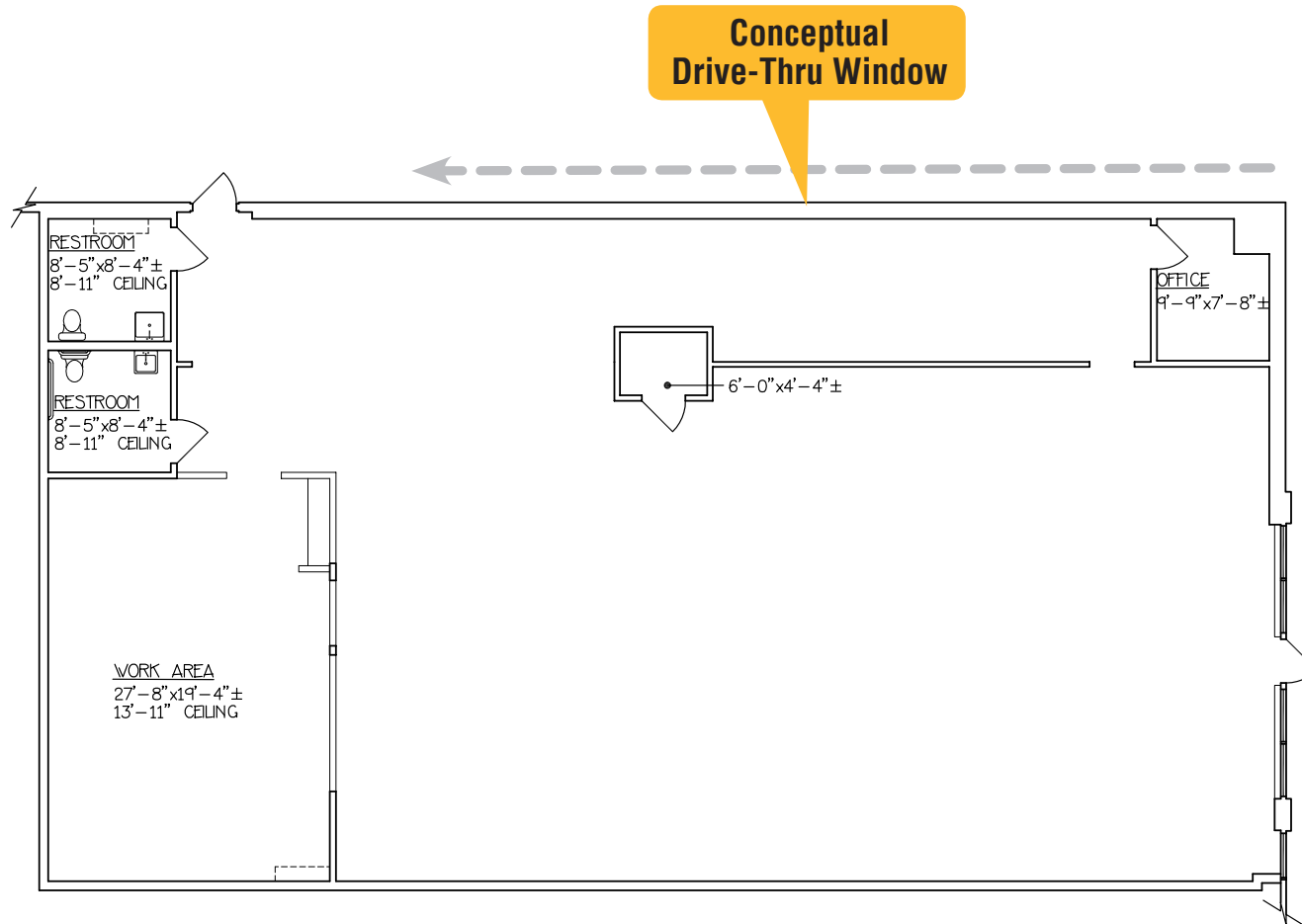
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FLOOR PLAN

SUITE 11145 B

±4,000 SF



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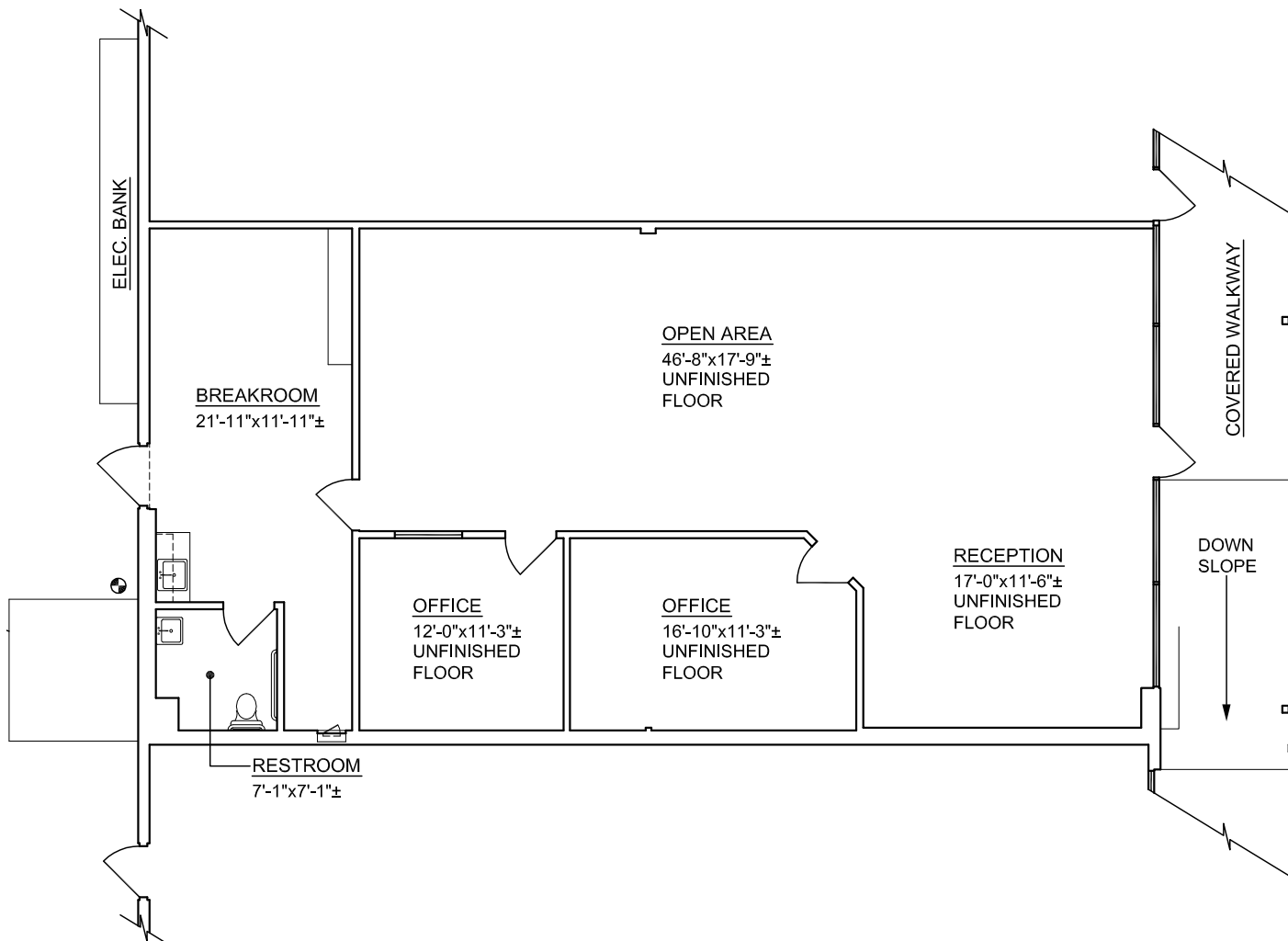
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FLOOR PLAN

SUITE 11221

±1,805 SF



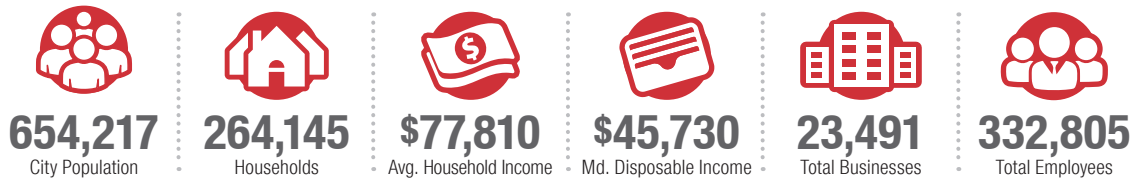
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



936,582
Albuquerque Metro Population



The Largest
City in the State



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.