

**HIGH PROFILE FORMER QSR
FOR SALE OR LEASE**

**4800 MENAUL BLVD NE
ALBUQUERQUE, NM 87110**



XTEAM
RETAIL ADVISORS

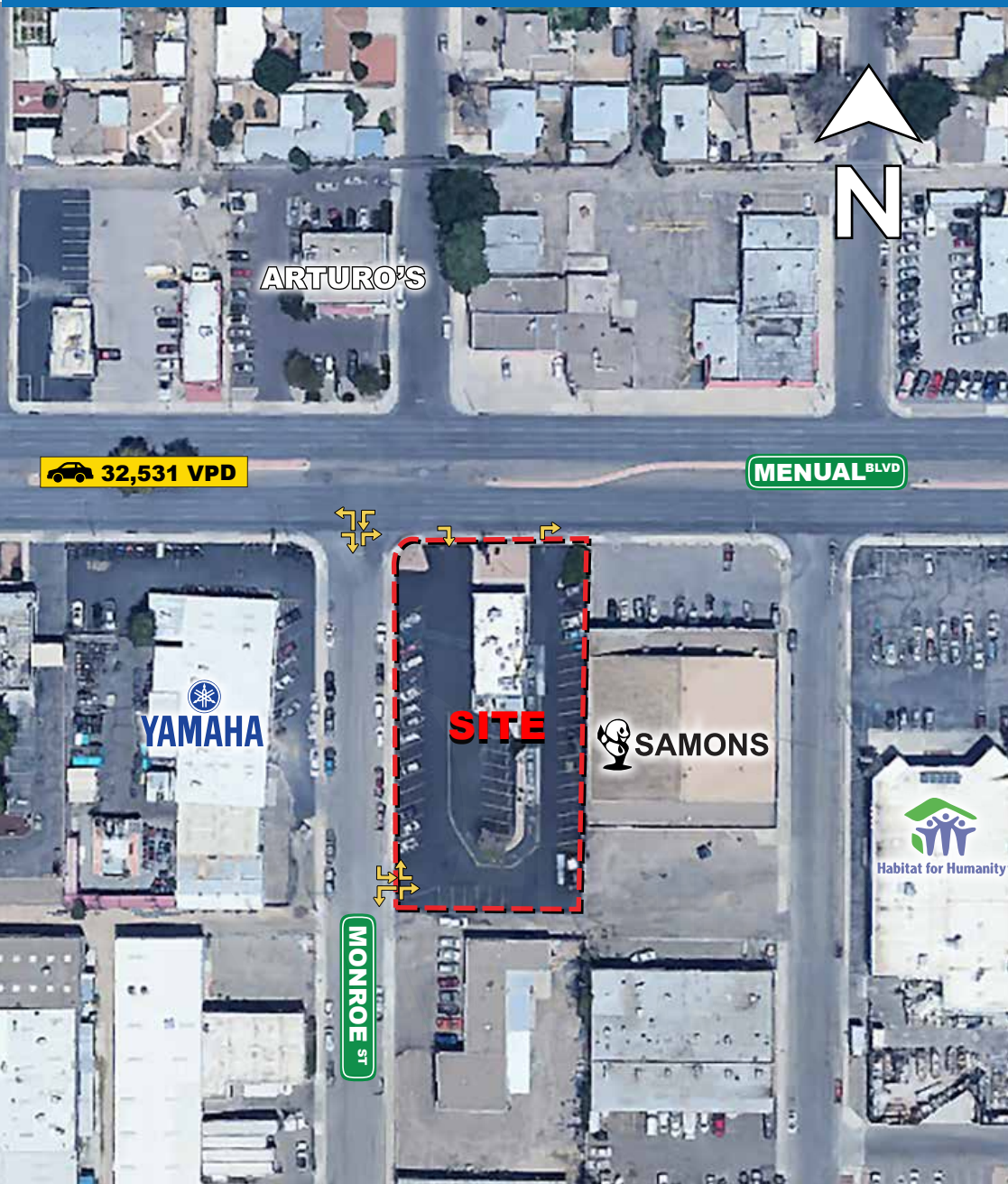
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PROPERTY DETAILS

OVERVIEW

- **Location:** 4800 Menaul Blvd NE, Albuquerque, NM 87110
- **Property Type:** A freestanding, high-profile former quick-service restaurant (QSR)
- **Availability:** Available for sale or lease
- **Building/Site Size:** ±2,915 SF building on a ±0.81 AC parcel

PROPERTY HIGHLIGHTS:

- **Visibility & Access:** Strong frontage along Menaul Blvd with excellent connectivity to I-40, San Mateo Blvd, and Carlisle Blvd
- **Central Positioning:** Positioned in a dense infill trade area with strong daytime population and traffic flow
- **Strategic Location:** Located near the Uptown trade area (Coronado Mall, Winrock Town Centre, ABQ Uptown), and in Midtown Albuquerque. Proximate to retailers such as Mor Furniture, Crunch Fitness, Taco Bell, and more.
- **Trade Area Strength:** Proven retail corridor with consistent consumer demand and accessibility

MARKET DEMOGRAPHICS

(2025 Estimates) - 15 minute drive

- **Population:** ±341,607
- **Households:** ±160,458 households
- **Income:** ±\$88,937

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OFFER DETAILS:

Freestanding retail opportunity located at 4800 Menaul Blvd NE in the heart of Albuquerque's established Northeast Heights trade area. Positioned along Menaul Blvd, one of the city's primary east-west corridors, this site offers strong visibility, convenient access, and consistent daily traffic driven by surrounding retail, office, and residential density.

The property benefits from its central infill location with immediate proximity to I-40 and key north-south arterials including San Mateo Blvd and Carlisle Blvd, providing excellent connectivity across the Albuquerque MSA. Surrounded by a strong mix of national and regional tenants, the site is embedded within a mature retail corridor with proven consumer demand and steady daytime population.

Offered for sale or lease, this opportunity provides flexibility for investors, owner-users, or tenants seeking a well-located, high-exposure site in a dense infill trade area. Ideal for service retail, medical, restaurant, or other high-traffic-oriented uses looking to capitalize on central location, accessibility, and established retail fundamentals.



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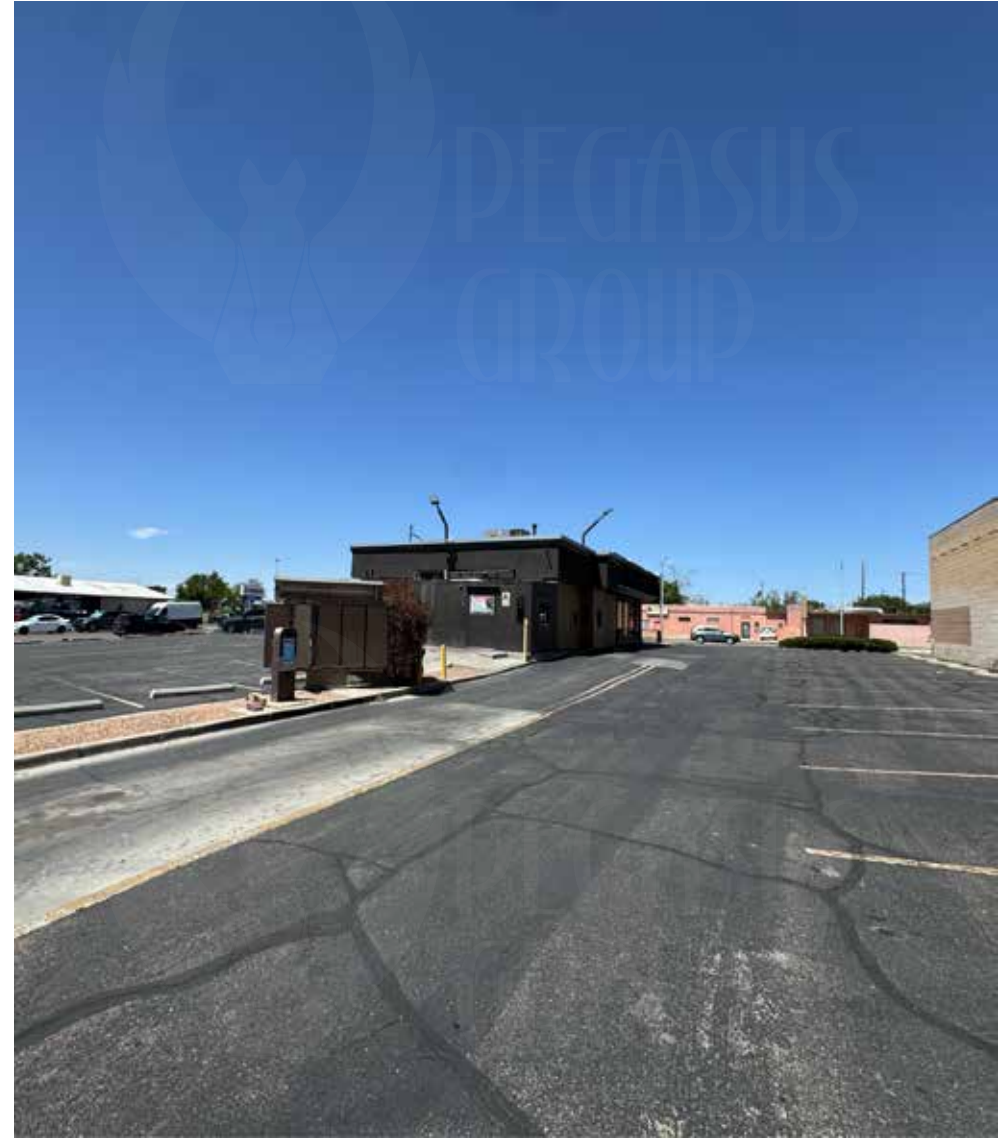
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PROPERTY DETAILS



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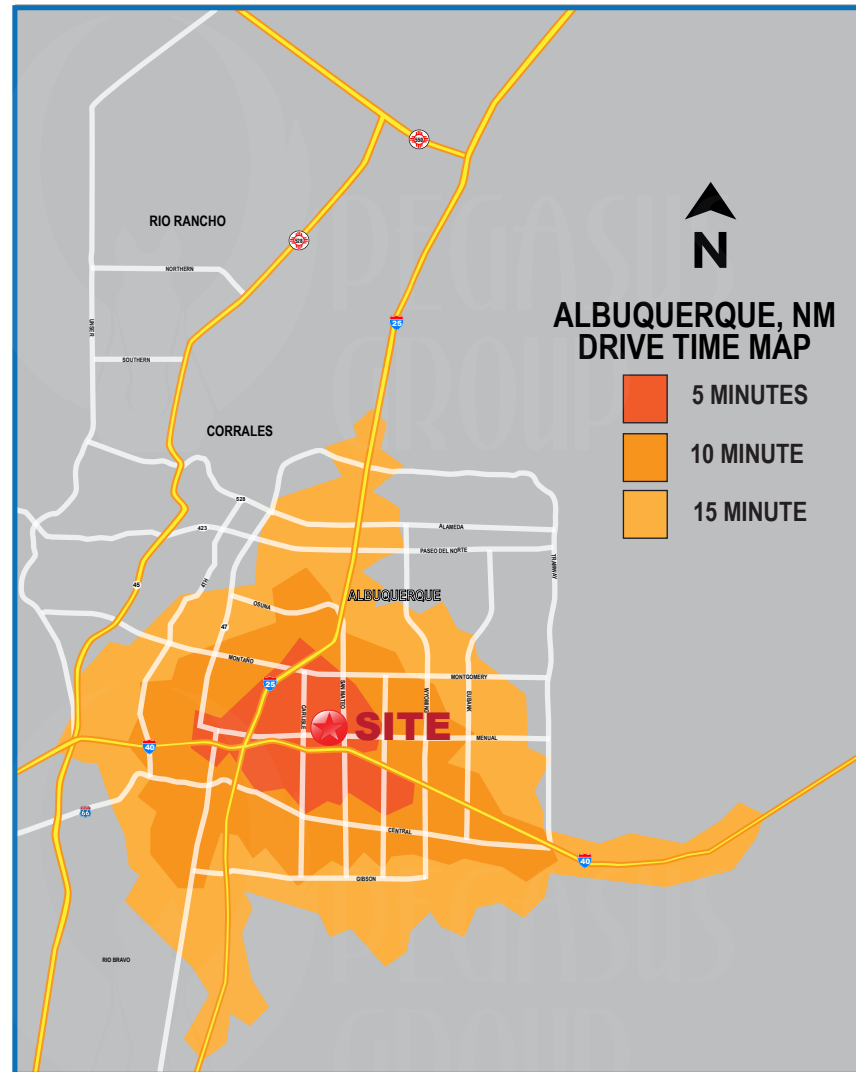
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POPULATION		5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION		51,955	197,110	341,607
2030 PROJECTED POPULATION		49,462	186,630	327,446
2020 CENSUS POPULATION		51,800	198,667	341,945
2010 CENSUS POPULATION		52,406	200,103	340,612
PROJECTED ANNUAL GROWTH 2025 TO 2030		-1.0%	-1.1%	-0.8%
HISTORICAL ANNUAL GROWTH 2010 TO 2025		-	-	-
HOUSEHOLDS				
2025 ESTIMATED HOUSEHOLDS		25,160	92,680	160,458
2030 PROJECTED HOUSEHOLDS		24,338	89,141	156,158
2020 CENSUS HOUSEHOLDS		24,565	90,611	155,484
2010 CENSUS HOUSEHOLDS		24,260	88,350	150,275
PROJECTED ANNUAL GROWTH 2025 TO 2030		-0.7%	-0.8%	-0.5%
HISTORICAL ANNUAL GROWTH 2010 TO 2025		0.2%	0.3%	0.5%
MEDIAN AGE		39.9	38.8	40.4
INCOME				
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME		\$84,628	\$78,145	\$88,937
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME		\$65,240	\$58,579	\$67,359
2025 ESTIMATED PER CAPITA INCOME		\$41,132	\$37,038	\$42,067
RACE & ETHNICITY				
2025 ESTIMATED WHITE		56.4%	54.6%	56.4%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN		4.2%	4.9%	4.5%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER		3.7%	3.6%	4.1%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN		5.7%	5.8%	4.9%
2025 ESTIMATED OTHER RACES		30.0%	31.2%	30.1%
2025 ESTIMATED HISPANIC		43.2%	45.2%	43.7%
EDUCATION				
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)		3.0%	4.6%	3.9%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)		4.9%	6.1%	5.1%
2025 ESTIMATED HIGH SCHOOL GRADUATE		21.0%	21.4%	20.2%
2025 ESTIMATED SOME COLLEGE		23.7%	22.5%	20.8%
2025 ESTIMATED ASSOCIATES DEGREE ONLY		8.2%	8.9%	9.0%
2025 ESTIMATED BACHELORS DEGREE ONLY		19.4%	19.4%	21.6%
2025 ESTIMATED GRADUATE DEGREE		19.9%	17.1%	19.4%
BUSINESS				
2025 ESTIMATED TOTAL BUSINESSES		6,239	18,591	27,156
2025 ESTIMATED TOTAL EMPLOYEES		51,289	163,566	242,259



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