

FOR LEASE

PARK PLAZA

*±165,000 SF Retail Shopping Center in the heart of
Albuquerque, New Mexico*

NEC CARLSILE BLVD & MENAUL BLVD



KIDDER.COM

EXCLUSIVELY LEASED BY



**Kidder
Mathews**

PRIME RETAIL CORNER IN ALBUQUERQUE

A ±165,000 square foot retail shopping center located in the heart of Albuquerque.

AVAILABLE FOR LEASE

ADDRESS	NEC Carlsile Blvd & Menaul Blvd Albuquerque, New Mexico
TOTAL BUILDING SF	±165,000 SF
LEASE RATE	Contact Broker
LEASE TERM	Negotiable
YEAR BUILT	1978
PARKING	151 spaces

PROPERTY HIGHLIGHTS

Dedicated turn lane(s), pylon signage available, signalized intersection

Great visibility at major commercial intersection Menaul/Carlisle (66,500 VPD)

Opportunities for Anchor, Jr Anchor, inline shop space, restaurant, and pad sites

Former gym space available with locker rooms and restrooms in place

Pad site facing Menaul Blvd (±10,000) with restaurant infrastructure in place

Excellent visibility and access, located along busy major arterial

KIDDER MATHEWS

FACADE RENOVATION RENDERINGS



EXISTING SITE PHOTOS

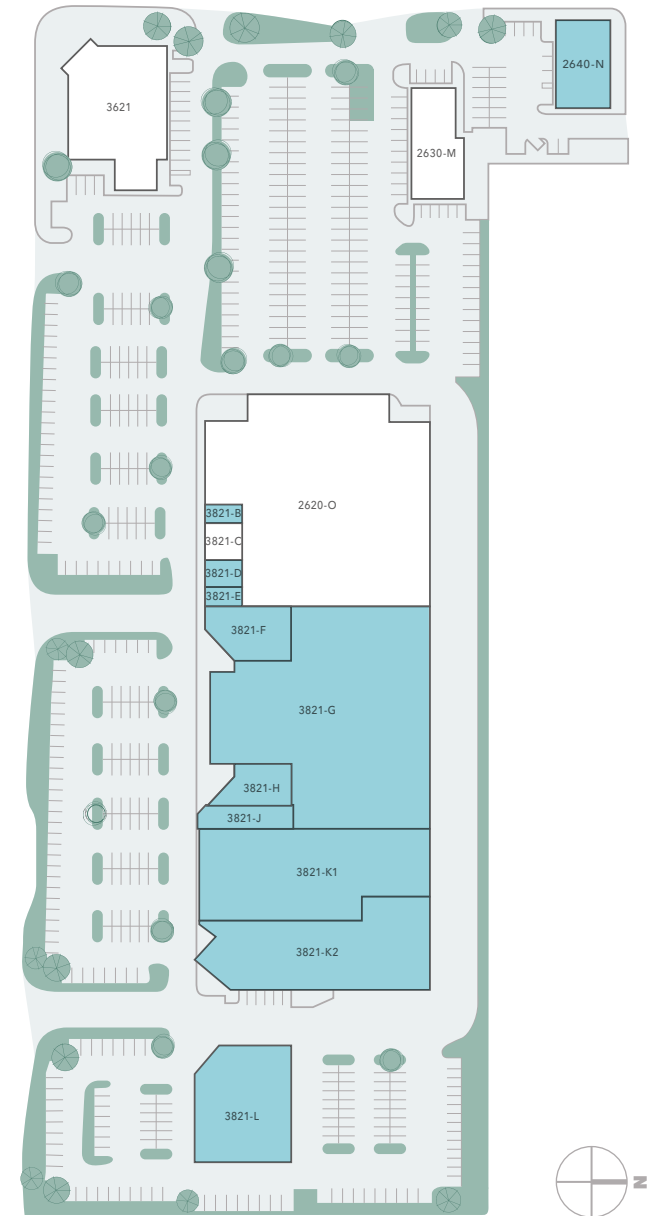


SITE PLAN

Suite	Tenant	Square Feet
2620-O	Savers	45,065
2630-M	Eyemart Express	5,000
*2640-N	AVAILABLE	5,000
3621	Mattress Firm	11,979
*3821-B	AVAILABLE	873
3821-C	Sergio's Hair Salon	2,010
*3821-D	AVAILABLE	1,572
*3821-E	AVAILABLE	840
*3821-F	AVAILABLE	1,732
3821-G	AVAILABLE	43,904
*3821-H	AVAILABLE	1,937
*3821-J	AVAILABLE	1,895
3821-K1	AVAILABLE	17,000
3821-K2	AVAILABLE	16,515
3821-L	AVAILABLE	10,070
Total GLA		165,392

**For more information on these specific units, please contact*

JEREMY SALAZAR
 ResolutRE
 505.337.0777
 jsalazar@resolutre.com



CURRENT AVAILABILITIES



2640-N

Available for ground lease /build to suit

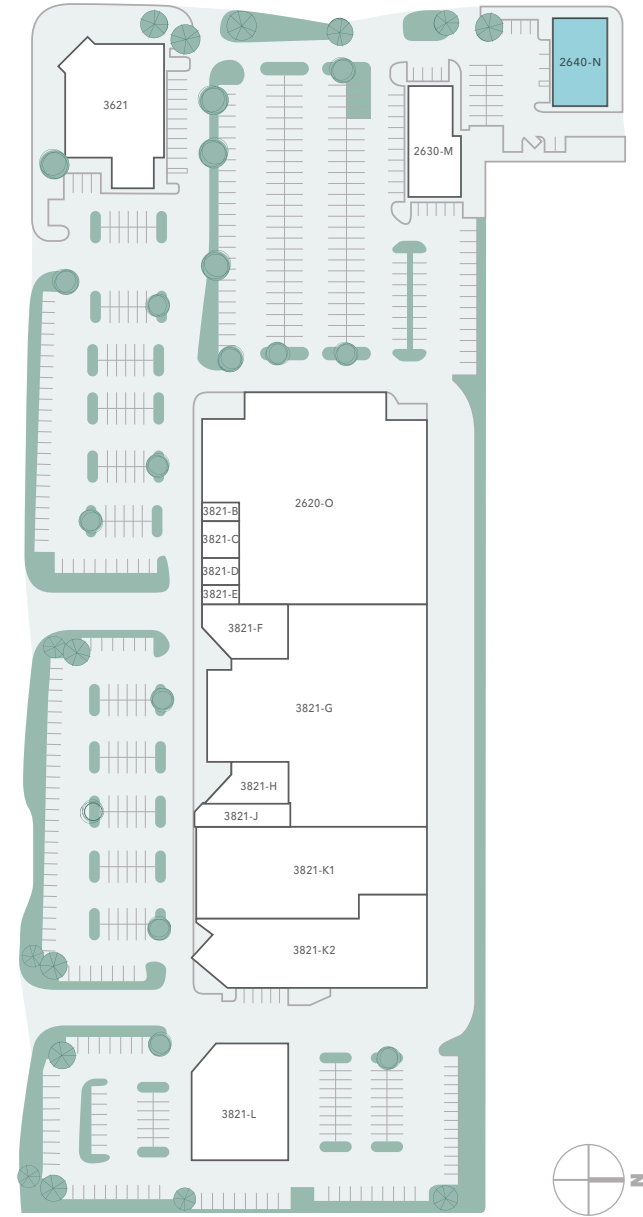
Located across from Walmart Supercenter

Lot size 10,900 SF (.25 AC)

172' on Carlisle Blvd (with 1 curb cut)

142' on Phoenix Ave

Contact broker for details



For more information, please contact

JEREMY SALAZAR
ResolutRE
505.337.0777
jsalazar@resolutre.com

CURRENT AVAILABILITIES



3821-G, 3821-K1 & 3821-K2

Co-Anchor spaces available

80,000 SF divisible

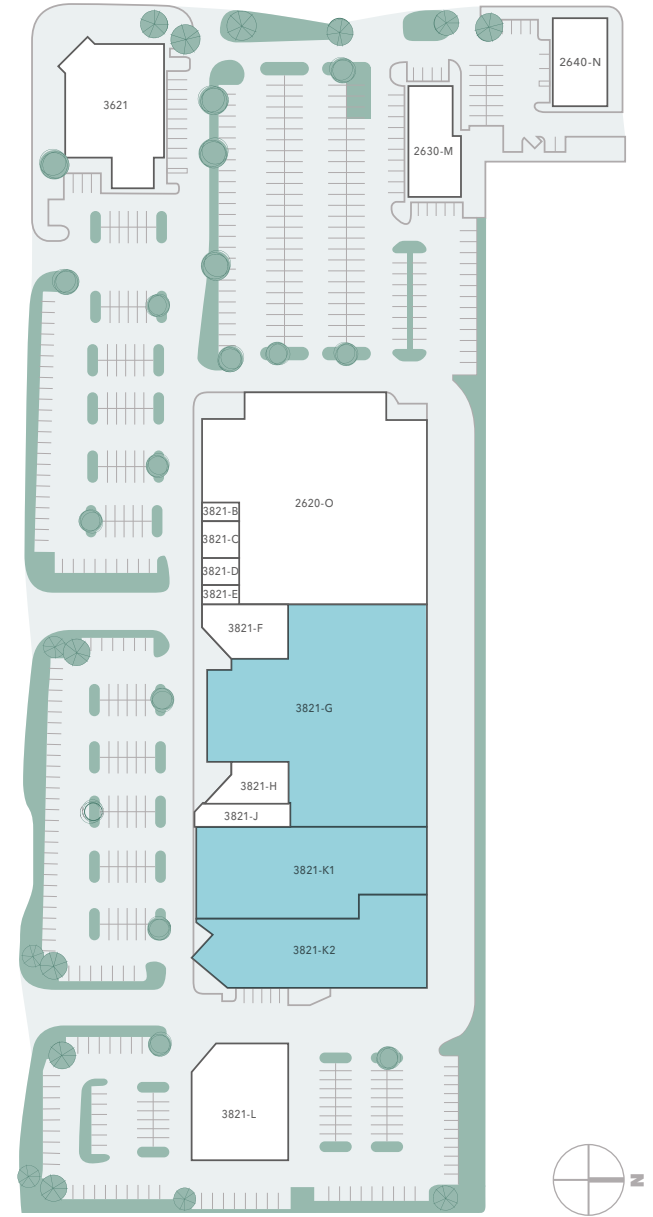
Currently three units - 45K SF, 17K SF, and 16.5K SF

383' on Menaul Blvd (with 2 curb cuts)

4 loading docks

Dedicated turn lane and pylon signage

Contact broker for details



CURRENT AVAILABILITIES



3821-L

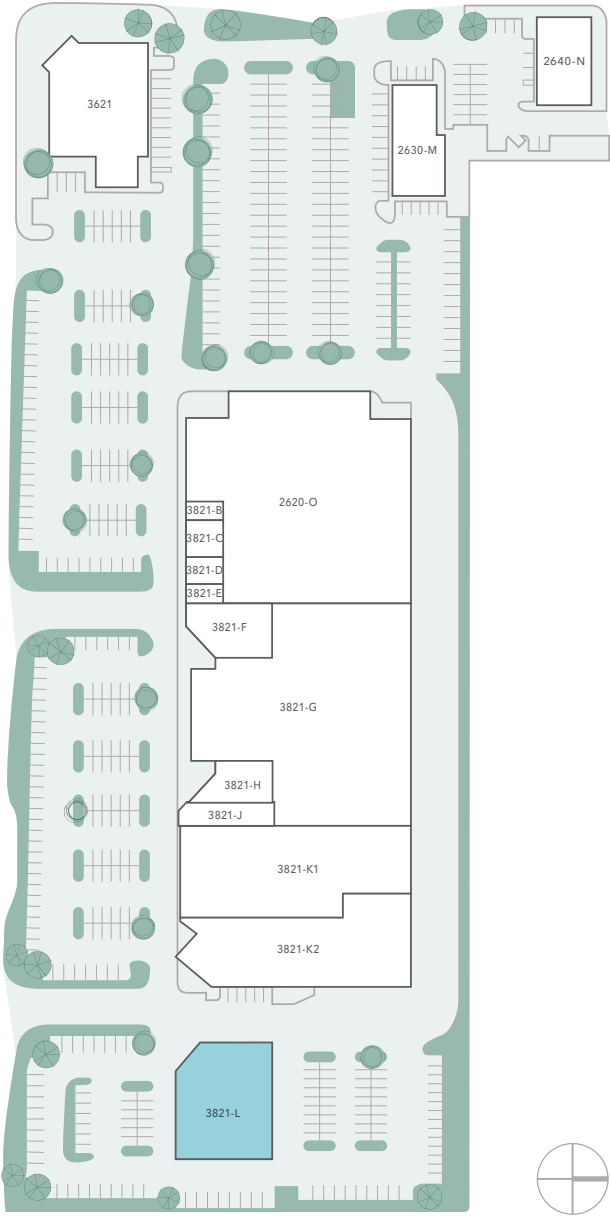
10,070 SF - Divisible

Former restaurant space (China Wok)

39,000 SF lot with abundant parking

224' on Menaul Blvd (with 1 curb cuts)

Contact broker for details



HIGHLY ACCESSIBLE LOCATION

Close to the downtown business hub and The University of New Mexico

Conveniently located near Interstate 25 and Interstate 40

10 MIN

TO DOWNTOWN

15 MIN

TO ABQ AIRPORT

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 TOTAL POPULATION	13,981	90,499	236,059
2028 POPULATION PROJECTION	13,796	89,035	231,685
MEDIAN AGE	36.7	35.9	36.2
2023 AVERAGE HH INCOME	\$62,482	\$75,945	\$75,009





Exclusively listed by

JOSH CUNNINGHAM
Kidder Mathews
909.227.6644
josh.cunningham@kidder.com
CA LIC N° 01802660

JEREMY SALAZAR
Broker of Record
505.337.0777
jsalazar@resolutre.com
NM LIC N° 2022-0454

[KIDDER.COM](https://www.kidder.com)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.