

Affordable, Convenient Retail Space near Uptown

7101 Menaul Blvd. NE | Albuquerque, NM 87110

FOR LEASE

NEC of Menaul Blvd. & Mesilla St.



LEASE RATE:

- \$12.00 PSF Modified Gross

AVAILABLE:

- ±1,360 SF

ZONING:

- C1

BENEFITS:

- 32,100 CPD
- Newly renovated interior
- Full access from Menaul Blvd.
- Highly visible, convenient and affordable



NAI Maestas & Ward

Commercial Real Estate Services, Worldwide.

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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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PHOTOS

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Population	1 mile	2 miles	3 miles
1990 Population	13,279	63,367	148,315
2000 Population	13,019	60,930	145,196
2010 Population	13,175	62,164	149,332
2015 Population	13,592	64,397	155,153
1990-2000 Annual Rate	-0.20%	-0.39%	-0.21%
2000-2010 Annual Rate	0.12%	0.20%	0.27%
2010-2015 Annual Rate	0.62%	0.71%	0.77%
2010 Male Population	48.4%	48.0%	48.2%
2010 Female Population	51.6%	52.0%	51.8%
2010 Median Age	45.8	42.4	38.9

In the identified area, the current year population is 149,332. In 2000, the Census count in the area was 145,196. The rate of change since 2000 was 0.27 percent annually. The five-year projection for the population in the area is 155,153, representing a change of 0.77 percent annually from 2010 to 2015. Currently, the population is 48.2 percent male and 51.8 percent female.

Population by Employment

Currently, 89.5 percent of the civilian labor force in the identified area is employed and 10.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the area will be 90.3 percent of the civilian labor force, and unemployment will be 9.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 64.4 percent of the population aged 16 years or older in the area participated in the labor force, and 0.4 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 66.7 percent in white collar jobs (compared to 61.6 percent of the U.S. employment)
- 19.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 14.2 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 76.8 percent of the area population drove alone to work, and 3.6 percent worked at home. The average travel time to work in 2000 was 18.9 minutes in the area, compared to the U.S average of 25.5 minutes.

Population by Education

In the current year, the educational attainment of the population aged 25 years or older in the area was distributed as follows:

- 11.6 percent had not earned a high school diploma (14.8 percent in the U.S)
- 25.0 percent were high school graduates only (29.6 percent in the U.S.)
- 7.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 17.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 14.3 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Per Capita Income

1990 Per Capita Income	\$16,001	\$15,068	\$14,461
2000 Per Capita Income	\$22,428	\$21,180	\$20,015
2010 Per Capita Income	\$29,044	\$27,180	\$25,843
2015 Per Capita Income	\$31,249	\$29,353	\$27,999
1990-2000 Annual Rate	3.43%	3.46%	3.30%
2000-2010 Annual Rate	2.55%	2.46%	2.53%
2010-2015 Annual Rate	1.47%	1.55%	1.62%

Households

1990 Households	5,912	27,314	63,534
2000 Households	5,976	27,048	63,622
2010 Total Households	6,245	28,609	67,781
2015 Total Households	6,501	29,950	71,184
1990-2000 Annual Rate	0.11%	-0.10%	0.01%
2000-2010 Annual Rate	0.43%	0.55%	0.62%
2010-2015 Annual Rate	0.81%	0.92%	0.99%
2010 Average Household Size	2.07	2.15	2.18

The household count in this area has changed from 63,622 in 2000 to 67,781 in the current year, a change of 0.62 percent annually. The five-year projection of households is 71,184, a change of 0.99 percent annually from the current year total. Average household size is currently 2.18, compared to 2.26 in the year 2000. The number of families in the current year is 35,863 in the specified area.

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Households by Income			
Current median household income is \$45,074 in the area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$51,753 in five years. In 2000, median household income was \$34,482, compared to \$26,625 in 1990.			
Current average household income is \$56,557 in this area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$60,611 in five years. In 2000, average household income was \$44,827, compared to \$33,709 in 1990.			
Current per capita income is \$25,843 in the area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,999 in five years. In 2000, the per capita income was \$20,015, compared to \$14,461 in 1990.			
Median Household Income			
1990 Median Household Income	\$30,721	\$28,756	\$26,625
2000 Median Household Income	\$38,782	\$37,206	\$34,482
2010 Median Household Income	\$50,180	\$48,512	\$45,074
2015 Median Household Income	\$54,794	\$54,616	\$51,753
1990-2000 Annual Rate	2.36%	2.61%	2.62%
2000-2010 Annual Rate	2.55%	2.62%	2.65%
2010-2015 Annual Rate	1.78%	2.40%	2.80%
Average Household Income			
1990 Average Household Income	\$35,638	\$35,142	\$33,709
2000 Average Household Income	\$47,435	\$46,925	\$44,827
2010 Average Household Income	\$60,271	\$58,752	\$56,557
2015 Average Household Income	\$64,200	\$62,768	\$60,611
1990-2000 Annual Rate	2.90%	2.93%	2.89%
2000-2010 Annual Rate	2.36%	2.22%	2.29%
2010-2015 Annual Rate	1.27%	1.33%	1.39%
2010 Housing			
1990 Total Housing Units	6,236	29,121	68,490
2000 Total Housing Units	6,409	29,276	69,524
2010 Total Housing Units	6,729	31,135	74,580
2015 Total Housing Units	7,034	32,788	78,829
1990 Owner Occupied Housing Units	3,794	16,245	33,802
1990 Renter Occupied Housing Units	2,118	11,069	29,732
1990 Vacant Housing Units	329	1,784	4,945
2000 Owner Occupied Housing Units	3,807	16,312	34,173
2000 Renter Occupied Housing Units	2,169	10,735	29,449
2000 Vacant Housing Units	438	2,216	5,893
2010 Owner Occupied Housing Units	3,848	16,436	34,484
2010 Renter Occupied Housing Units	2,397	12,174	33,296
2010 Vacant Housing Units	483	2,526	6,799
2015 Owner Occupied Housing Units	4,012	17,068	35,884
2015 Renter Occupied Housing Units	2,489	12,882	35,300
2015 Vacant Housing Units	533	2,839	7,646
Currently, 46.2 percent of the 74,580 housing units in the area are owner occupied; 44.6 percent, renter occupied; and 9.1 are vacant. In 2000, there were 69,524 housing units - 49.2 percent owner occupied, 42.4. percent renter occupied, and 8.5 percent vacant. The rate of change in housing units since 2000 is 0.69 percent. Median home value in the area is \$182,677, compared to a median home value of \$157,913 for the U.S. In five years, median value is projected to change by 4.13 percent annually to \$223,632. From 2000 to the current year, median home value change by 4.37 percent annually.			

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