

Sentry Plaza

11811 Menaul Blvd NE

Albuquerque, NM 87112

Leased and Managed By



Duke City
Commercial LLC

For Lease



Joe Farr, CCIM

Qualifying Broker

(505) 246-9800

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NM License #19522

Justin Farr

Associate broker

505-307-1291

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NM license #52777

*Your trusted
commercial real estate adviser!*



**Modified Gross
\$12.50 PSF**

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Property Details

- ◆ Mixed-use: office, retail
- ◆ Available space: 979 SF up to 5,062 SF
(entire bottom floor available)
- ◆ Zoning: MX-L
- ◆ Submarket: Northeast Heights
- ◆ Signage: Monument signage on Menaul

The information presented here is deemed to be accurate, however it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness.



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Overview

Highly visible mixed-use building fronting Menaul Blvd.
The property is a mix of 6 retail/office units &
4 apartment units on the top floor. Possible Live/work opportunity.

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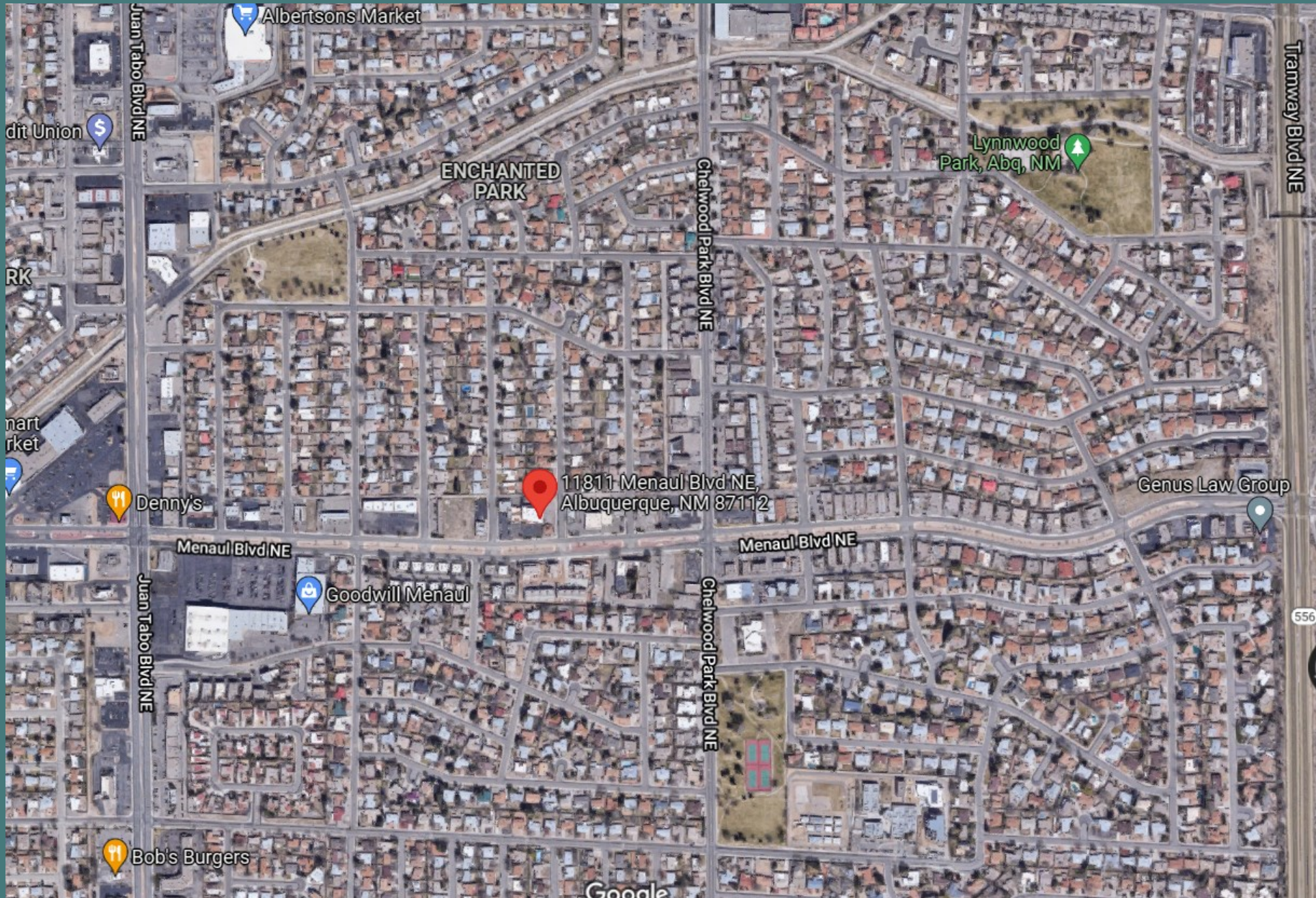
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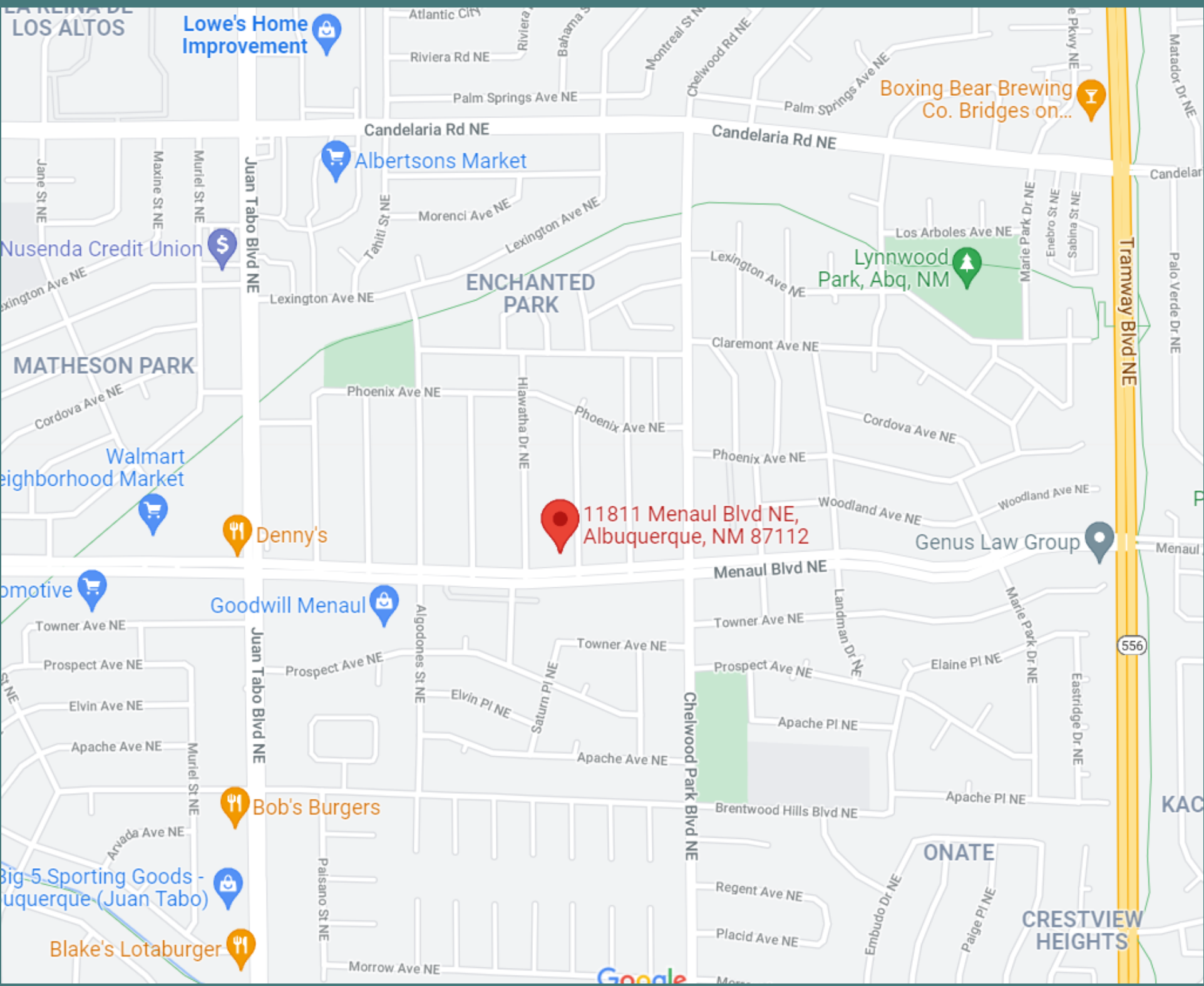
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Highlights

- ◆ Close to restaurants, shops, and hotels
- ◆ Easy access from Tramway to I-40
- ◆ 21 parking spaces right off Menaul, tenant parking in rear with 4 covered spaces for apartment users.
- ◆ Live/work opportunity

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LA REINA DE LOS ALTOS

Lowe's Home Improvement

Atlantic City
Riviera Rd NE

Palm Springs Ave NE

Candelaria Rd NE

Albertsons Market

Boxing Bear Brewing Co. Bridges on...

Nusenda Credit Union

ENCHANTED PARK

Lynnwood Park, Abq, NM

MATHESON PARK

Walmart Neighborhood Market

11811 Menaul Blvd NE, Albuquerque, NM 87112

Denny's

Genus Law Group

omotive

Goodwill Menaul

Menaul Blvd NE

Towner Ave NE

Prospect Ave NE

Towner Ave NE

Elvin Ave NE

Elvin Pl NE

Prospect Ave NE

Apache Ave NE

Apache Ave NE

Apache Pl NE

Bob's Burgers

Big 5 Sporting Goods - Albuquerque (Juan Tabo)

Chelwood Park Blvd NE

ONATE

Blake's Lotaburger

CRESTVIEW HEIGHTS

Google