



Demographics:	1 Mile	3 Mile	5 Mile
Population:	15,894	155,317	307,507
Median HH Income:	\$45,199	\$45,088	\$49,906
Traffic - Cars/Day:	Menaul Blvd 35,600	Wyoming Blvd 29,800	Total 65,400

# RETAIL DEVELOPMENT

## SEC Wyoming Blvd and Menaul Blvd

### Albuquerque, NM

**Comments:** This Super Walmart anchored Shopping Center offers many amenities: Located on the hard corner of Menaul and Wyoming with high traffic counts and excellent visibility. The Center offers great retail Co-Tenancy and boasts 150,000 +/- residents with an 80,000 +/- daytime population within a 3 mile radius. Call Broker to see NOW!

**Area Tenants:** Walmart, Jo-Ann Fabrics, Subway, Black-Angus, Baskin Robbins, Furr's Buffet, Village Inn, Kelly's Liquors, Walgreens, Souper Salad, Wendy's, Sprint, Twisters, Fleet Feet and Jiffy Lube.

**Zoning:** C-2

**Building Area:** 4,000 - 16,000 SF lease, ground lease, or build to suit

**Lease rate:** \$12.00 psf

	<p>Brian Johnson, Senior Broker          cell: (505) 459-2907          brain@SedberryNM.com          www.sedberrynm.com</p>	<p>Lisa K. Urrea, Senior Broker          office: (505) 855-7614          cell: (505) 340-9622          lisak@SedberryNM.com</p>
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The information above has been obtained from sources believed reliable. While we do not doubt the accuracy, we have to verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Menaul Blvd 35,600 CPD

Menaul Blvd 25,700 CPD

35,700 CPD

Wyoming Blvd

Hoffmantown Shopping Center

**SITE**

**Available**

**Hoffmantown Shopping Center Tenants**

- Souper Salad
- Charlie's Front & Back Door
- le Chantilly Fine Pastries / Cafe
- Wing Basket
- Twisters
- Fleet Feet
- Country Casuals
- Specialty Clothing
- Scrub's Direct
- New Mexico Dancewear - Dance store
- Fit Image Tuxedos - Tuxedo Shop
- Hoffmantown Shoe & Boot Repair
- Juliet's Closet - Closets / Closet Accessories
- Bullseye Golf - Sporting Goods Store
- Koa Nalu Surf Shop - Skateboard Shop
- Bubba's Baseball Bulpen - Sports Memorabilia
- Clocks & More - Watch and Clock Repair
- My Jeweler - Jewelry Design
- Pen & Pad Cards and Gifts
- State Farm Insurance - Cynthia Maxwell Agency
- Hoffmantown Barber Shop
- Neilmarie Salon - Beauty Salon
- Tandy Leather
- Vet Co
- Model 505
- Brake Masters
- Hobby Proz
- Sprint Pcs



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