



INDOOR CANNABIS BUSINESS/ WAREHOUSE

MENAU EAST OF UNIVERSITY

2437 Menaul Blvd NE Albuquerque, NM 87107



FOR SALE

AVAILABLE SPACE
10,000 SF

PRICE
\$3,400,000

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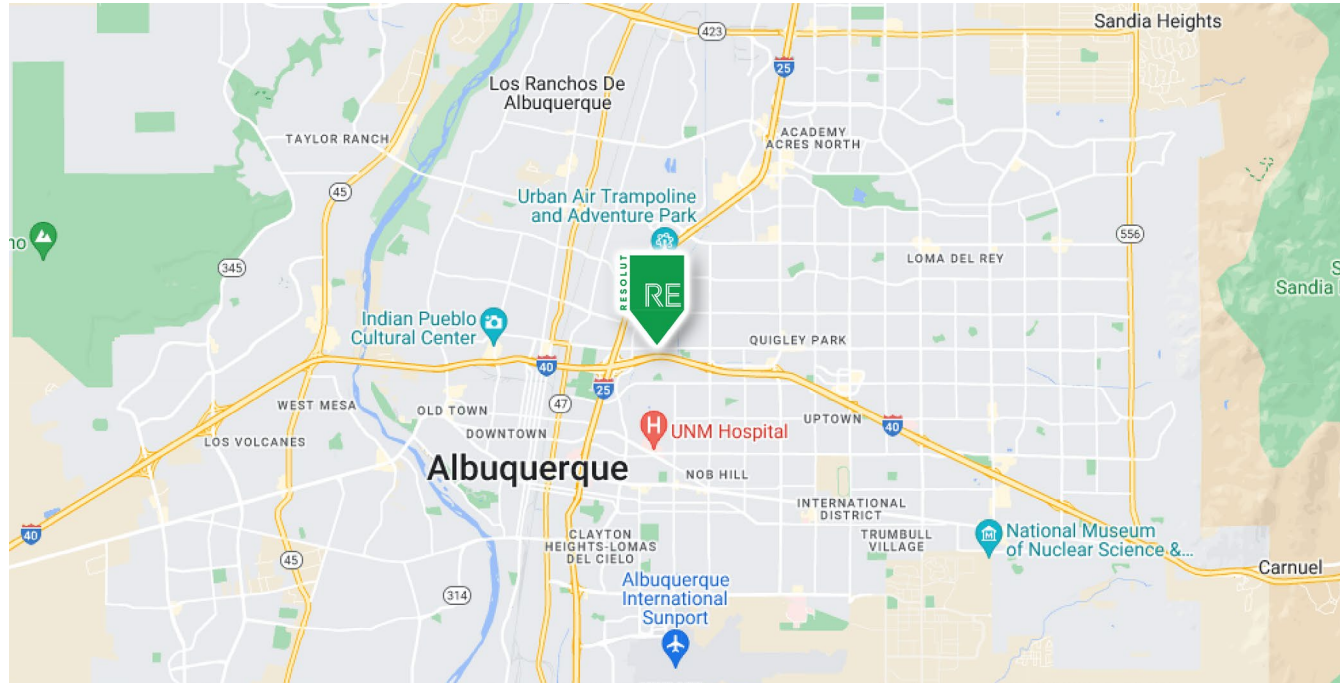
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PROPERTY HIGHLIGHTS

- ±10,000 SF freestanding indoor cannabis cultivation facility
- Ten flower rooms with 32 lights per room
- 320 total lights in an efficient double-tier configuration
- Anticipated production capacity of approximately 3,000 pounds annually*
- Multiple flower rooms accommodate staggered, year-round harvest cycles
- Specialized cultivation buildout offers substantial replacement-cost and time-to-market advantages
- NR-LM zoning; currently utilized for indoor cannabis cultivation*
- ±0.60-acre site with approximately 80 feet of Menaul Boulevard frontage
- Central Albuquerque location with immediate access to the Big-I, I-25 and I-40
- Freestanding, single-asset acquisition opportunity with enhanced operational control and privacy
- Ideal for a licensed producer or vertically integrated cannabis operator



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2026



104,791
POPULATION
3-MILE RADIUS



\$89,256.00
AVG HH INCOME
3-MILE RADIUS



163,887
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Menaul: 20,736 VPD
Vassar: 840 VPD
(Sites USA 2026)

Easement Notes

- EXISTING 24' PRIVATE ACCESS EASEMENT (02/24/1983, C20-183)
- EXISTING 7' PUBLIC UTILITY EASEMENT (10/24/1988, C37-115)
- EXISTING 20' AT&T EASEMENT (10/24/1988, C37-115)
- EXISTING 6' ROAD EASEMENT (9/26/2007, 2007C-276)
- EXISTING 5' PUBLIC UTILITY EASEMENT (10/24/1988, C37-115)
- EXISTING 15' PRIVATE ALLEY EASEMENT (2/24/1983, C20-183)
- EXISTING 14' PUBLIC UTILITY EASEMENT (10/24/1988, C37-115)

Surveyor's Observations

- ROOF DRAINS ON WEST SIDE OF BUILDING DRAIN INTO ADJOINER'S PROPERTY.
- CHAINLINK FENCE INTO ADJOINING PROPERTY BY AS MUCH AS 1.1 FEET, OWNERSHIP UNKNOWN.
- SIGN INTO RIGHT OF WAY BY AS MUCH AS 0.5 FEET.
- PAVEMENT INTO SUBJECT PROPERTY BY AS MUCH AS 0.5 FEET.
- RETAINING WALL INTO RIGHT OF WAY BY AS MUCH AS 0.3 FEET.

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