



# SHOPS AT CARLISLE

NWQ CARLISLE BLVD AND CLAREMONT AVE  
2839 CARLISLE BLVD NE, ALBUQUERQUE, NM 87110

## AVAILABLE Quality Medical Space

**FOR SALE  
OR LEASE**

### AVAILABLE SPACE

Medical Anchor - 1,581 - 16,443 SF  
Suite 130 - 1,316 SF  
Suite 190 - 2,100 SF

### SALE PRICE

\$7,400,000

### LEASE RATE

\$16.00 - \$24.00 PSF NNN  
NNNs\* \$3.96

\* Estimate provided by Landlord and  
subject to change

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**PROPERTY HIGHLIGHTS**

- State of the Art medical space available, \$3.5MM buildout in 2022
- Adjacent to a top performing grocer \$49,400,000.00
- Tenant improvement allowance is negotiable
- Pylon signage on both Carlisle and Claremont
- 1/2 mile away from I-40 & Carlisle exit
- Join Triumph Motopia, AT&T, Subway, Papa Murphy's, McDonald's, Farmer's and AutoZone
- In redeveloping retail trade area (see map page 10)



**AREA TRAFFIC GENERATORS**




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**DEMOGRAPHIC SNAPSHOT 2025**

 **103,660**  
**POPULATION**  
3-MILE RADIUS

 **\$83,988.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **149,687**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Carlisle Blvd: 24,246VPD  
Claremont: 4,953 VPD  
(Sites USA 2025)

## PROPERTY OVERVIEW

The Shops at Carlisle has been nearly 100% leased for the previous 2 years, but due to the Bankruptcy of Cano Medical, we now have a turn-key medical office suite available. This exceptional suite seamlessly merges prime retail real estate with a state-of-the-art, full medical/urgent care/dental buildout, setting the stage for a myriad of possibilities in the healthcare industry. The previous tenant spent in excess of \$3.5M on this buildout, and it shows. From the moment you enter, the expansive reception area welcomes patients with a calming and modern ambiance, setting the tone for a positive healthcare experience. The space has over 32 exam/treatment rooms, 8 private offices, vitals area, wellness studio, and back storage warehouse. The layout promotes a seamless flow from check-in to treatment, fostering an environment that prioritizes both efficiency and compassion.

In addition to the Medical Jr. Anchor suite, we have an in-line retail suite for lease. Suite 120 is a smaller in-line suite that has AT&T, Subway, and Papa Murphys as co-tenants and is highly visible to the Walmart Super Center.

## LOCATION OVERVIEW

Located adjacent to one of the highest performing Walmart's in the state of New Mexico with sales of \$49,400,000.00 and a high performing double drive-thru McDonalds with sales of \$3,008,000.00. Located in Midtown just north of the Carlisle and I-40 intersection, this property is highly accessible to all parts of the Albuquerque MSA. Midtown is quickly redeveloping with tenants such as Stone Age Rock Climbing Gym, Calibers, Wyndam, Triumph, and Green Jeans Farmery re-shaping the area.

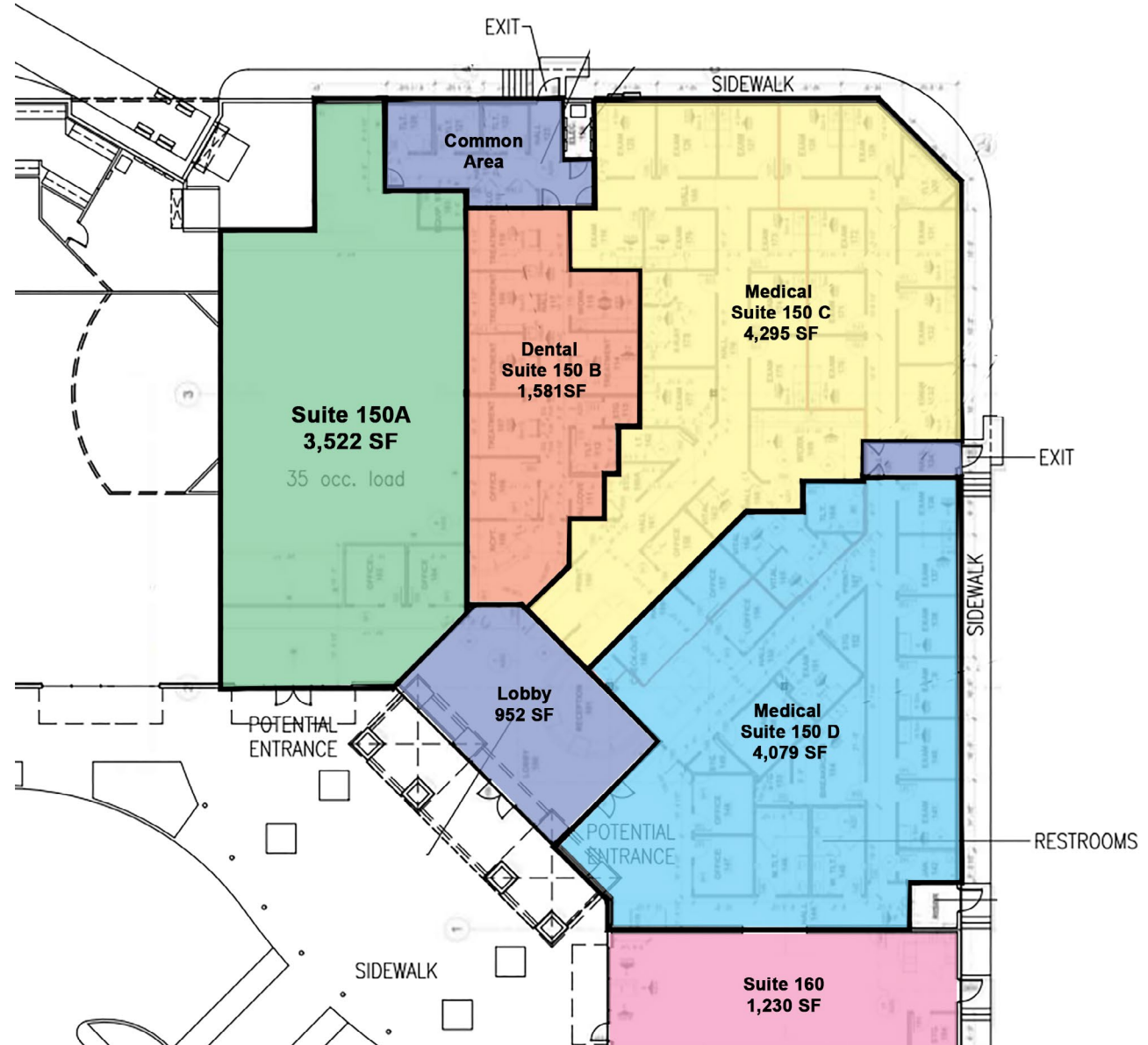


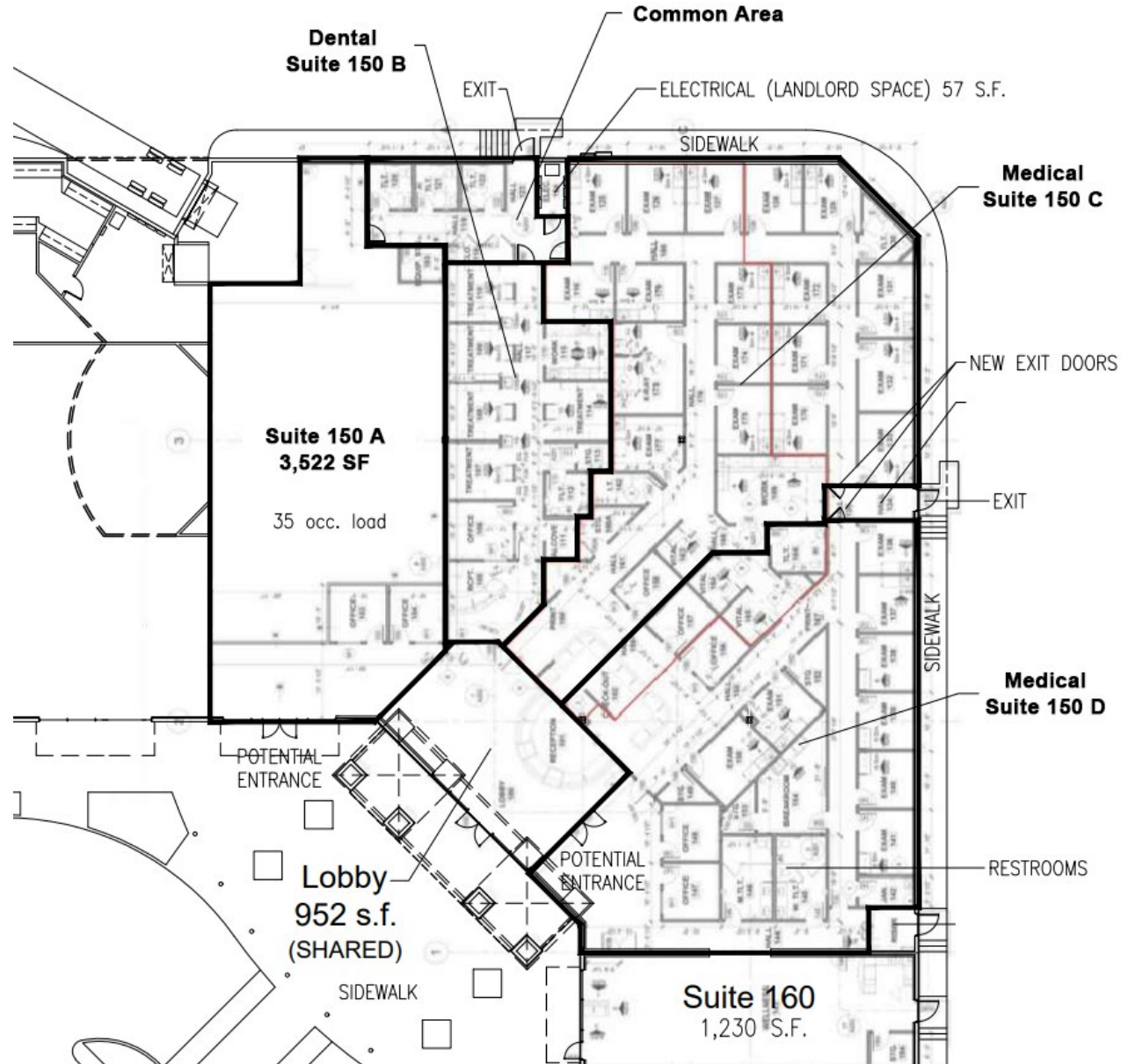
<b>Lot Size:</b>	0.48 Acres
<b>Available SF:</b>	1,200 SF - 16,443 SF
<b>Year Built:</b>	2000
<b>Zoning:</b>	MX-M (C-2)
<b>Submarket:</b>	NE Heights
<b>Space Type:</b>	2nd Gen Medical & Retail



## Medical Anchor - 16,443 SF

SUITE	SIZE	RENT PSF	NNN PSF
Medical Anchor Ste 150 B, C, D	1,521-11,627	\$16.00-\$24.00	\$3.96
Suite 150A	3,522	\$18.00	\$3.96
Suite 130	1,316	\$16.00	\$3.96
Suite 190	2,100	\$18.00	\$3.96





Interior Photos - Medical Anchor



*\*Some Medical Equipment shown will NOT convey.*

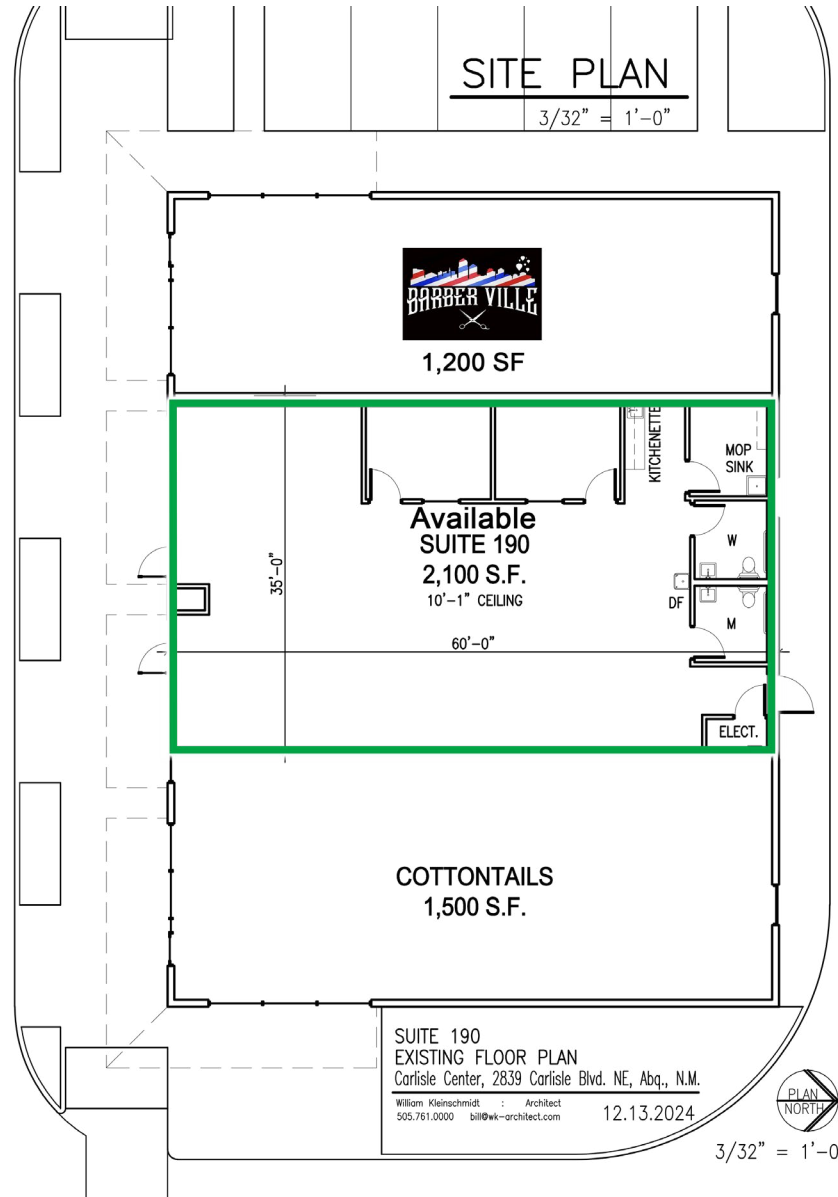
Interior Photos - Medical Anchor



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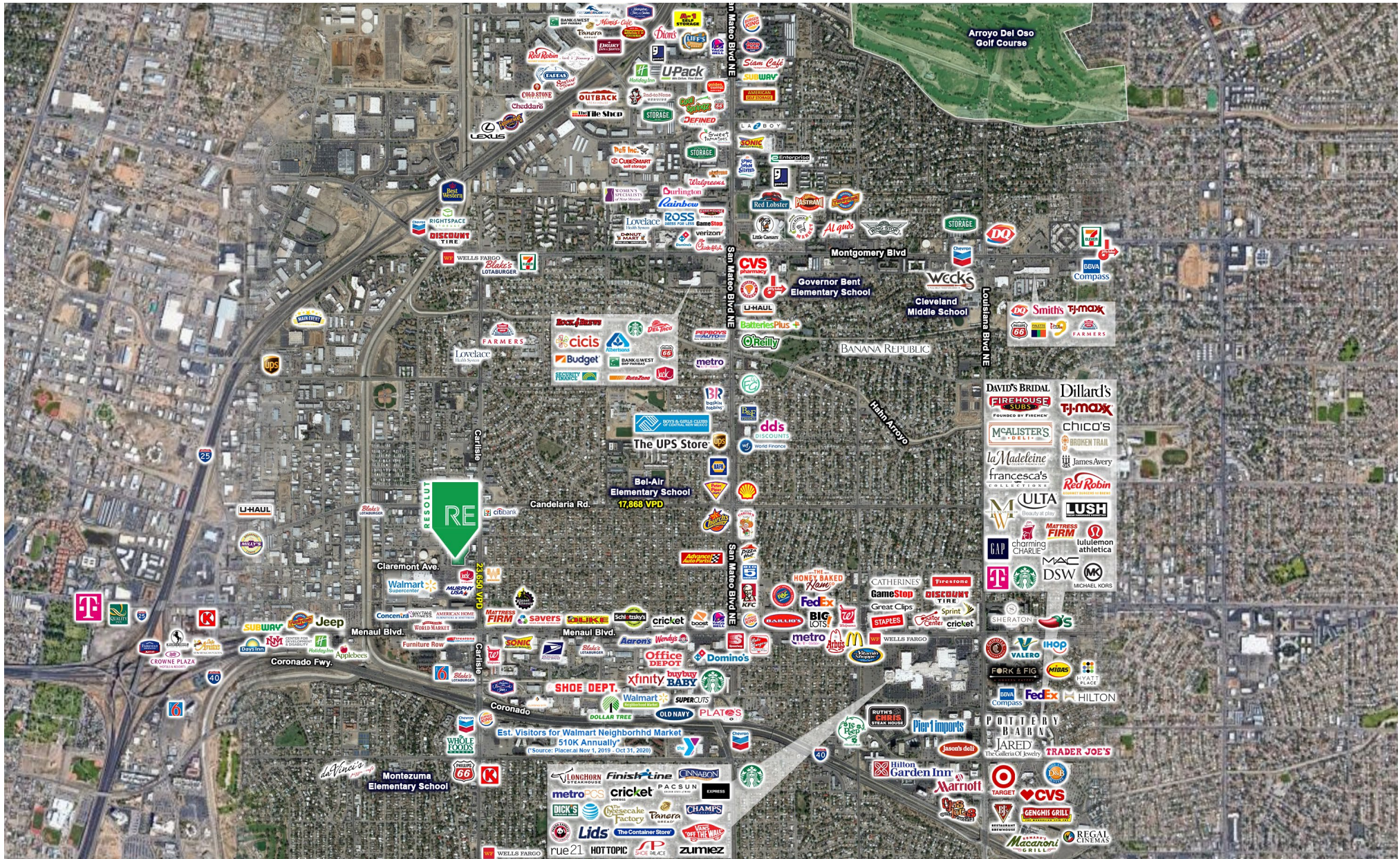
**SHOPS AT CARLISLE | 2839 Carlisle Blvd NE, Albuquerque, NM 87110****Suite 130 - 1,316 SF**

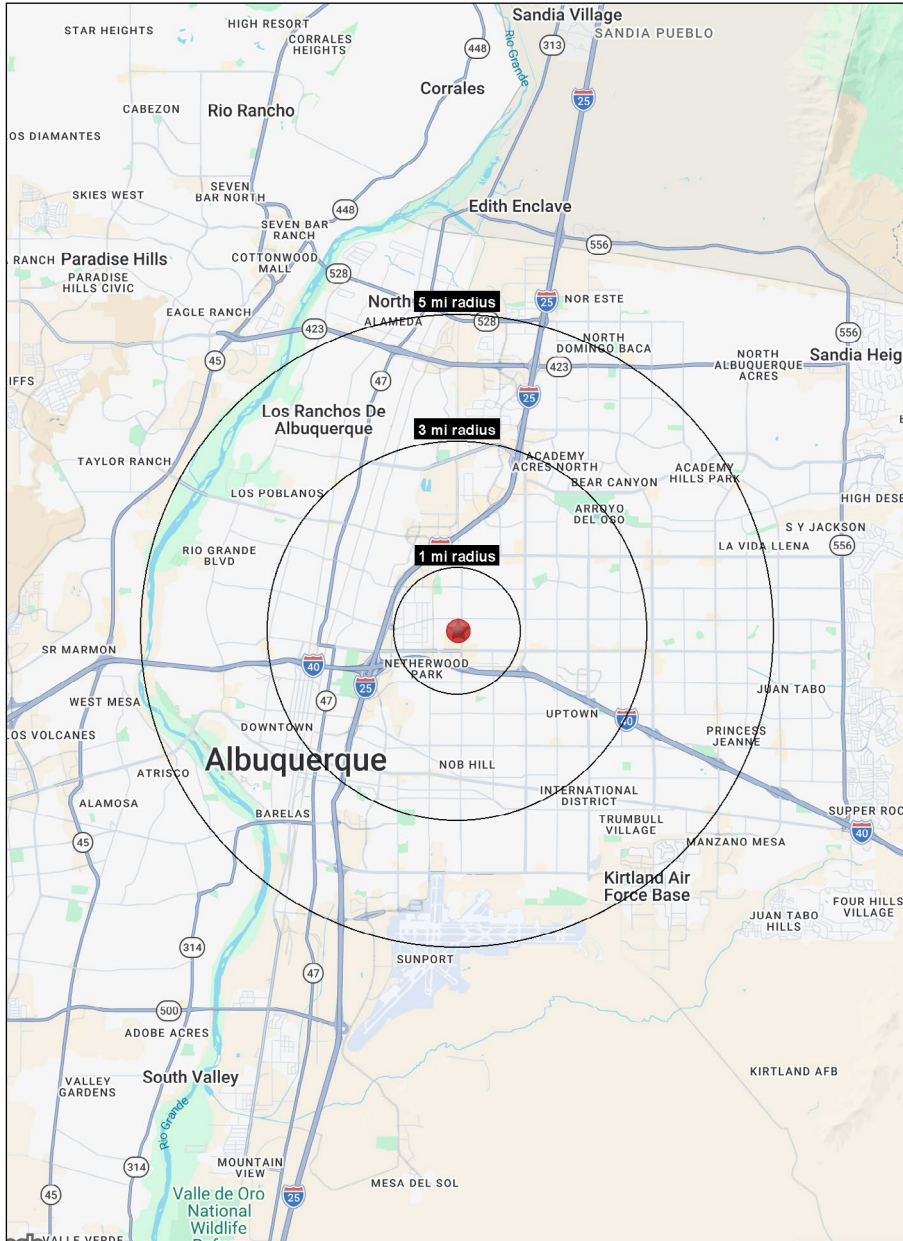






SHOPS AT CARLISLE | 2839 Carlisle Blvd NE, Albuquerque, NM 87110





**Complete Profile**

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.1136/-106.6054



2839 Carlisle Blvd NE Albuquerque, NM 87110	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2025)	12,122	103,660	274,019
Projected Population (2030)	11,772	98,885	260,946
Census Population (2020)	11,773	102,561	277,013
Census Population (2010)	11,615	103,938	277,659
Projected Annual Growth (2025-2030)	-349 -0.6%	-4,775 -0.9%	-13,074 -1.0%
Historical Annual Growth (2020-2025)	349 -	1,099 0.2%	-2,993 -0.2%
Historical Annual Growth (2010-2020)	159 0.1%	-1,377 -0.1%	-646 -
Estimated Population Density (2025)	3,860 psm	3,668 psm	3,490 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2025)	5,761	51,070	129,580
Projected Households (2030)	5,668	49,481	125,387
Census Households (2020)	5,436	49,481	126,409
Census Households (2010)	5,254	48,408	122,522
Projected Annual Growth (2025-2030)	-93 -0.3%	-1,590 -0.6%	-4,193 -0.6%
Historical Annual Change (2010-2025)	507 0.6%	2,662 0.4%	7,058 0.4%
<b>Average Household Income</b>			
Estimated Average Household Income (2025)	\$70,538	\$83,988	\$84,928
Projected Average Household Income (2030)	\$69,504	\$83,232	\$84,369
Census Average Household Income (2010)	\$49,752	\$51,193	\$53,433
Census Average Household Income (2000)	\$41,165	\$42,757	\$44,939
Projected Annual Change (2025-2030)	-\$1,034 -0.3%	-\$756 -0.2%	-\$559 -0.1%
Historical Annual Change (2000-2025)	\$29,372 2.9%	\$41,231 3.9%	\$39,989 3.6%
<b>Median Household Income</b>			
Estimated Median Household Income (2025)	\$55,047	\$61,204	\$64,100
Projected Median Household Income (2030)	\$54,383	\$60,301	\$63,420
Census Median Household Income (2010)	\$39,095	\$40,117	\$41,966
Census Median Household Income (2000)	\$32,760	\$34,148	\$35,695
Projected Annual Change (2025-2030)	-\$663 -0.2%	-\$903 -0.3%	-\$680 -0.2%
Historical Annual Change (2000-2025)	\$22,287 2.7%	\$27,056 3.2%	\$28,405 3.2%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2025)	\$33,687	\$41,656	\$40,462
Projected Per Capita Income (2030)	\$33,634	\$41,939	\$40,855
Census Per Capita Income (2010)	\$22,502	\$23,841	\$23,578
Census Per Capita Income (2000)	\$18,544	\$19,272	\$19,092
Projected Annual Change (2025-2030)	-\$53 -	\$283 0.1%	\$394 0.2%
Historical Annual Change (2000-2025)	\$15,143 3.3%	\$22,384 4.6%	\$21,370 4.5%
Estimated Average Household Net Worth (2025)	\$580,658	\$724,773	\$793,480

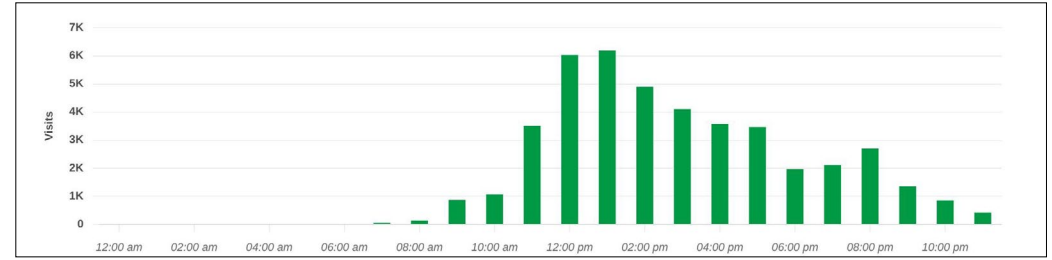
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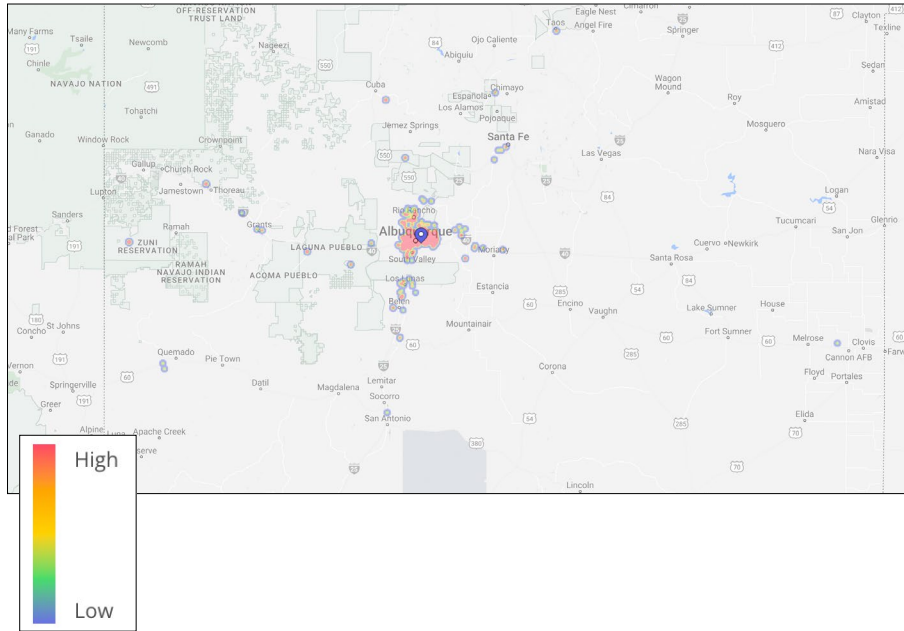
## METRICS

Visits	30.4K	Visit Frequency	1.57
Visitors	19.4K	Avg. Dwell Time	27 min

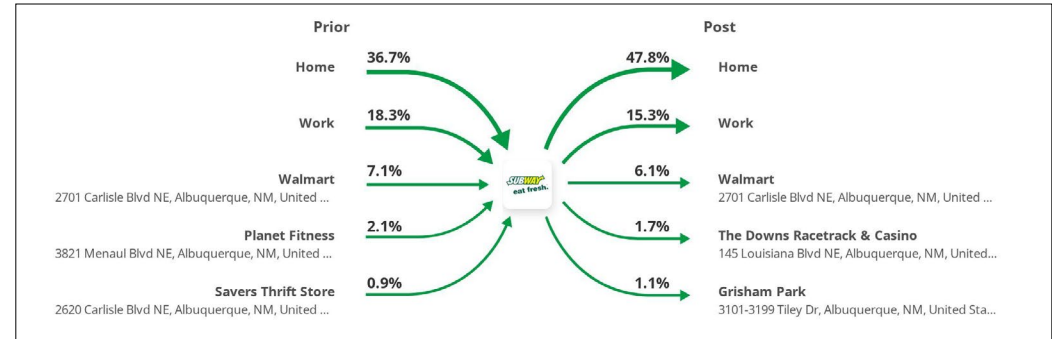
## HOURLY VISITS



## # OF VISITS



## VISITOR JOURNEY



Show by: | Feb 1st, 2023 - Jan 31st, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)

