

For Sale or Ground Lease

2412 - 2500 Carlisle Blvd NE
Albuquerque, NM 87109

Tract 3
±0.3951 AC

Tract 1
±1.9430 AC



Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Ben Perich

Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Chase Ruffin

Senior Associate Broker
+1 505 880 7087
chase.ruffin@colliers.com
Lic. No. 52041

2500 Carlisle Blvd | For Sale or Lease

Perfect Location

Coronado Mall

Uptown ABQ



Exit 160
Carlisle Blvd

Tract 3
±0.3951 AC

Tract 1
±1.9430 AC

Carlisle Blvd



Zoning
MX-M



Bike Score
89



Walk Score™
80



<1 minute
from I-40



<5 minutes
from I-25



Sunport Airport
15 min. Drive

Located just off I-40 at the high traffic intersection of Carlisle Blvd NE (31,226 VPD) and Menaul Blvd NE (24,890 VPD), 2500 Carlisle Blvd provides unbeatable visibility.

Pad Sites

Available

2412 - 2500 Carlisle Blvd NE | For Sale or Lease

Property Profile

Details

Lot	Size	Sales Price	Price PSF	Lease Rate
Tract 1	±1.9430 AC	\$3,000,000	\$35.00	\$180,000/yr
Tract 3	±0.3951 AC	\$600,000	\$35.00	\$65,000/yr
Submarket	Northeast Heights			
Zoning	MX-M			

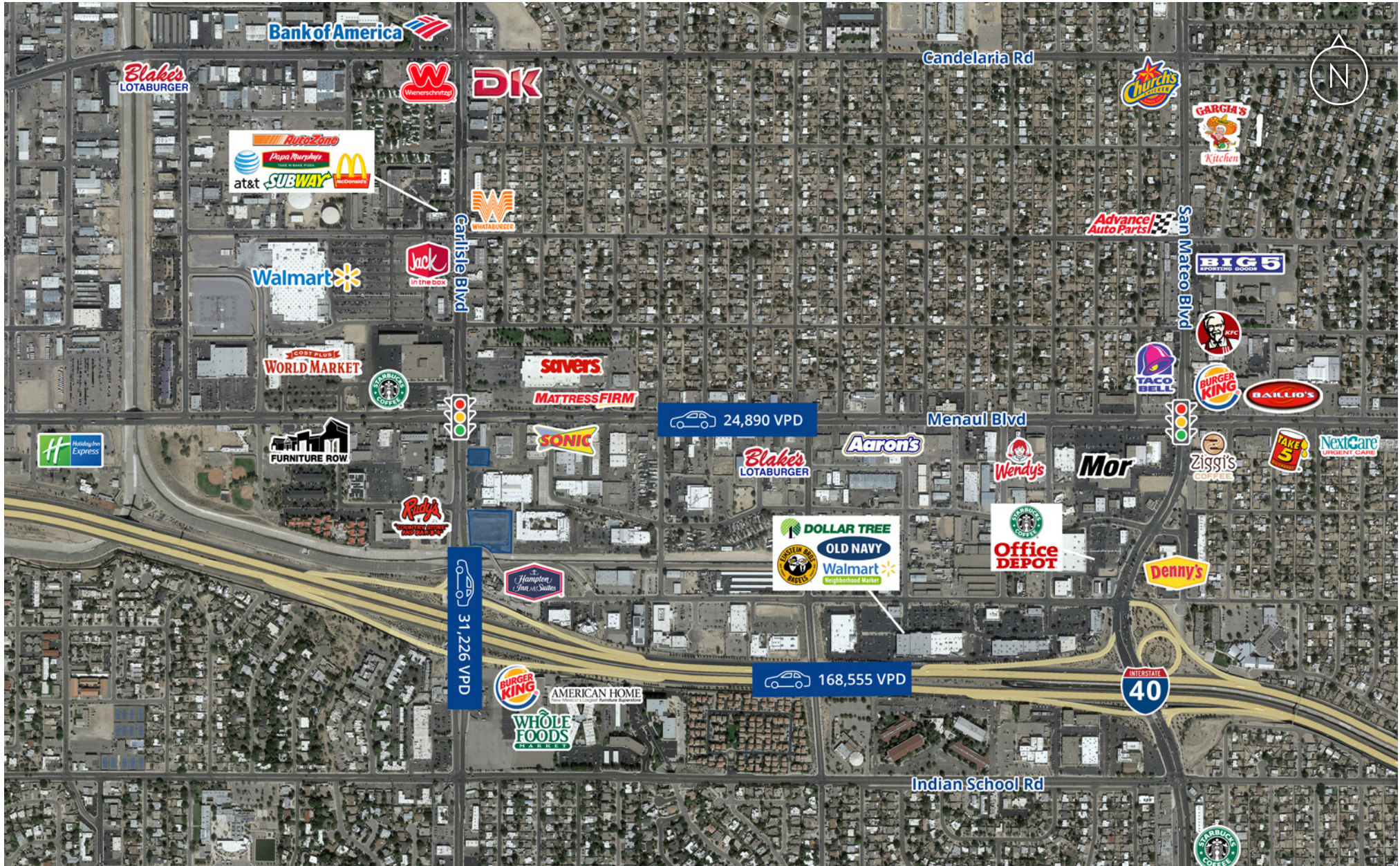
Features

- Rare development opportunity in Midtown Albuquerque available for purchase or lease
- Best pad site in Albuquerque
- Prominent I-40 visibility and access with exposure to over 194,052 VPD at the interchange
- Monument signage opportunities available

Area Tenants



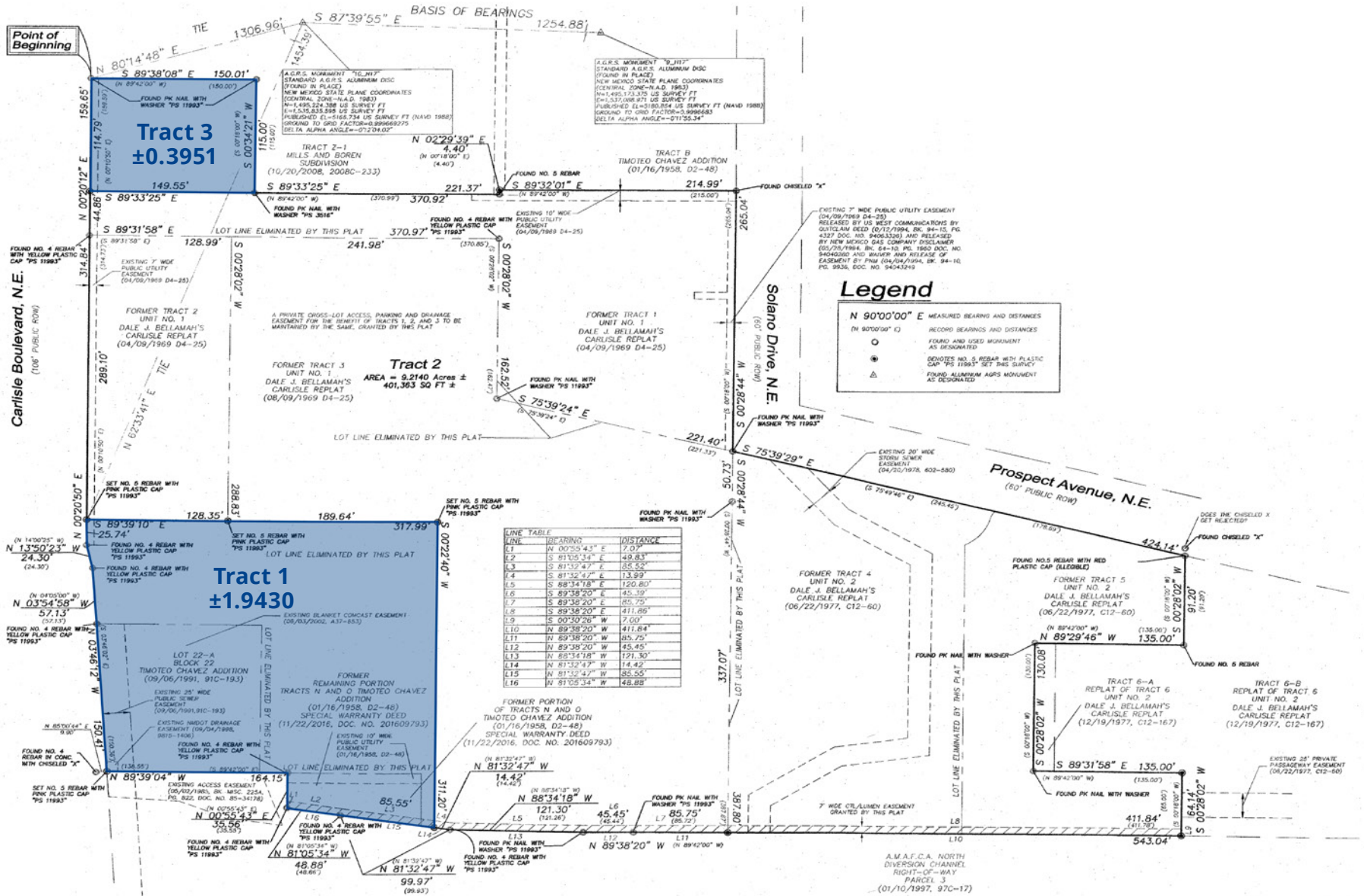
Trade Area Aerial



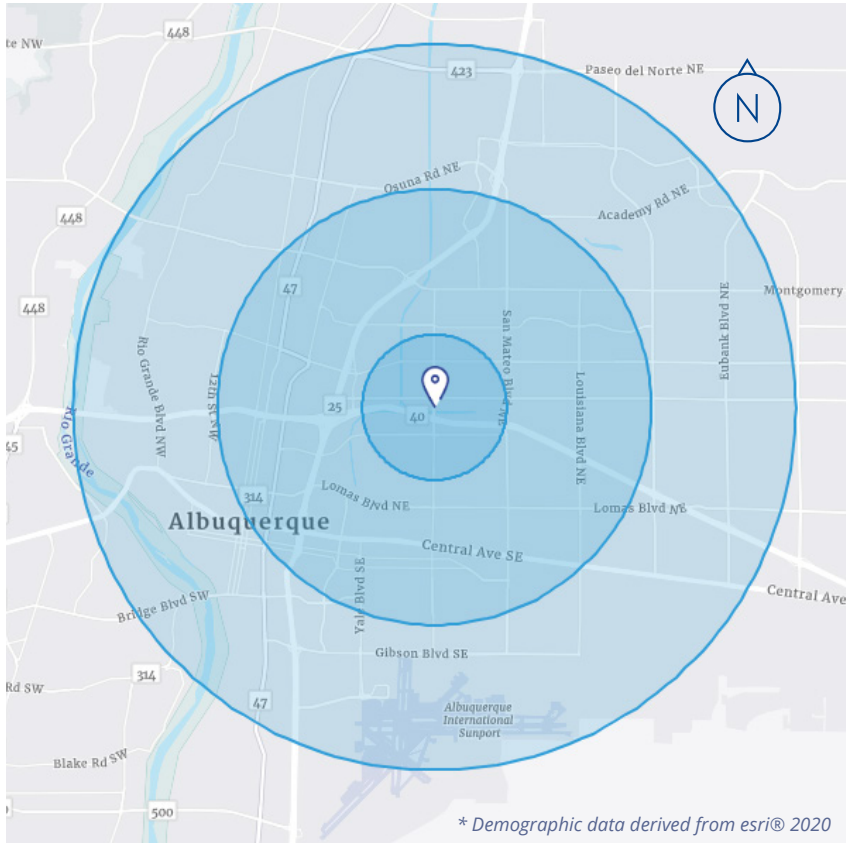
Intersection Aerial



Plat



Demographics*



	1 MILE	3 MILES	5 MILES
Population	11,437	106,659	266,996
Households	5,422	51,478	123,473
Median Age	39.8	38.4	39.7
Average HH Income	\$95,962	\$79,177	\$80,978
Per Capita Income	\$45,226	\$38,583	\$37,636
Daytime Population	17,387	176,708	369,924
College Education	54.5%	52.6%	50.1%

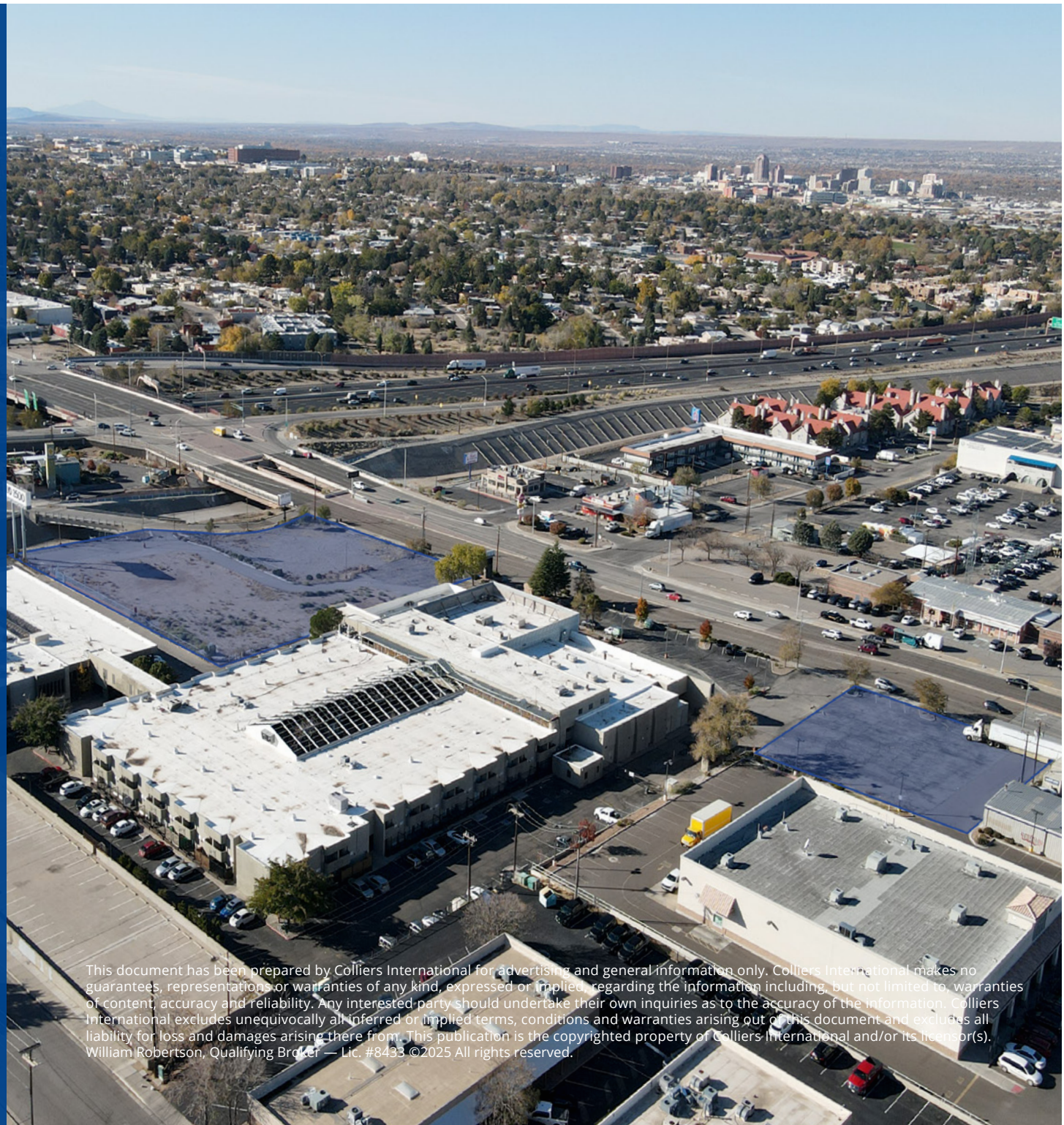
This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433



Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Ben Perich
Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Chase Ruffin
Vice President
+1 505 880 7087
chase.ruffin@colliers.com
Lic. No. 52041



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.