

CARLISLE PAVILION

NEQ CARLISLE BLVD & MENAUL BLVD

2700-2706 Carlisle Boulevard Northeast Albuquerque, NM 87110



**FOR SALE
OR LEASE**

BUILDING SIZE
4,820 SF

AVAILABLE SPACE
2,500 SF

SALE PRICE
\$2,300,000

LEASE RATE
See Broker

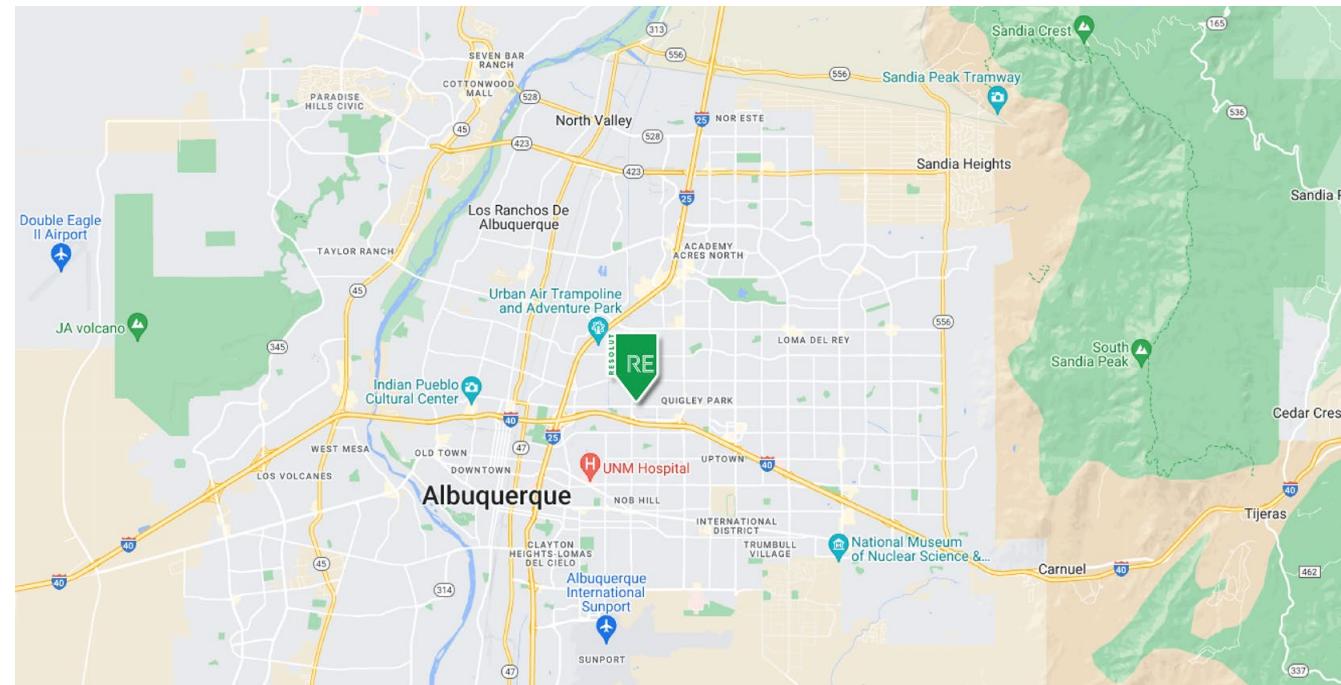
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PROPERTY HIGHLIGHTS

- Great owner/user opportunity to occupy the vacancy and receive help from neighboring tenant to pay the mortgage
- Former T-Mobile retail space available with nice finishes and open concept
- Shadow anchored by Walmart Supercenter (3.2M visits in last 12 months)
- Massive retail development/redevelopment underway along Carlisle Blvd with a great opportunity to join the mix
- Recently constructed (2017) with a great modern look and huge signage opportunities on the building and pylon



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



104,497
POPULATION
3-MILE RADIUS



\$83,473.00
AVG HH INCOME
3-MILE RADIUS



149,460
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Carlisle Blvd: 25,816 VPD
Menaul Blvd: 26,613 VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

Carlisle Pavilion is a two-tenant retail strip center, constructed in 2017, located within the NE Heights submarket of Albuquerque. This former T-Mobile suite is joined by Red Wing Shoes and features strong building and pylon signage on Carlisle Blvd, as well as easy customer parking right at the door and along the side of the building. The options are open here, as the available space can be simply leased by a new tenant, an owner/user may purchase and occupy the available space (offsetting a portion of their rent with their neighboring tenant) or an investor may purchase with a plan to fill the vacancy for a higher return.

The property showcases a vibrant color scheme and prominent facade to stand out along this busy road and to compliment many of the new construction projects that are happening all along the Carlisle corridor. Carlisle Pavilion is shadow anchored by a high producing Walmart Supercenter that brought over 3.2M customers to the area over the past 12 months and is in the top 93% in customer traffic nationwide.

LOCATION OVERVIEW

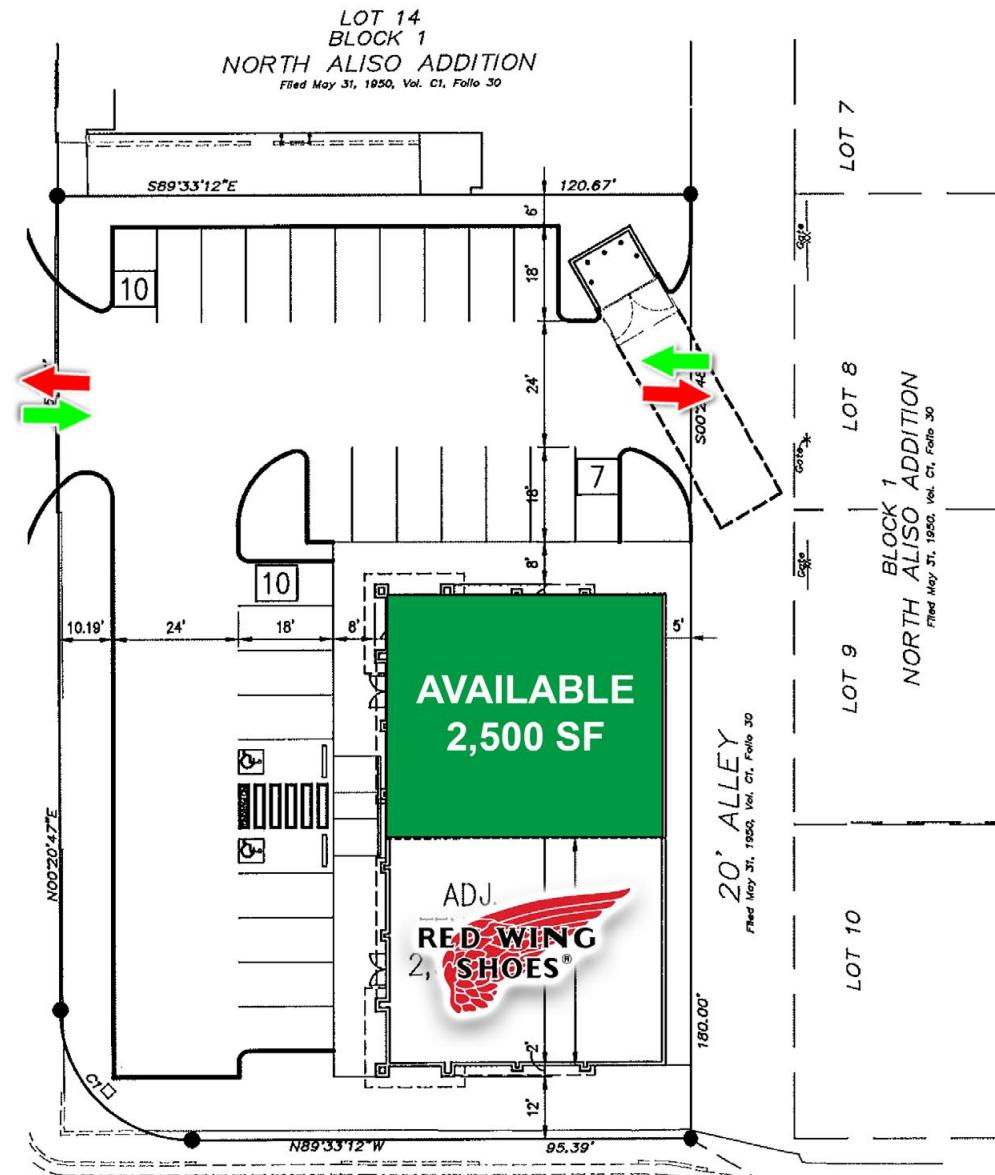
This stretch of Carlisle Blvd is seeing restoration and new retail growth as a result of right-sizing and demolition of obsolete product that is to the benefit of the Carlisle Pavilion. Examples include the recently completed Whole Foods and American Home redevelopment of the old K-Mart; redevelopment of the old Whole Foods across the street and the demolition of the old American Home to make way for multiple pad tenants; ownership change, rebrand and face-lift on Park Plaza; and the full conversion and redevelopment BLVD 2500 to include retail and residential uses. This corridor is the gateway south to Nob Hill and the University of New Mexico and is just minutes from the Big-I interchange. Customers will find this location to be centrally located in town and easy to access from the freeways.



PROPERTY OVERVIEW

Sale Price	\$2,300,00
Lease Rate:	See Broker
Lease Structure:	NNN
Available SF:	2,500 SF
Building Size:	4,820 SF
Lot Size:	0.49
Year Built:	2017
Zoning:	MX-L
Submarket:	NE Heights

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RENT ROLL

Suite	Tenant	Status	Sq Ft	Annual Rent	Rent PSF	NNN	NNN / Month	Lease Expiration	Options
A	Vacant	Move In Ready	2,500		\$0.00				0%
B	Red Wing Shoes	Occupied	2,320	\$81,200.00	\$35.00	\$8.94	\$1,728.09	4/30/27	1 - 10 Year Option
TOTALS			4,820	\$81,200.00			\$1,728.09		



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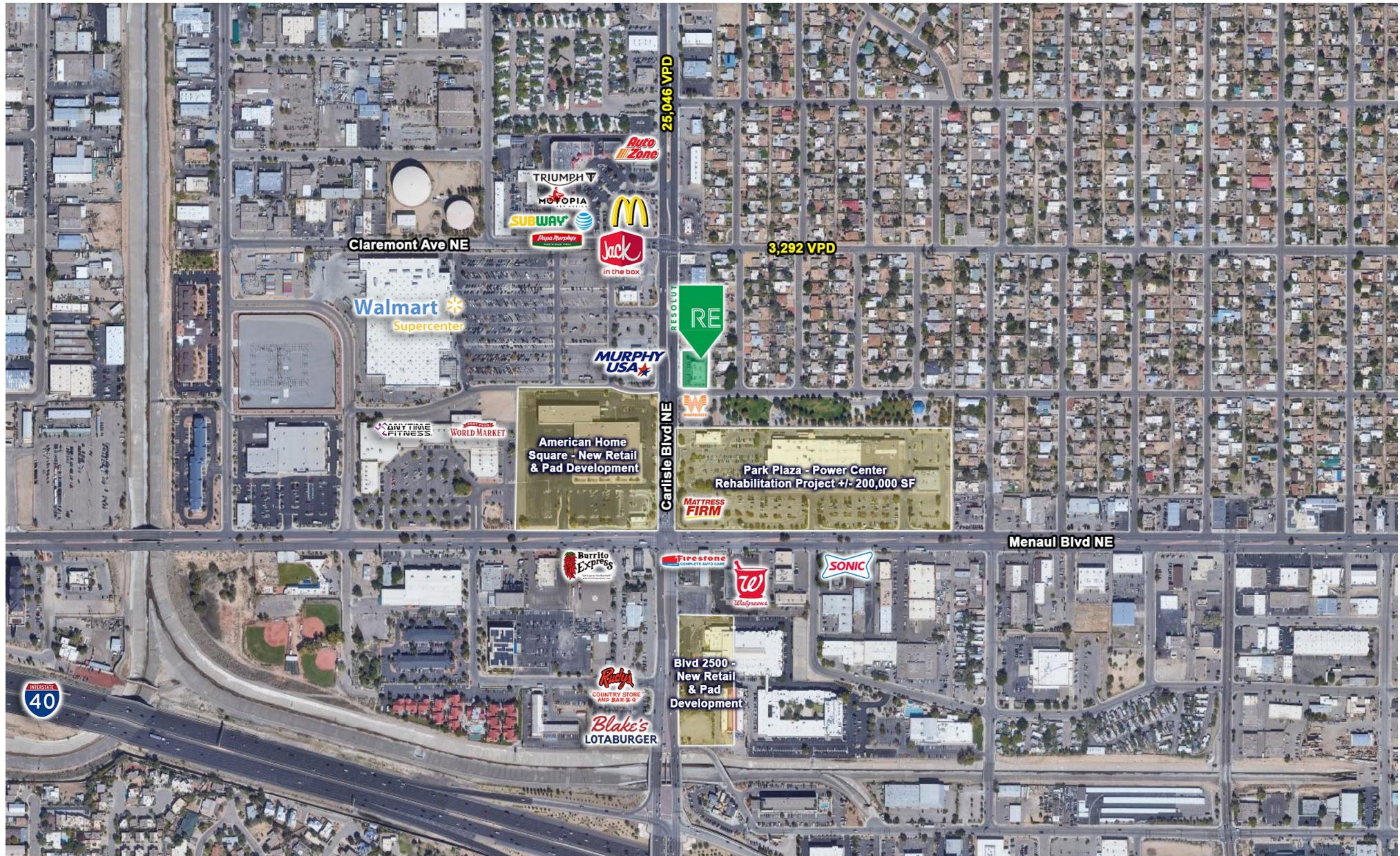
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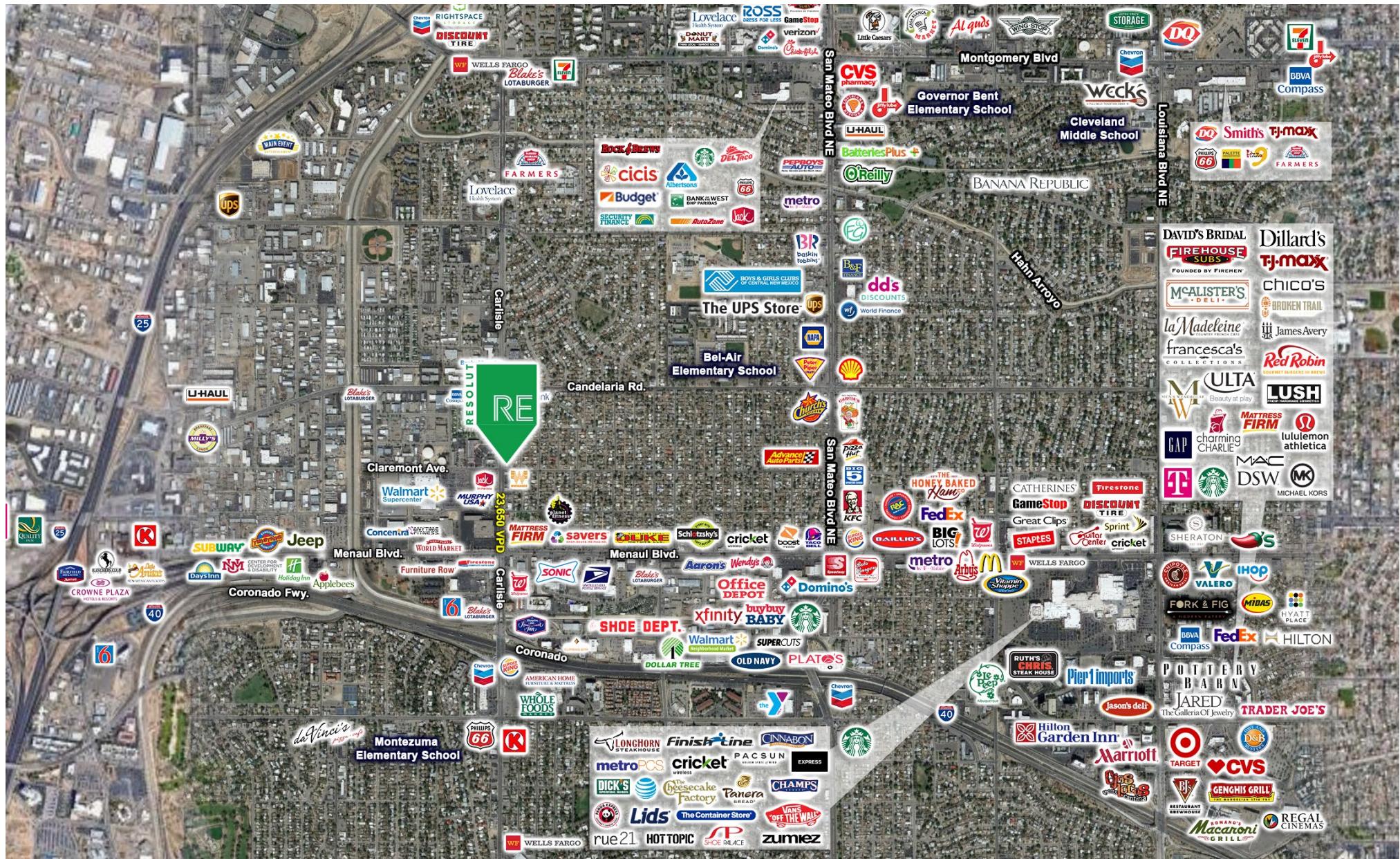
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