

CARLISLE PAVILION

NEQ CARLISLE BLVD & MENAUL BLVD

2700-2706 Carlisle Boulevard Northeast Albuquerque, NM 87110



FOR LEASE

AVAILABLE SPACE
2,500 SF

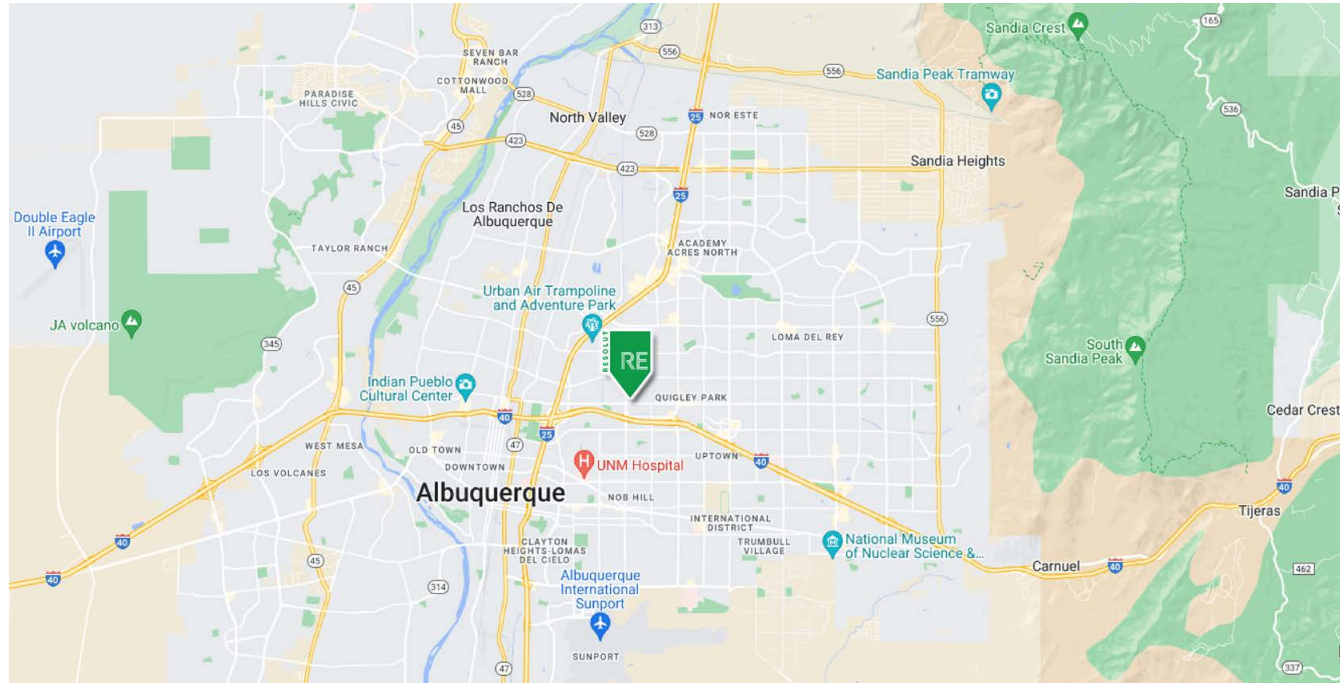
RATE
See Broker for Pricing

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- Recently constructed retail suite available
- Great building signage and top spot on pylon sign
- Shadow anchored by Walmart Supercenter (3.2M visits in last 12 months)
- Located among redeveloping Carlisle corridor with several new retail projects under construction
- Strong Midtown location just minutes from the Big-I



AREA TRAFFIC GENERATORS



Austin Tidwell, CCIM

atidwell@resolutre.com | 505.377.0777

Daniel Kearney

dkearney@resolutre.com | 505.377.0777

DEMOGRAPHIC SNAPSHOT 2024



104,336
POPULATION
3-MILE RADIUS



84,444.00
AVG HH INCOME
3-MILE RADIUS



147,418
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Carlisle Blvd: 25,046 VPD
Menaul Blvd: 30,378 VPD
(Sites USA 2024)

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 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

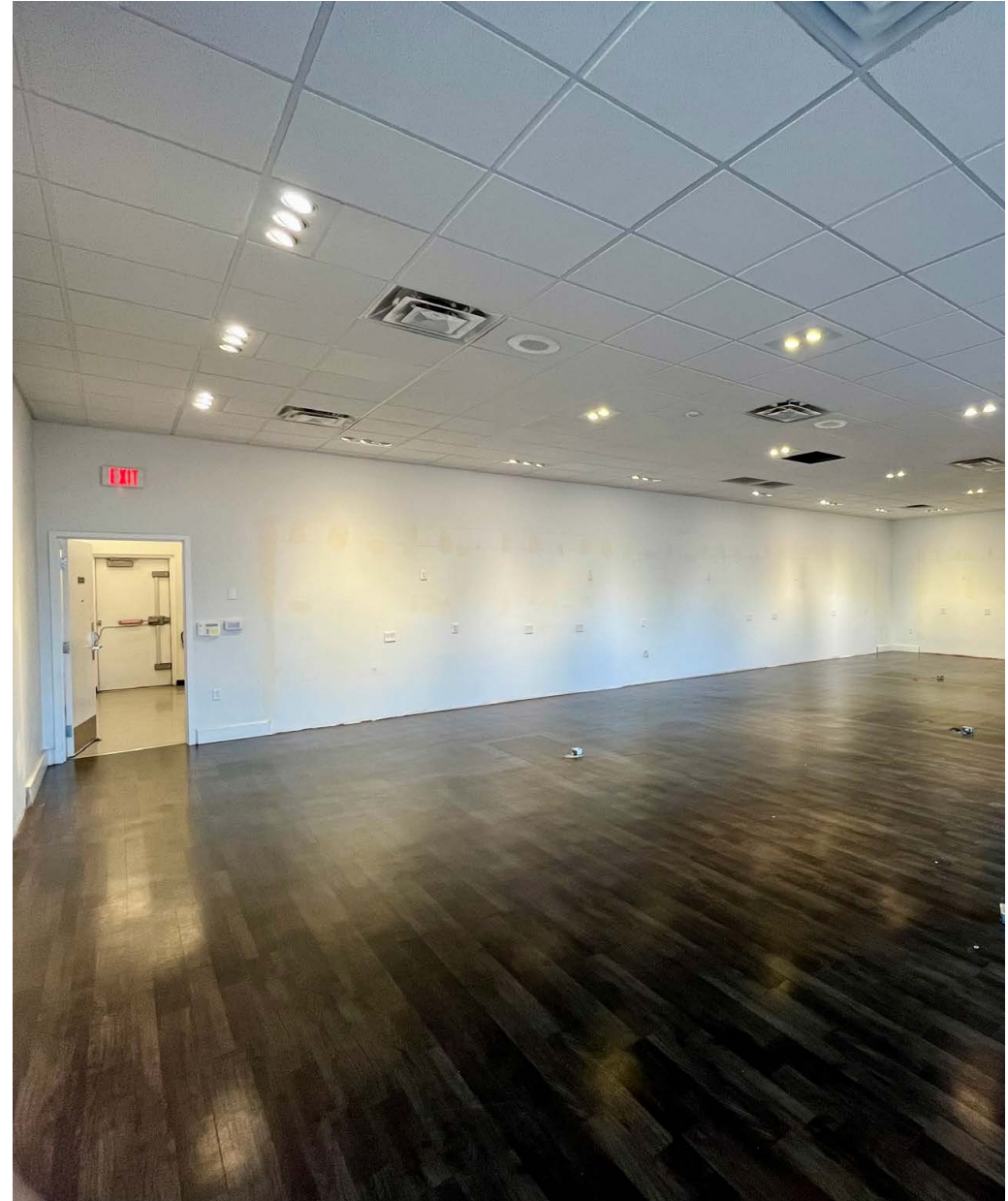
Lease Rate:	See Broker for Pricing
Lease Structure:	NNN
Available SF:	2,500 SF
Building Size:	4,820 SF
Lot Size:	0.49
Year Built:	2017
Zoning:	MX-L
Submarket:	NE Heights

CARLISLE PAVILION | 2700-2706 Carlisle Boulevard Northeast Albuquerque, NM 87110



CARLISLE PAVILION | 2700-2706 Carlisle Boulevard Northeast Albuquerque, NM 87110



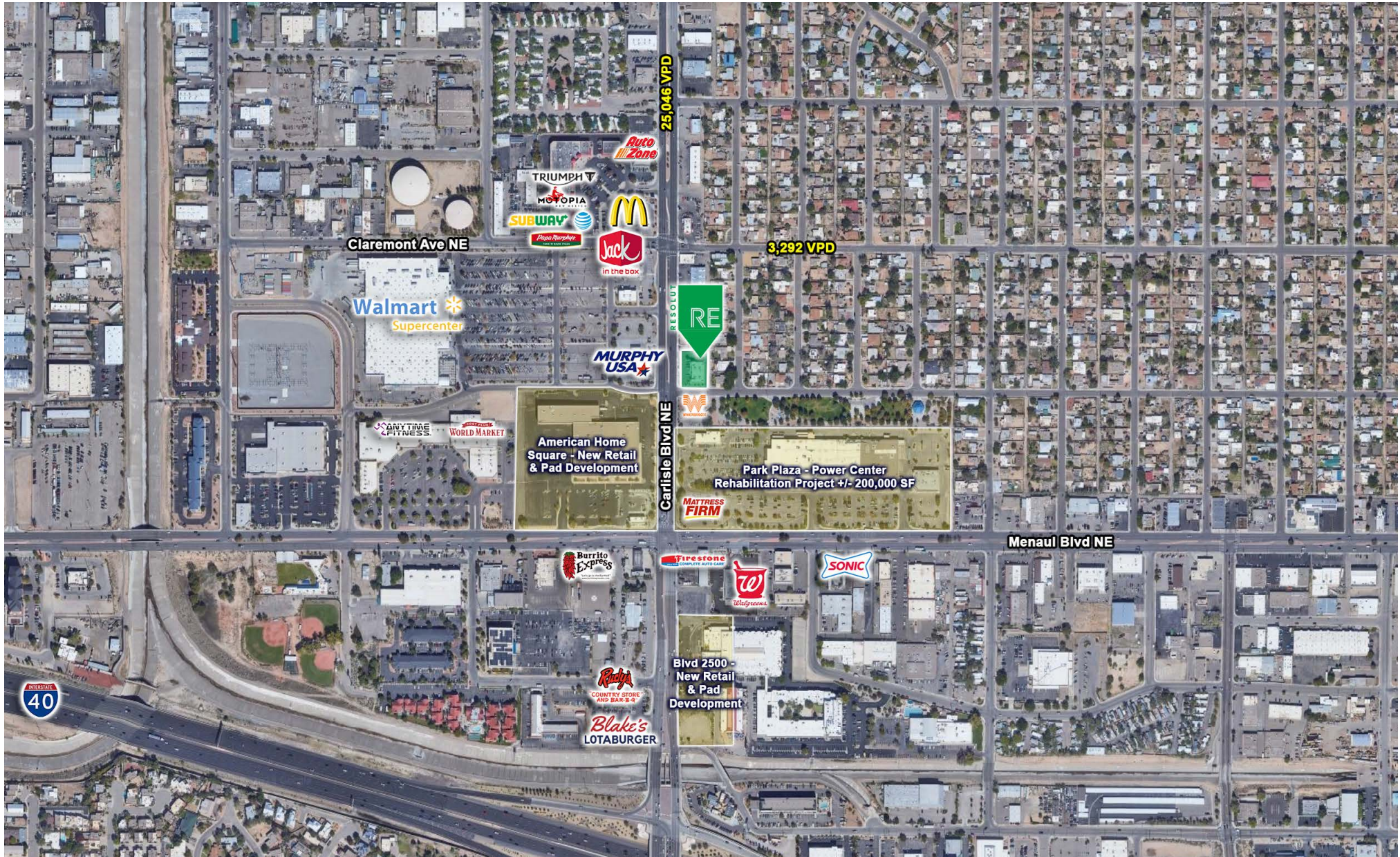


CARLISLE PAVILION | 2700-2706 Carlisle Boulevard Northeast Albuquerque, NM 87110





CARLISLE PAVILION | 2700-2706 Carlisle Boulevard Northeast Albuquerque, NM 87110



CARLISLE PAVILION | 2700-2706 Carlisle Boulevard Northeast Albuquerque, NM 87110

