



# SWC

MENAU AND CARLISLE  
ALBUQUERQUE | NM | 87107

## 0.38 Acres

FOR SALE

## Pad Site at Signalized Intersection

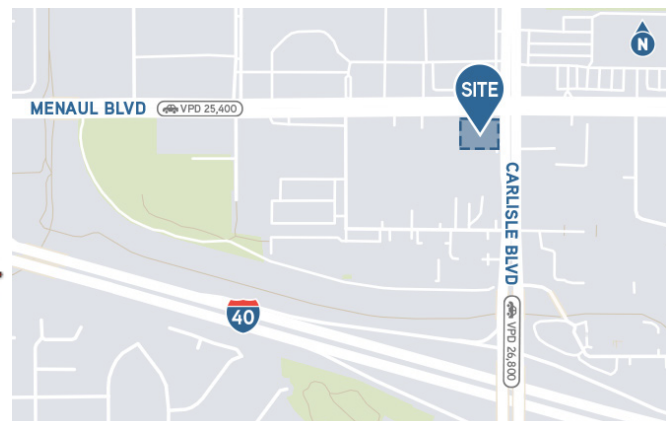
### PROPERTY FEATURES

- Located on a hard corner.
- Great visibility and frontage on Carlisle Blvd.
- Heavily traveled corridor - Carlisle and Menaul Intersection with 52,100 VPD.
- Convenient access to freeways, infrastructure and public transportation.
- Located in an opportunity zone.
- Numerous national retailers in close proximity.

### PROPERTY DETAILS

|                 |            |
|-----------------|------------|
| Sale Price:     | \$910,000  |
| Land Available: | 0.38 Acres |
| Zoning:         | MX-M       |

### AREA TENANTS



*Independently Owned and Operated* – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

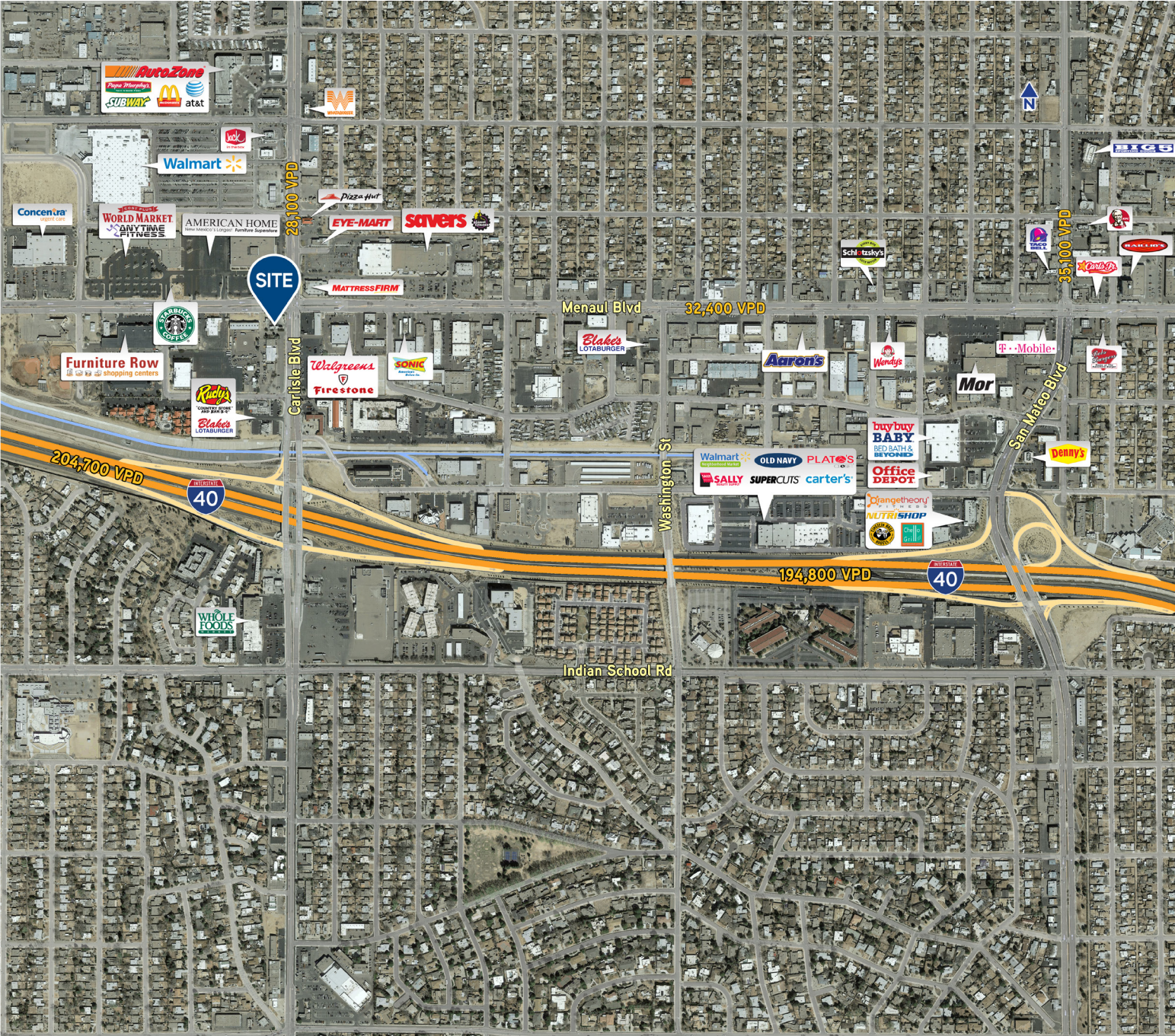
**Ben Perich**  
Vice President  
+1 505 880 7054  
ben.perich@colliers.com

**Terrie Hertweck**  
Vice President  
+1 505 880 7022  
terrie.hertweck@colliers.com

Colliers International | Albuquerque-Santa Fe  
5051 Journal Center Blvd. NE | Suite 200  
Albuquerque, NM 87109  
P: +1 505 883 7676



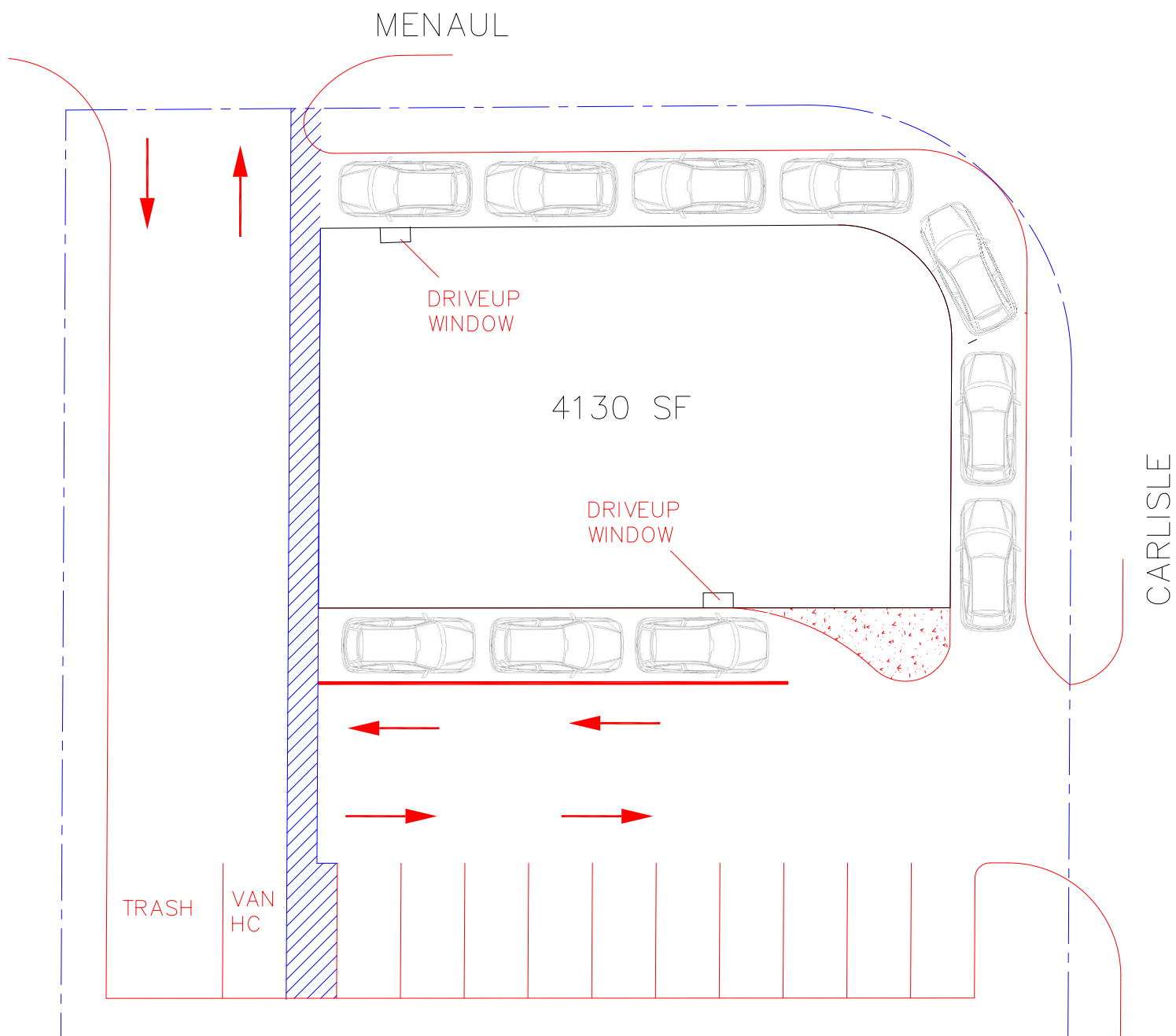
TRADE AERIAL



INTERSECTION AERIAL MAP



PROPOSED SITE PLAN



PHOTOS



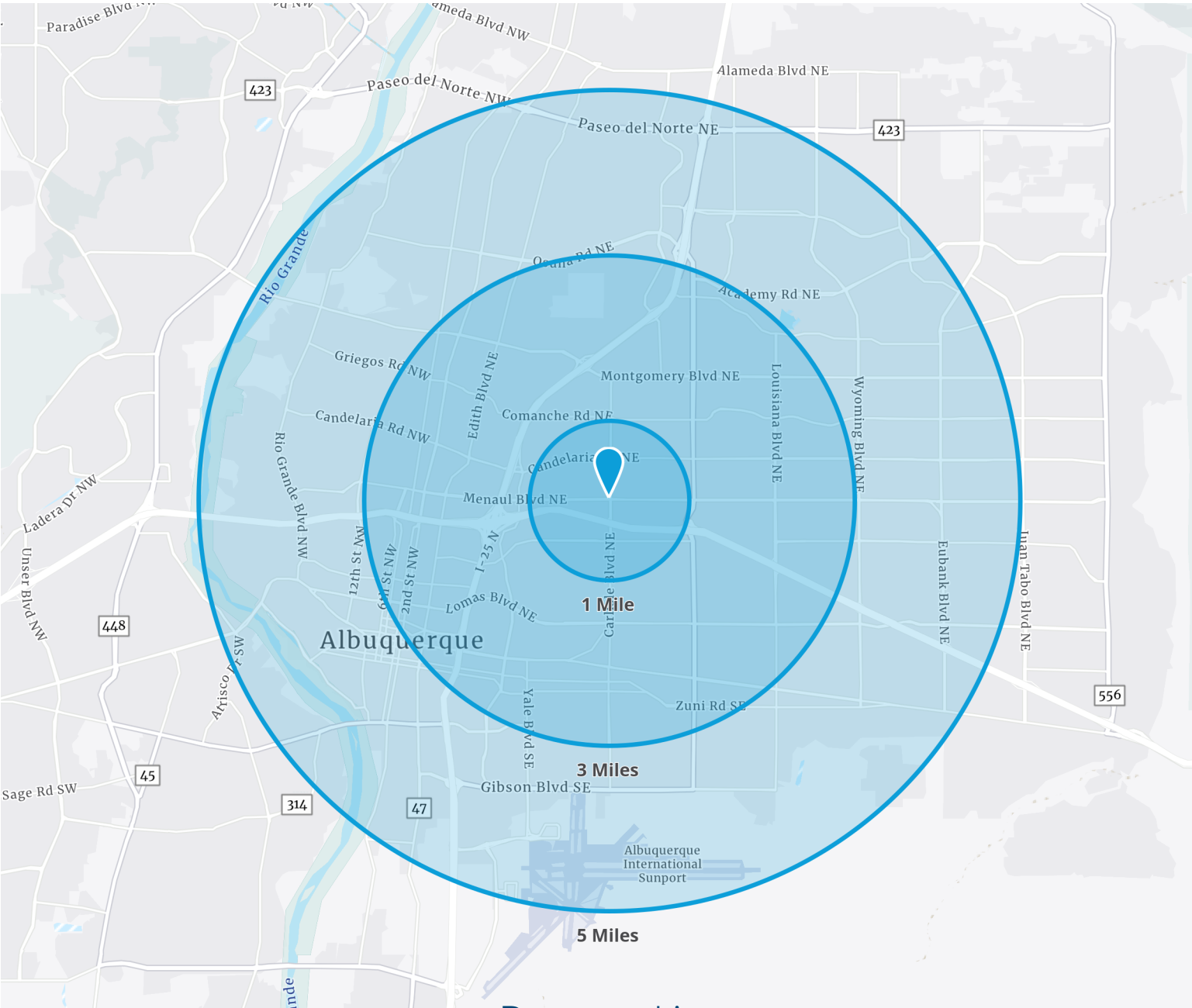
**Ben Perich**  
Vice President  
+1 505 880 7054  
ben.perich@colliers.com

**Terrie Hertweck**  
Vice President  
+1 505 880 7022  
terrie.hertweck@colliers.com

Colliers International | Albuquerque-Santa Fe  
5051 Journal Center Blvd. NE | Suite 200  
Albuquerque, NM 87109  
P: +1 505 883 7676



DEMOGRAPHICS



Demographics

|                   | 1-Mile   | 3-Mile   | 5-Mile   |
|-------------------|----------|----------|----------|
| Total Population  | 11,788   | 103,637  | 268,947  |
| Total Households  | 5,706    | 50,055   | 124,357  |
| Average HH Income | \$82,752 | \$77,603 | \$80,254 |
| Median HH Income  | \$51,090 | \$49,726 | \$51,563 |

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 ©2023-2024. All rights reserved.