

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
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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

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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

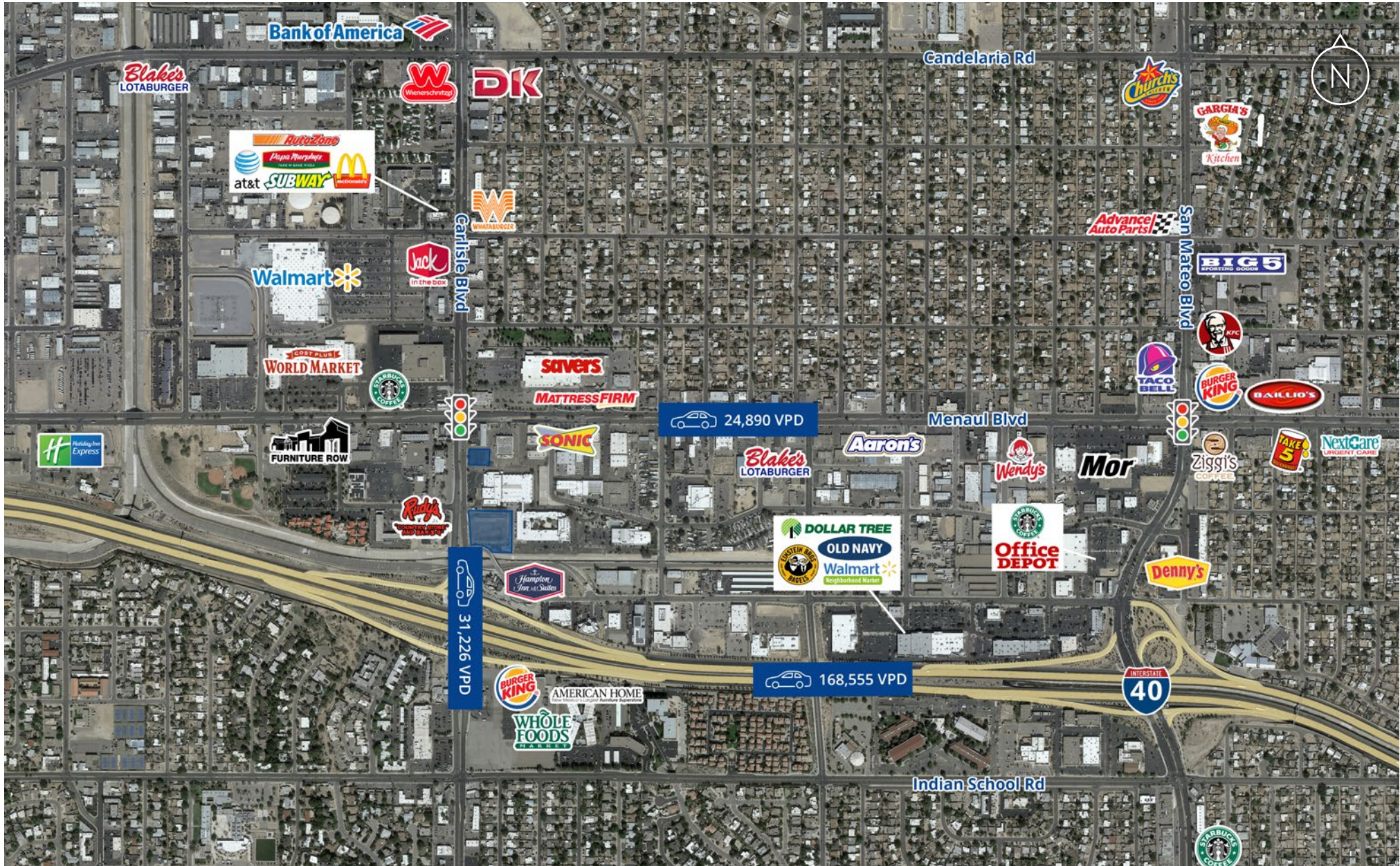
- Rare development opportunity in Midtown Albuquerque available for purchase or lease
- Best pad site in Albuquerque
- Prominent I-40 visibility and access with exposure to over 194,052 VPD at the interchange
- Monument signage opportunities available

Area Tenants



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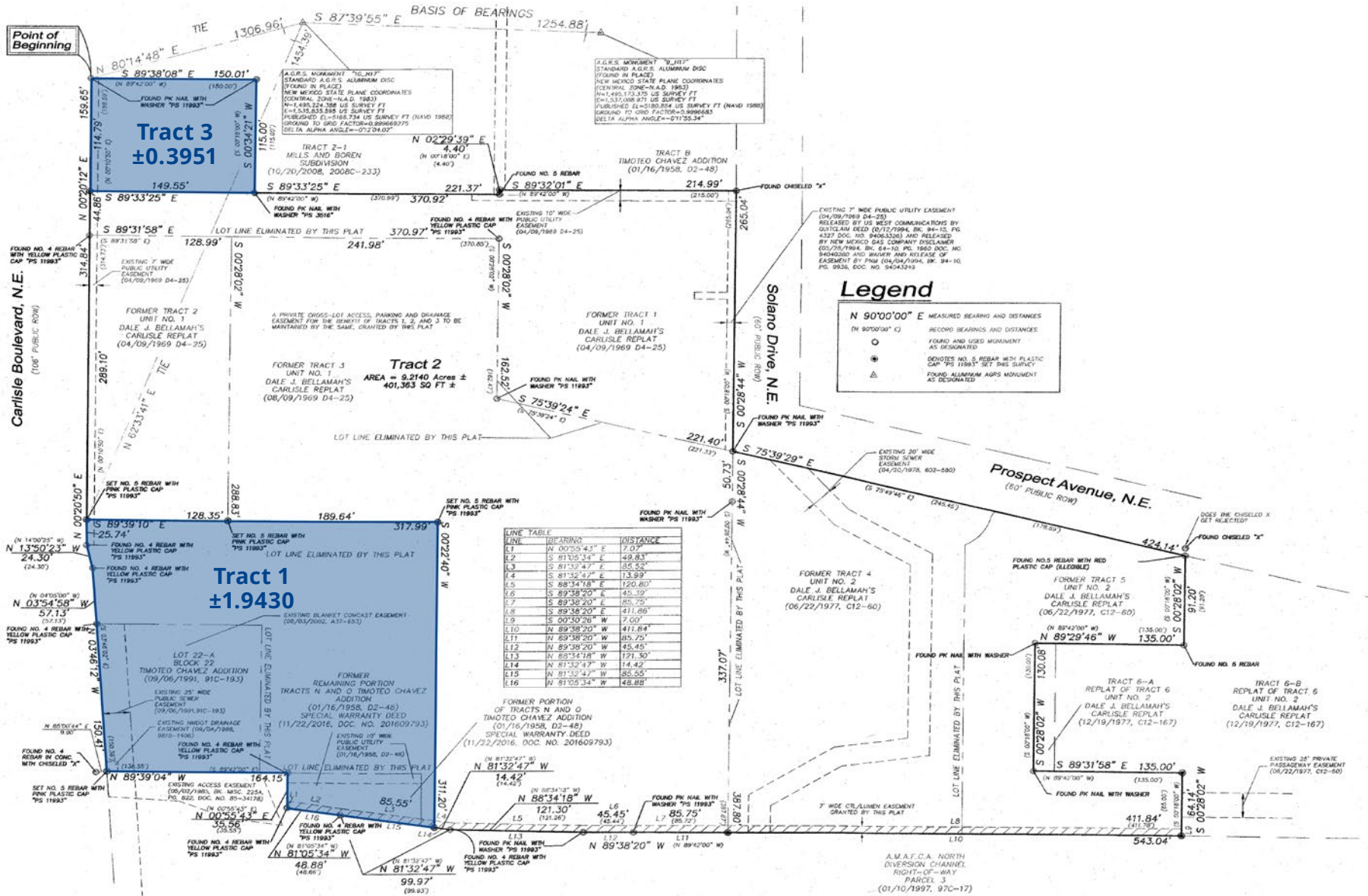
Trade Area Aerial



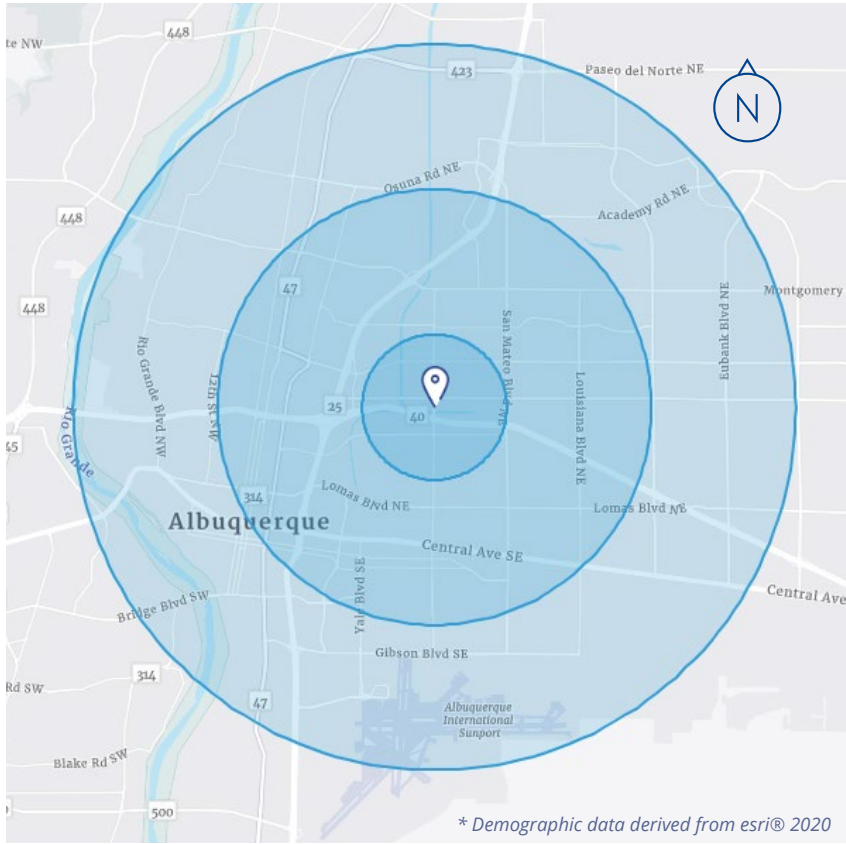
Intersection Aerial



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%

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