

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



105,383
2024 POPULATION
3 MILE RADIUS



159,092
2024 DAYTIME POPULATION
3 MILE RADIUS



\$78,411
2024 AVERAGE INCOME
3 MILE RADIUS



25,816 VPD
CARLISLE BLVD

FOR LEASE

\$14.00 Full-Service Lease

AVAILABLE SPACE

Suite 2424: 2,500 SF

Warehouse, roll-up door

Suite 2448: 2,784 SF

Office, warehouse, roll-up door

Suite 2400: 3,703 SF

Warehouse

PROPERTY HIGHLIGHTS

- Office/flex space
- 3-Phase power, rear grade level roll-door on most suites
- Retail frontage on Menaul Blvd
- Easy I-40 & I-25 access
- Shared fenced yard
- Office, showroom, and warehouse areas

AREA TRAFFIC GENERATORS



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Midtown Flex/Showroom Space

2400-2452 MENAUL BLVD NE
ALBUQUERQUE, NM 87107



OFFERING SUMMARY

Available SF: **Suite 2424: 2,500 SF**
Warehouse, roll-up

Suite 2448: 2,784 SF
Office, warehouse, roll-up door

Suite 2400: 3,703 SF
Warehouse

Grade Level Door: 10'x12'

Layout: 30% Office
70% Warehouse

PROPERTY OVERVIEW

Total Building Size: Approximately 72,680 square feet

Parking: 60 spaces

Submarket: Midtown

Year Built: 2000

Property Type: Industrial / Showroom / Flex-Office-Warehouse

Zoning: NR-C (Non-Residential Commercial)

Building Class: C

Tenancy: Multiple

Ceiling Height: 9' - 11' ft

Yard: Shared Gated Yard

Power: Three-Phase

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PROPERTY OVERVIEW

Located along Menaul Blvd, one of Albuquerque's key east-west commercial corridors.

Access:

- **Interstate Access:** Immediate access to I-25 (north-south freeway) and I-40 (east-west freeway).
- **Connectivity:** Central location provides efficient access to all major parts of Albuquerque, including Downtown, Uptown, and the North Valley.
- **Public Transportation:** Bus lines run along Menaul Blvd, providing moderate public transit options.

Nearby Landmarks:

- University of New Mexico (approx. 2 miles southeast)
- Downtown Albuquerque (approx. 2 miles southwest)
- Albuquerque Convention Center
- UNM Hospital and medical campuses
- Menaul School (private K-12 school nearby)

Surrounding Commercial Activity:

- Mix of retail, industrial, and professional office uses.
- Nearby national retailers, service centers, automotive businesses, and light manufacturing companies.
- Neighboring businesses include Absolute Powder Coating and Iron Soul Gym within the complex.

Demographics (Approximate within 3-mile radius):

- Population: ~92,000
- Average Household Income: ~\$56,000
- Median Age: 37
- Daytime Population: Higher due to surrounding offices, industrial uses, and university proximity.

Key Strengths of the Location:

- High visibility along Menaul Blvd (a major arterial street)
- Central Albuquerque location with rapid access to highways
- Good mix of business types supporting daytime traffic
- Strong industrial and flex/office presence in the immediate area
- Proximity to workforce housing and universities increases labor pool availability

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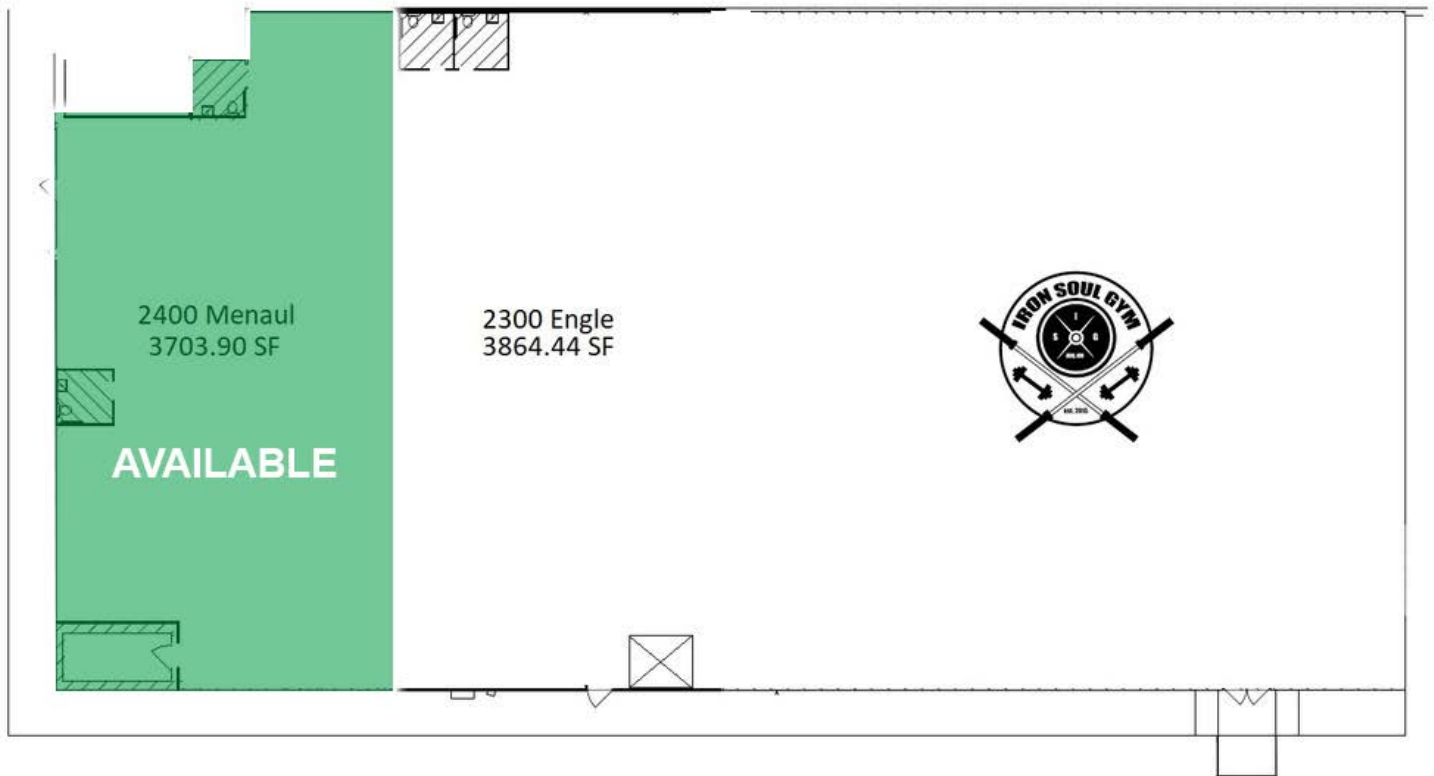
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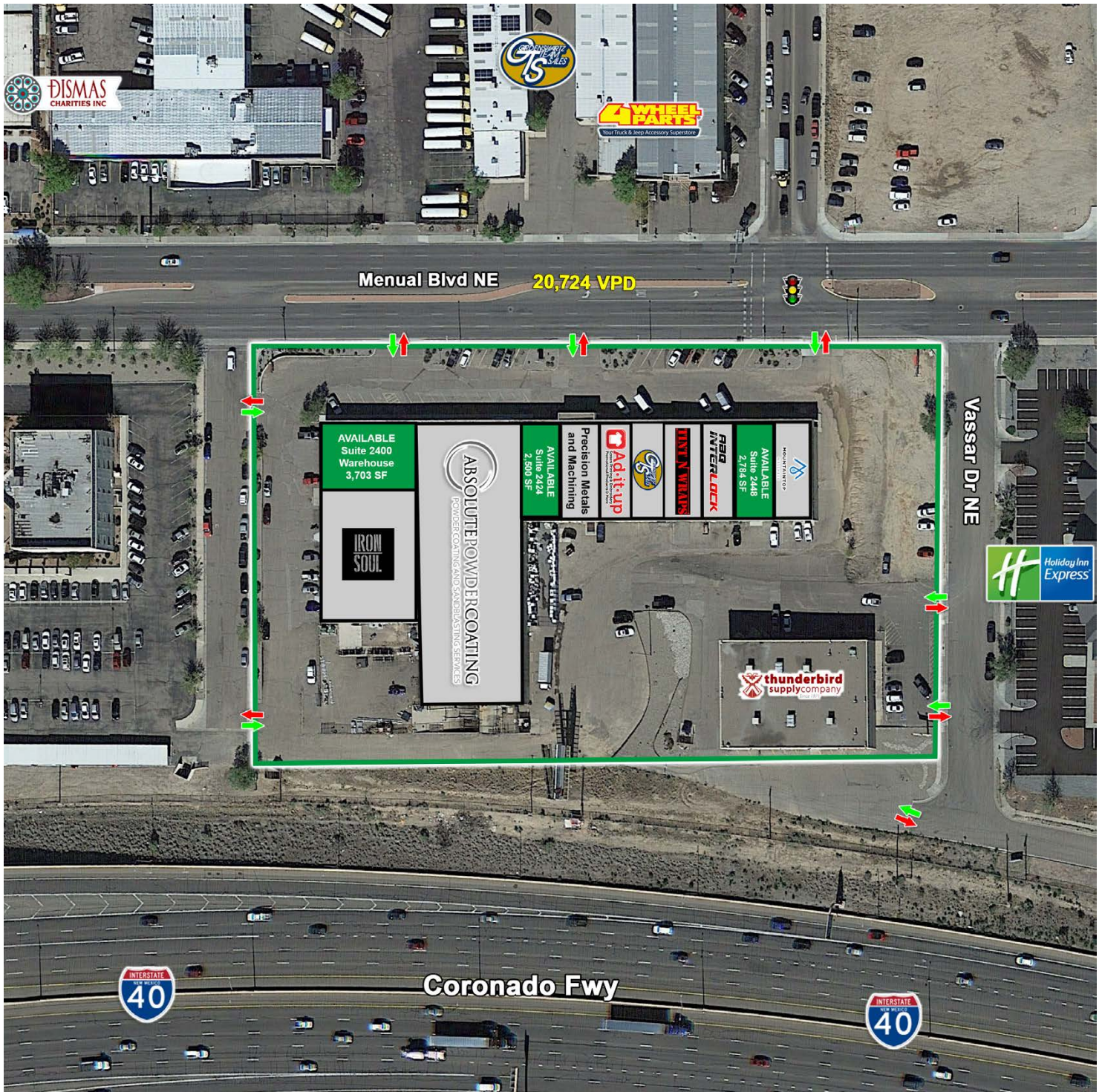
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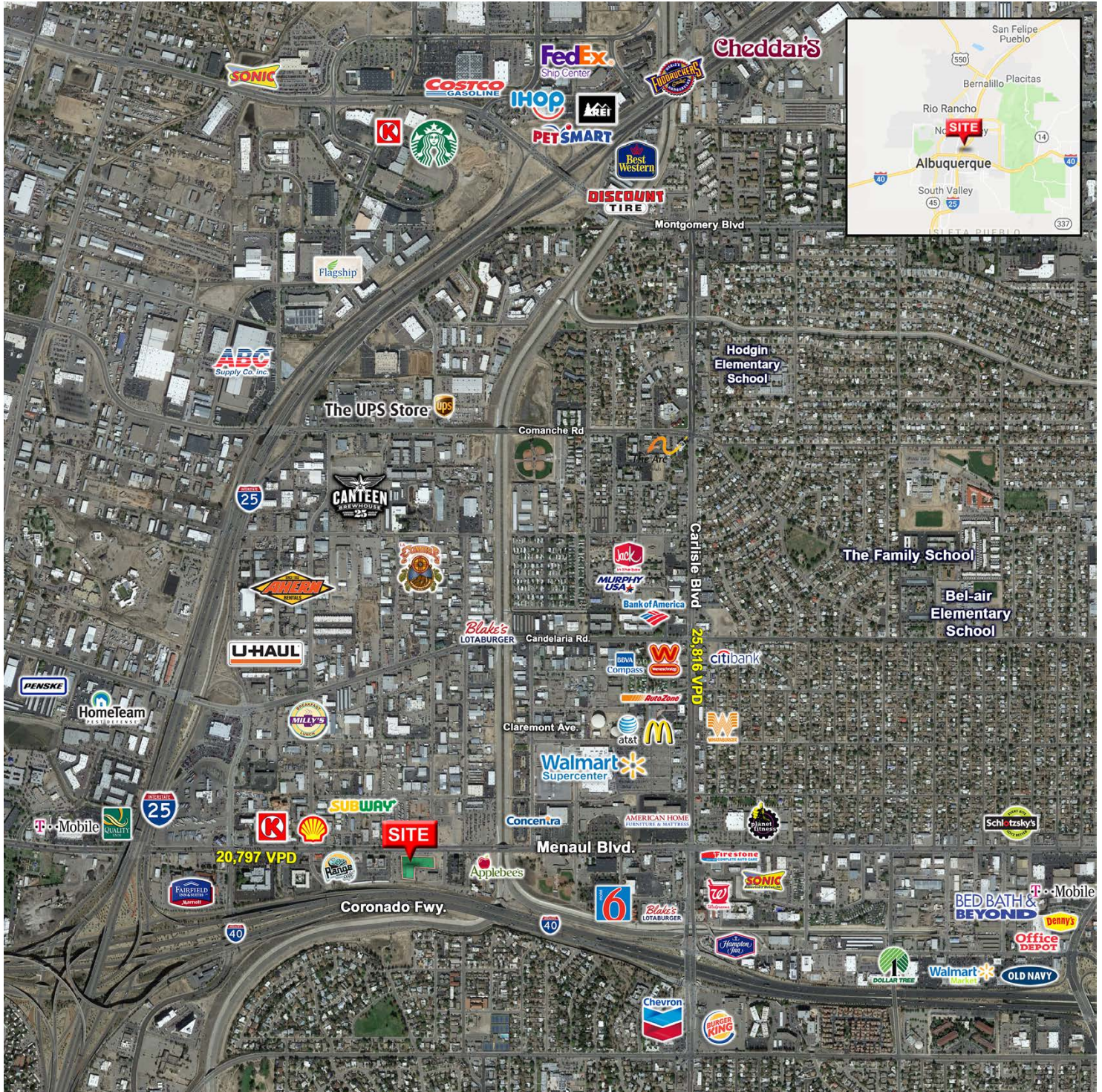
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