



SWC

MENAU AND CARLISLE
ALBUQUERQUE | NM | 87107

0.38 Acres

BUILT TO SUIT

Pad Site at Signalized Intersection

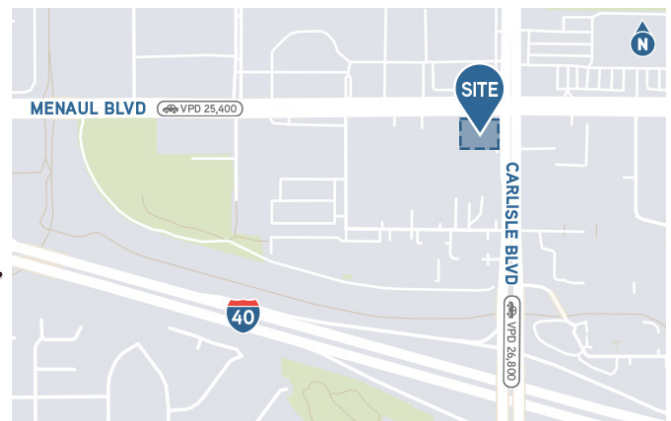
PROPERTY FEATURES

- > 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

Lease Rate:	See Broker
Lease Rate:	NNN
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.

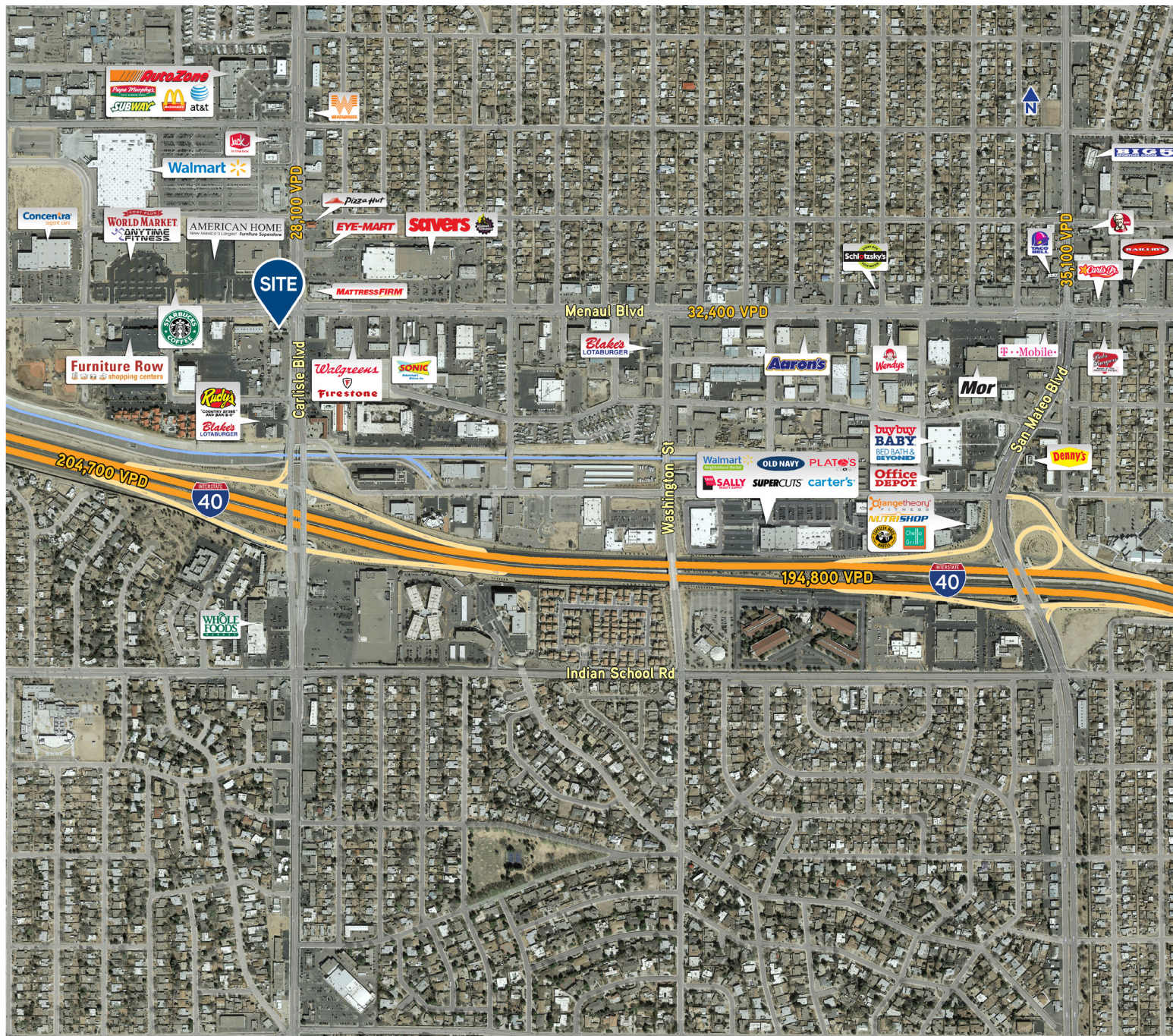
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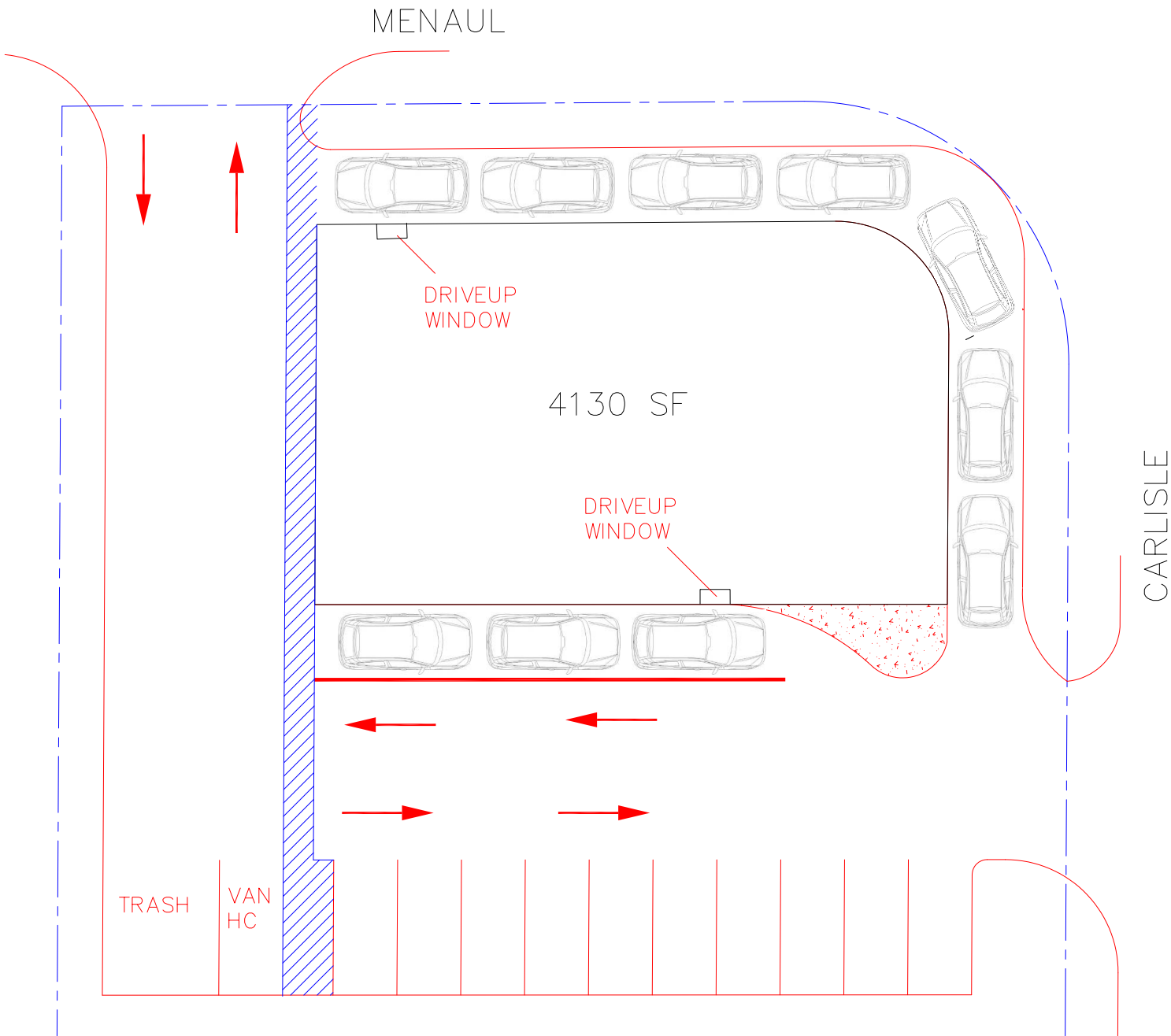
TRADE AERIAL



INTERSECTION AERIAL MAP



PROPOSED SITE PLAN



PHOTOS



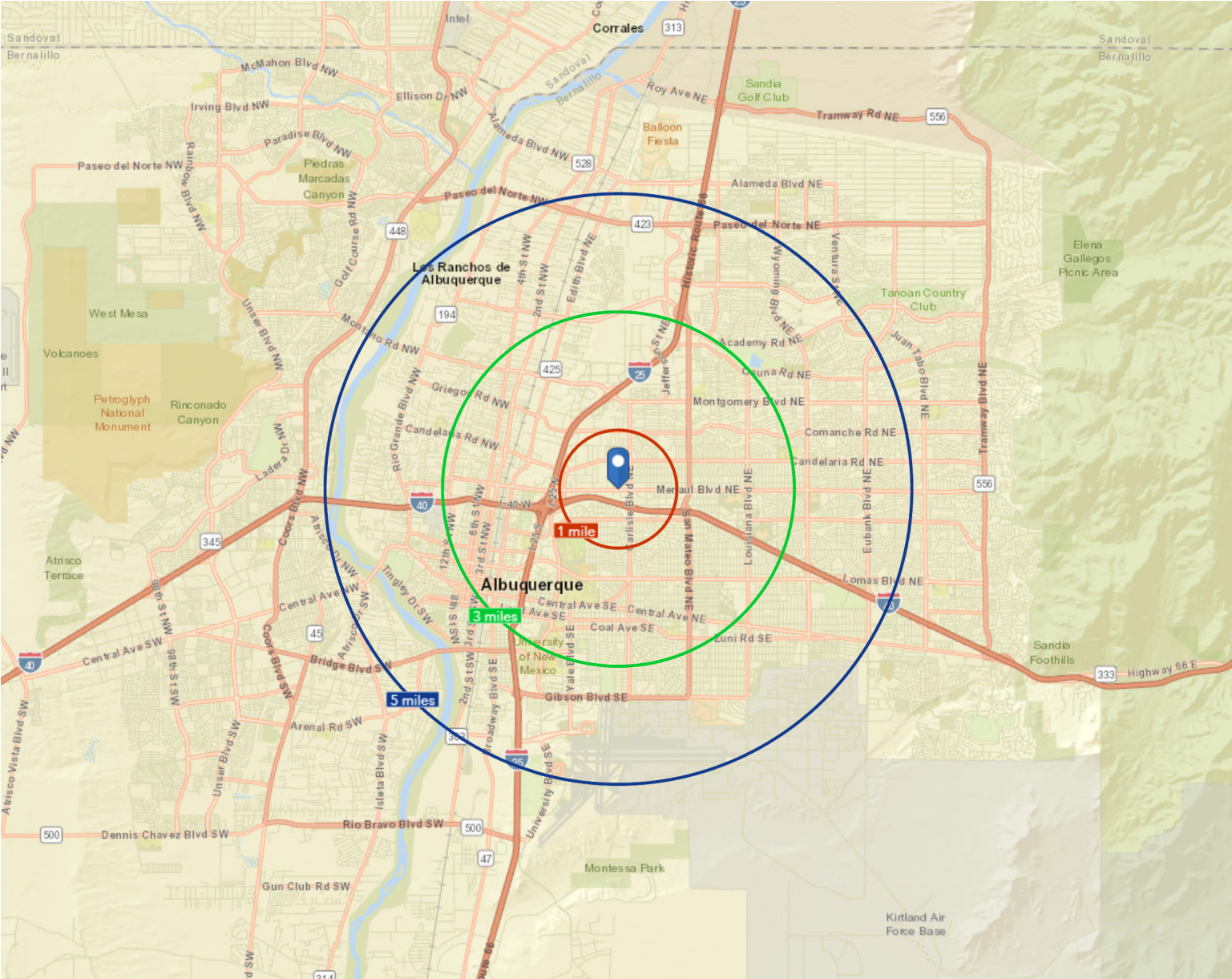
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DEMOGRAPHICS



Demographics

	1-Mile	3-Mile	5-Mile
Total Population	11,608	107,125	275,242
Total Households	5,118	49,344	120,030
Average HH Income	\$65,842	\$58,509	\$60,392
Median HH Income	\$43,882	\$39,771	\$41,832