

Retail-Office Space in Vibrant Nob Hill Neighborhood

3716 Campus Blvd NE | Albuquerque, NM, 87106



KING
CAPITAL
COMMERCIAL REAL ESTATE

FOR LEASE

Diane Kappus

Associate

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Property Details



Lease Price

\$17.00 / PSF (Modified Gross)



Zoning
MX-M



Space Availability

Main Building: **± 1,006 sf**

Auxiliary Building: **± 156 sf**

Total: **± 1,162 sf**

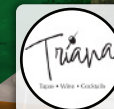


Carlisle Blvd NE

Campus Blvd NE

Main Building
± 1,006 sf

Auxiliary Building
± 156 sf



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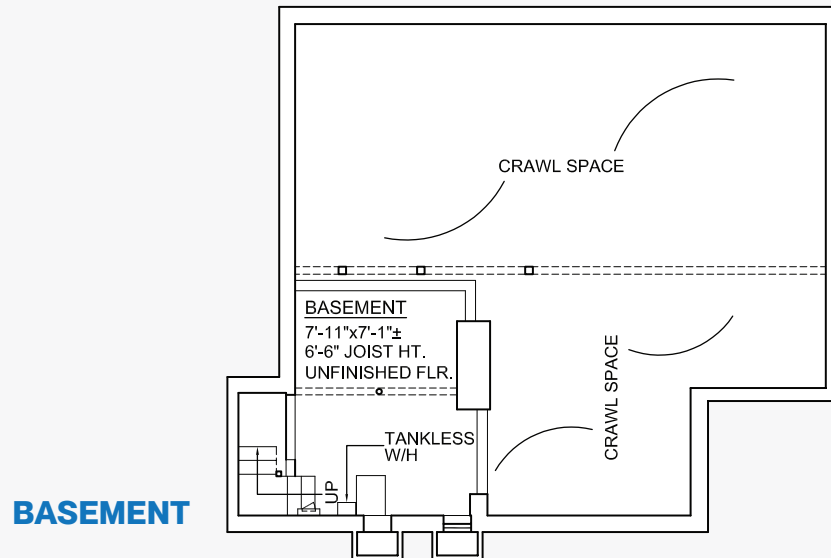
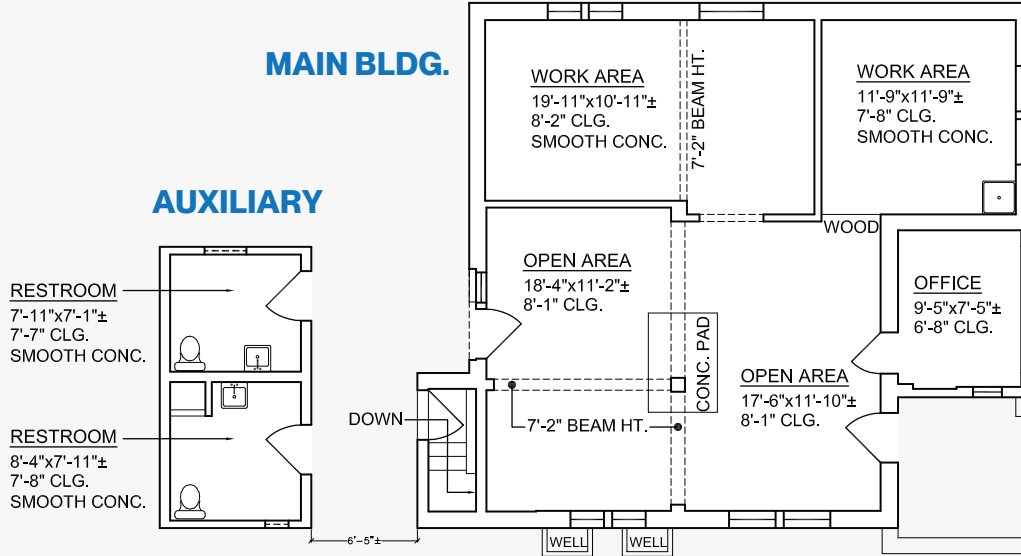
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This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Floor Plans



Benefits

- **Recently renovated** with light restaurant infrastructure
- **2 ADA Restrooms**
- **2 On-Site parking spaces**
- **Street Parking**
- **Heavy foot traffic** in Nob Hill and University trade area
- **Surrounded by popular local businesses** and residential density



Interior



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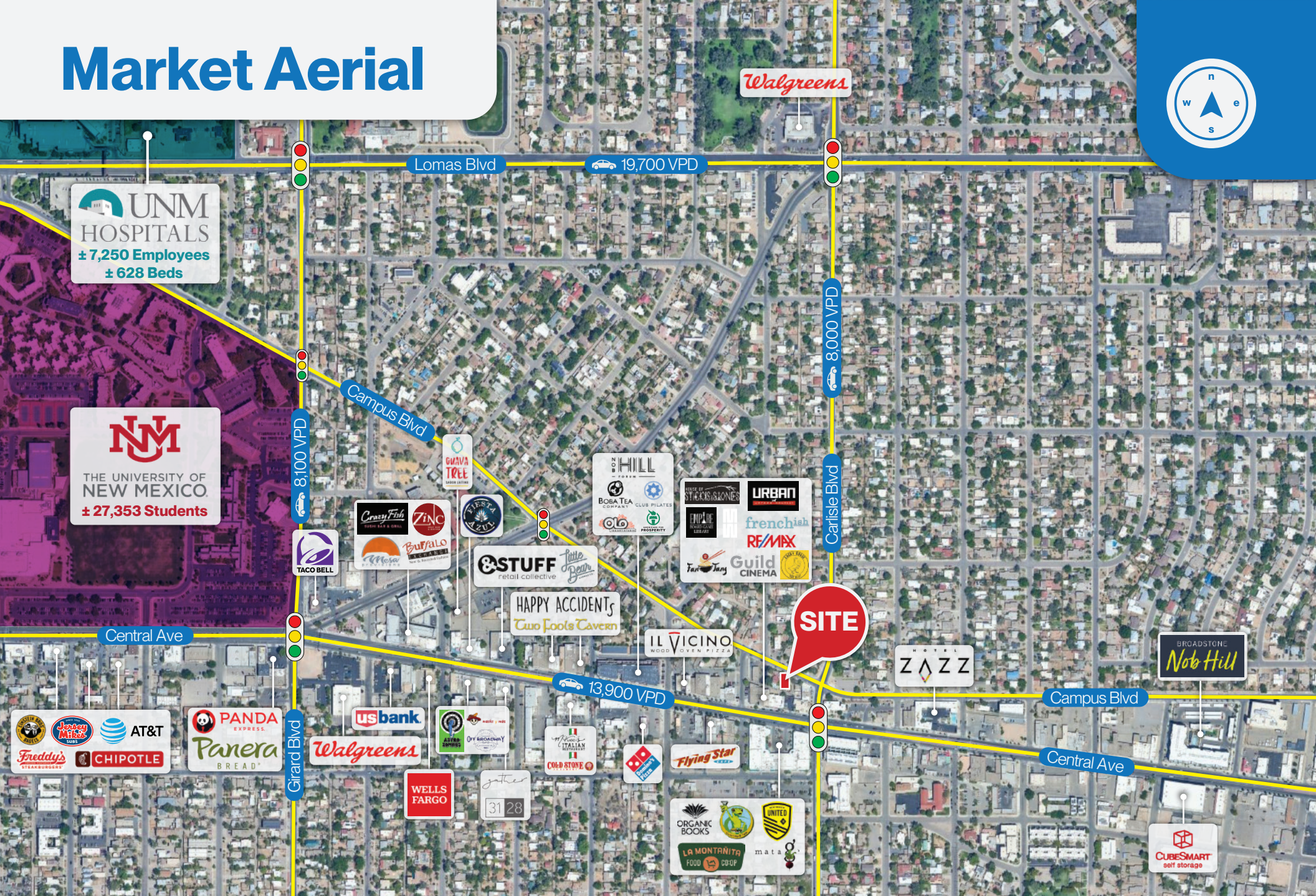
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Market Aerial



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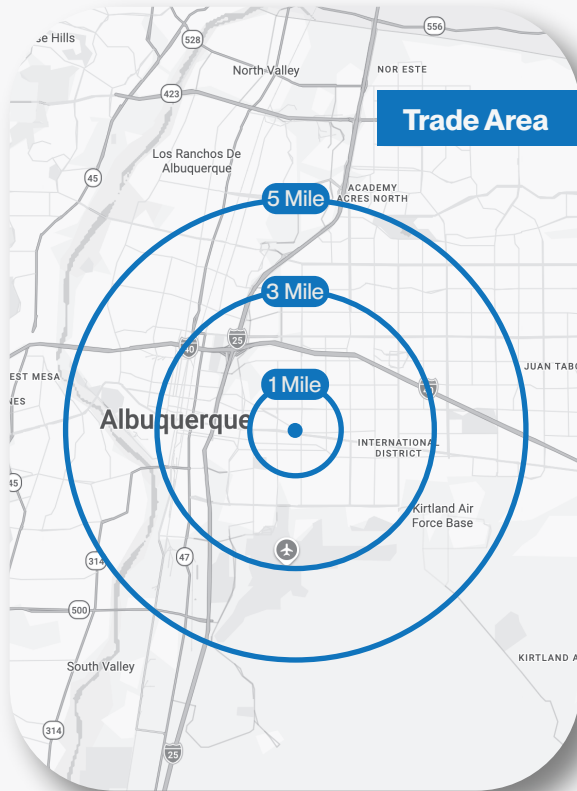
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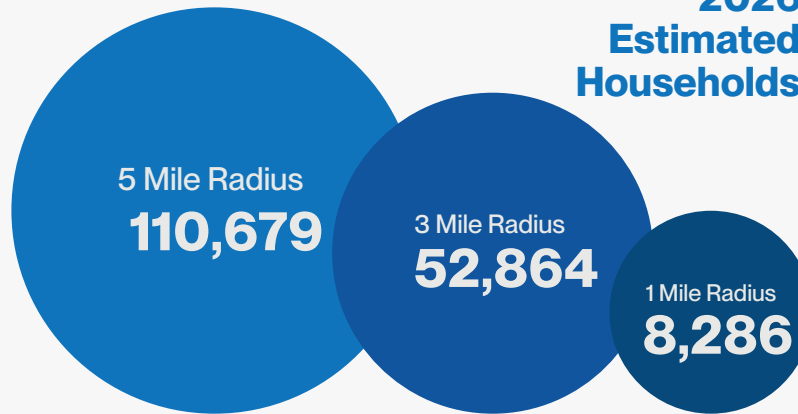
Demographics



Average Household Income

120K

2026
Estimated
Households



2026
Estimated
Population



236,040

5 Mile Radius



107,610

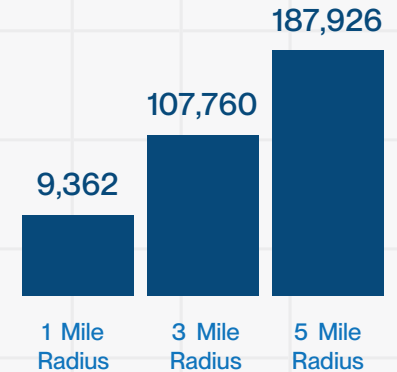
3 Mile Radius



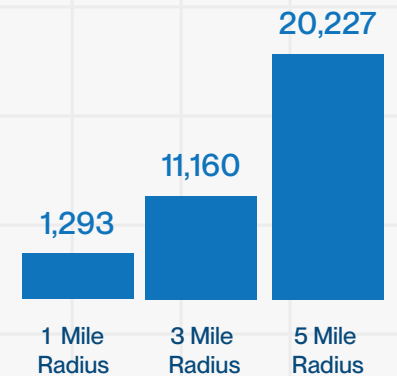
16,316

1 Mile Radius

2026 Estimated
Total Employees



2026 Estimated
Total Businesses



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