

# CARLISLE FORTY

2103 CARLISLE BLVD  
ALBUQUERQUE, NM 87106



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# CARLISLE FORTY

## CONCEPTUAL ELEVATIONS



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## HIGHLIGHTS

### LOCATION BENEFITS

- Rare infill location in a high income & densely populated neighborhood
- Interstate 40 exit location serving a regional population reaching Uptown, Southeast Heights & Downtown
- Across from the new Whole Foods Flagship New Mexico Store & new American Home Furniture retail store
- Highest Interstate Traffic Count @ I-40 & Carlisle (nearly 200,000 VPD)
- Gateway to the University, Nob Hill, Altura Park & Netherwood Park Neighborhoods
- High daytime population of 240,000 in trade area
- Multiple Access Points from Carlisle and Indian School
- Excellent visibility from Carlisle Boulevard
- “Going-home” side of street

### FEATURES

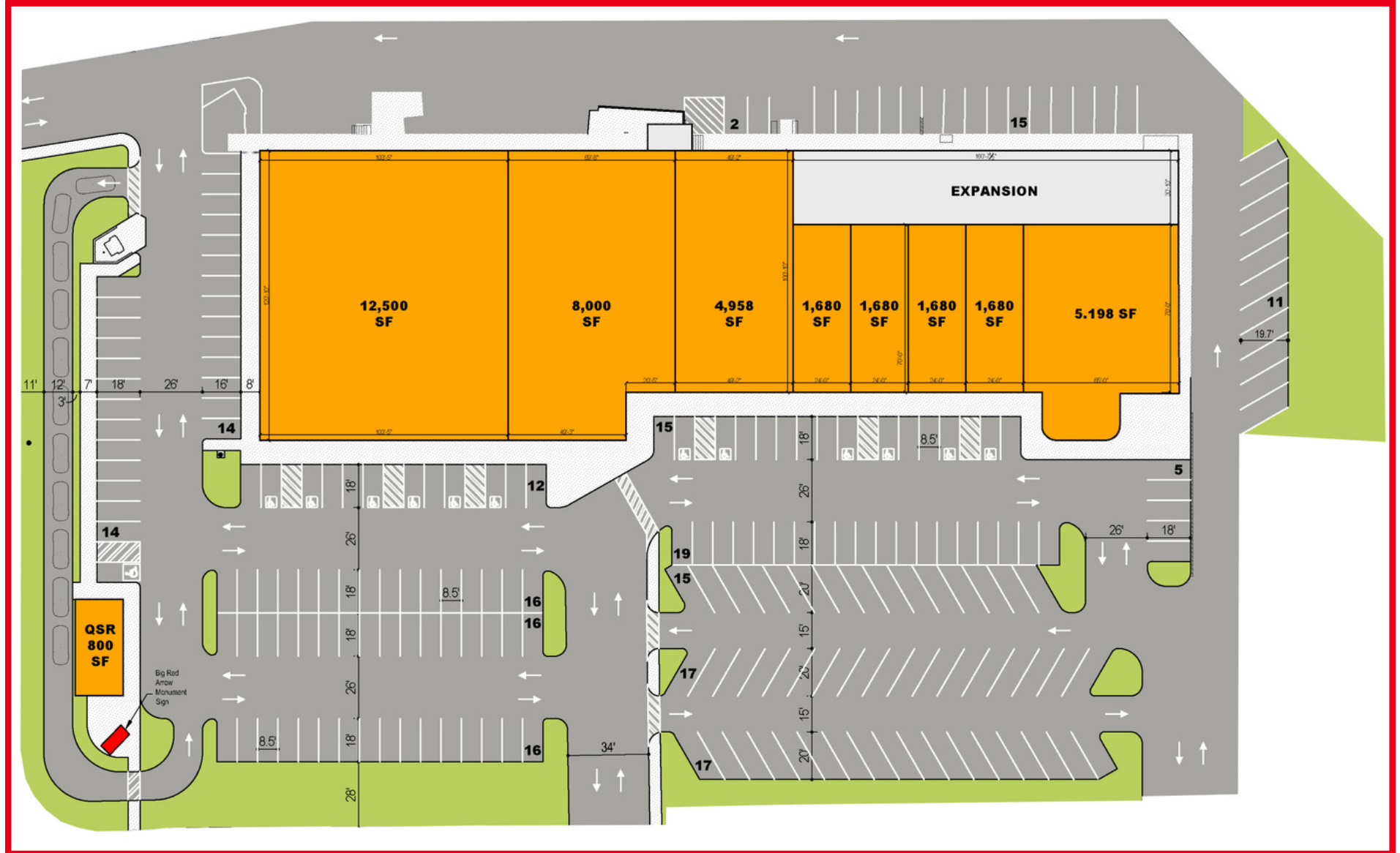
±42,000 SF Building including:

- ±12,500-25,000 SF Anchor Space with extensive interior improvements
- ±16,000 SF Shops & Restaurant Space
- ±11,653 SF Additional Basement Space



Located just south of Interstate 40, this opportunity is positioned at the intersection of Carlisle & Indian School.

# SITE PLAN



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## EXTENDED AERIAL



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SWQ CARLISLE & I-40 2103 CARLISLE BLVD NE | ALBUQUERQUE, NM 87106



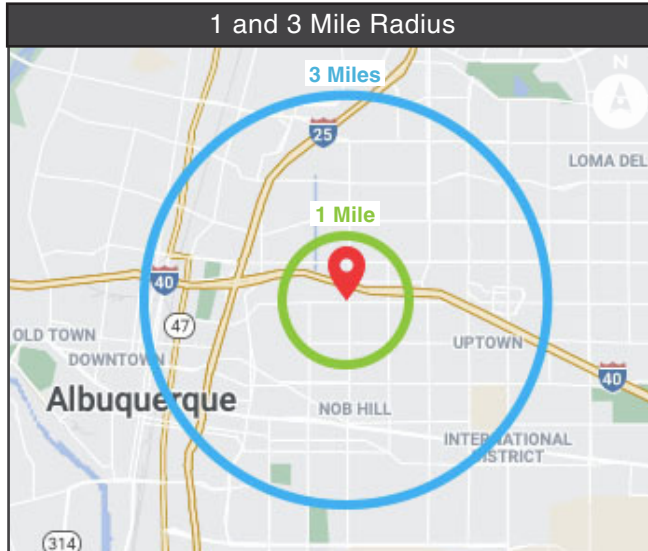
ABQ Metro Population:  
939,300



Avg. Household Income:  
\$74,179 (City)

## DEMOGRAPHICS

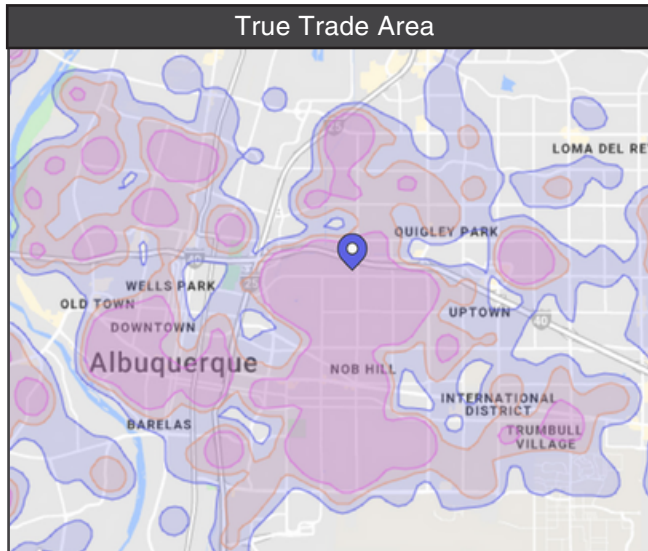
1 and 3 Mile Radius



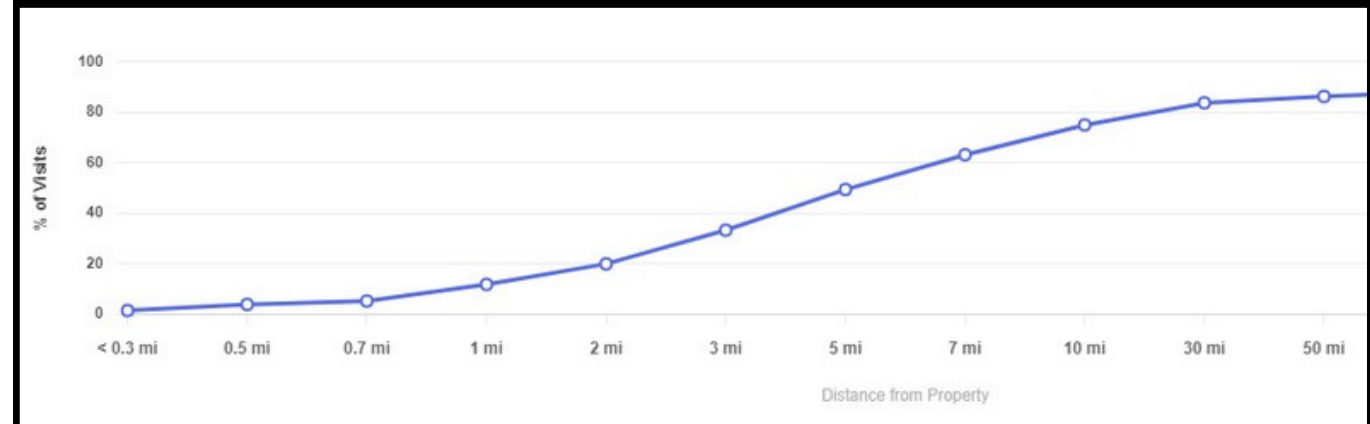
Area Demos by Trade Area and Radius *Source: Esri (2020)*

	True Trade	1 Mile	3 Miles
Population	407,456	12,838	113,954
Households	160,420	5,795	51,600
Average Household Income	\$65,508.62	\$87,865.66	\$58,501.55
Median Household Income	\$47,768.92	\$62,116.03	\$40,255.99
Associates Degree & Higher	85.6%	62.2%	69.5%

True Trade Area



Trade Area Coverage by Distance



*Source: Census 2019 (ACS)*

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