

**For
Lease**



Highly-Visible Retail Space

EXCELLENT ACCESS AND JUST MINUTES FROM I-25



±2,392 SF Available

4001 Carlisle Blvd. NE | Albuquerque, NM 87107

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Alexis Lovato

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PROPERTY

AVAILABLE

Suite 4011: ±2,392 SF

LEASE RATE

\$12.00/SF + \$3.54/SF NNN

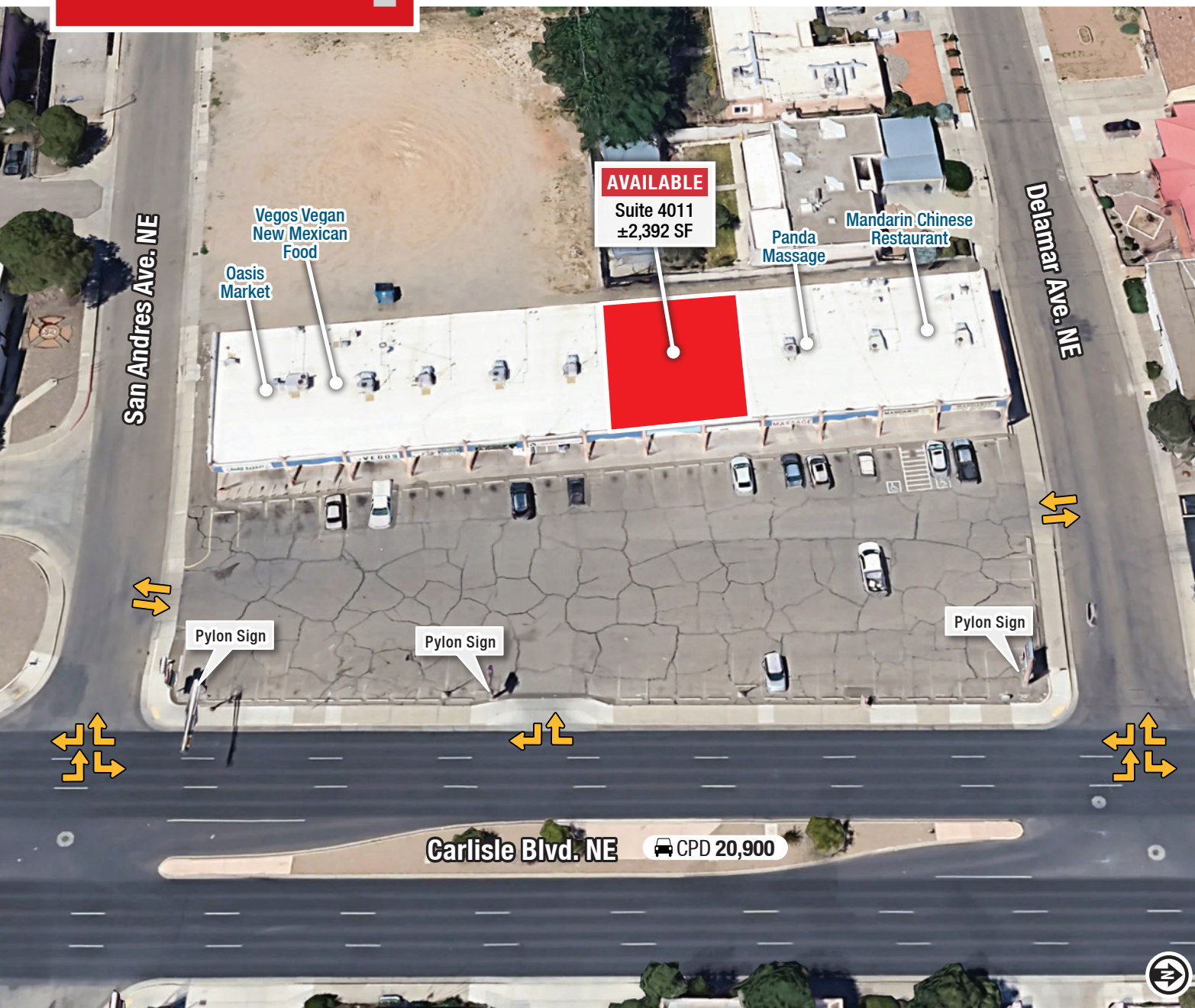
HIGHLIGHTS

- Convenient midtown location
- Excellent access
- Just minutes from I-25
- Generous on-site parking to accommodate customers and employees
- Prominent pylon signage on Carlisle Blvd. to ensure maximum exposure
- 20,900 cars per day
- Close proximity to major employment hubs including:
 - KOAT-7 TV station
 - ABQ Healthcare Partners
 - Well-established office park

ZONING MX-L 

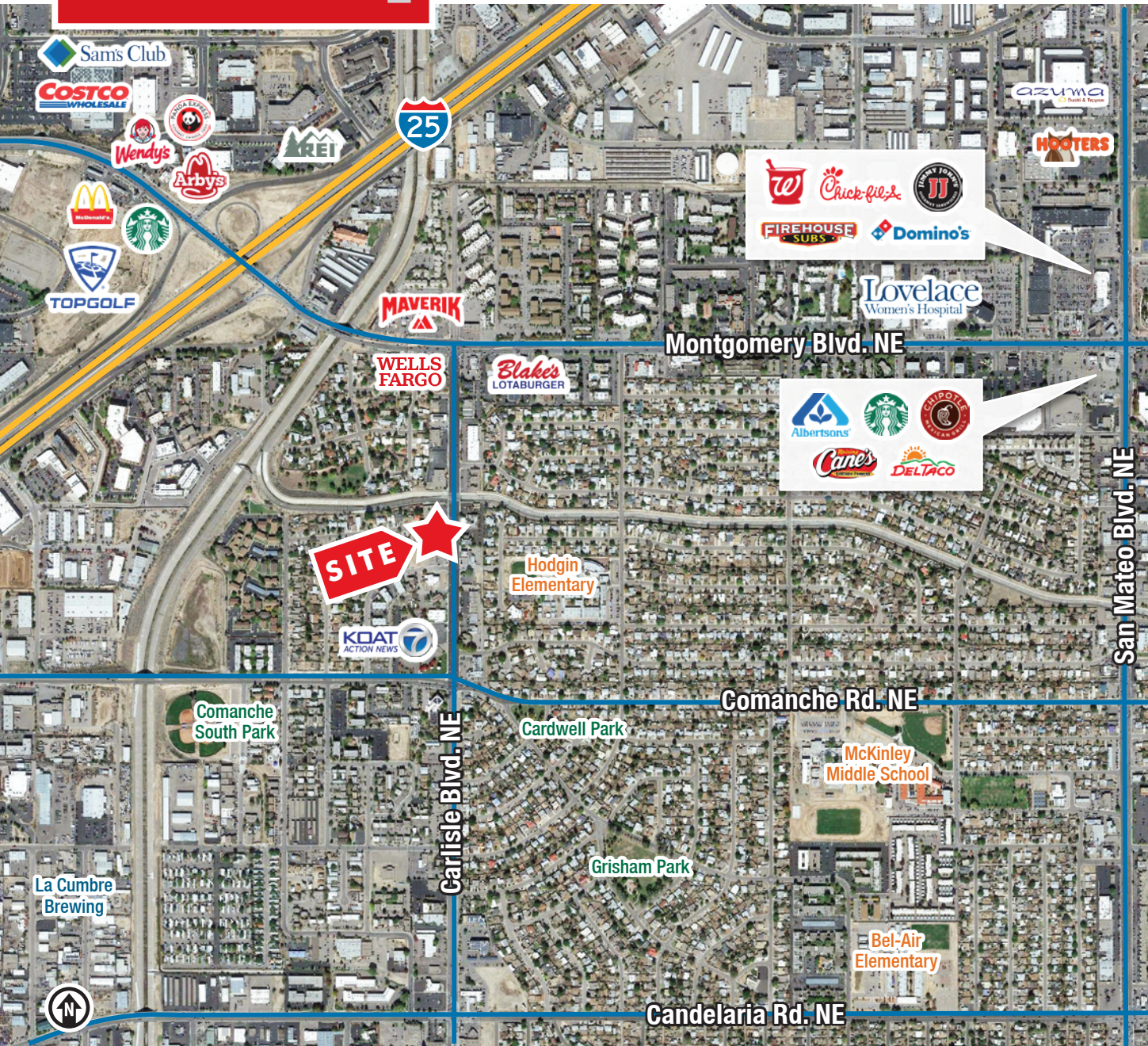
LOCATION

SWQ Carlisle &
Montgomery Blvds. NE



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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,686	95,545	281,435
Average HH Income	\$60,727	\$86,694	\$89,078
Daytime Employment	15,430	100,747	226,936

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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SUITE 4011



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FLOOR PLAN



Suite 4011: $\pm 2,392$ SF

Floor plan not to scale.