

AVAILABLE FOR PURCHASE OR LEASE

INFILL + OPPORTUNITY

REDEVELOPMENT IN THE EPICENTER OF ALBUQUERQUE



INTERSTATE 40 & CARLISLE BLVD | 2101 CARLISLE BLVD NE | ALBUQUERQUE, NM 87110

CBRE



PROPERTY OVERVIEW

INFILL + OPPORTUNITY

- Rare infill site with dense population and strong surrounding demographics
- Existing building or redevelopment
- Ideal uses include retail, office, hospitality, residential, medical, and mixed-use
- Proximate to major employment centers: Uptown, University of New Mexico main campus & law / medical schools, Presbyterian and Lovelace hospitals, and Central New Mexico College
- Adjacent to newest Whole Foods store in the State. **Ranked #1 in New Mexico and #21 in the nation** (Source: Placer.ai)
- Extensive reach across the city with proximity to Downtown, Uptown, and the North Valley
- Multiple Access Points from Carlisle Blvd & Indian School Rd
- Many densely populated surrounding neighborhoods including University, Nob Hill, Altura Park & Netherwood Park

Building Size

42,044± SF

Lot Size

3.66± Ac

Sale Price

\$6,306,600

Lease Rate

Contact Broker

Daytime Population (3 mile radius)

121,369

Traffic Counts (Interstate 40)

202,500 VPD

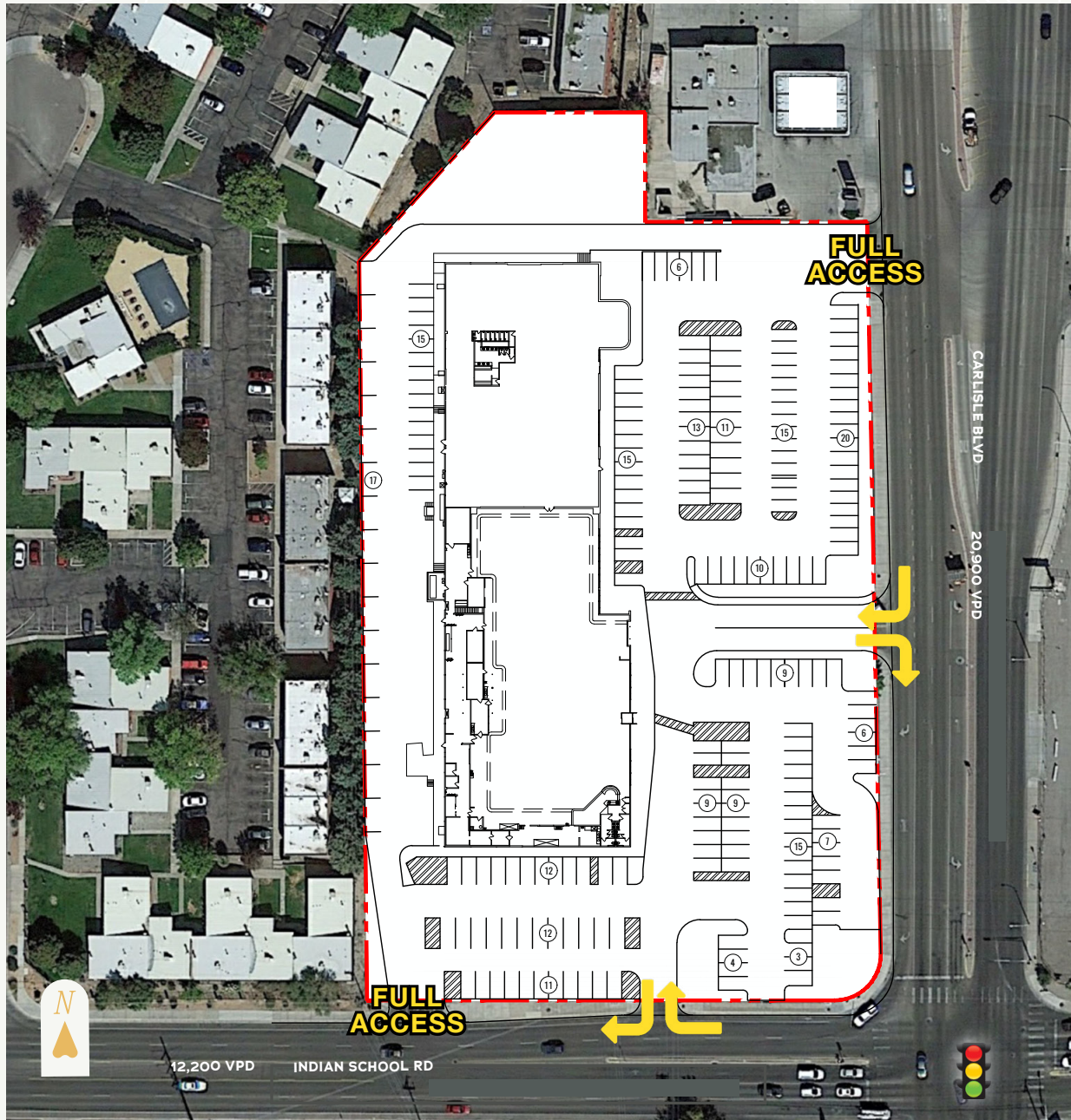
Population (3 mile radius)

110,379

Zoning

MX-L

SITE PLAN



Lot Size
3.66± AC

Building Size

16,359± SF
North Grade Level

25,685± SF
South Grade Level

42,044± SF
Grade Level Total

8,117± SF
North Basement

3,535± SF
South Basement

11,653± SF
Basement Total

220±
Parking Spaces

Sandia National Laboratories
ABQ SUNPORT
U.S. AIR FORCE
KIRTLAND AIR FORCE BASE

PRESBYTERIAN
600 BEDS

Lovelace
Health System
263 BEDS
HEART HOSPITAL
of NEW MEXICO
55 BEDS

DOWNTOWN

NM THE UNIVERSITY OF
NEW MEXICO
MAIN CAMPUS
26,916 STUDENTS

NM
HOSPITALS
610 BEDS

NM THE UNIVERSITY OF
NEW MEXICO
NORTH CAMPUS

WHOLE FOODS
AmericanHOME
- FURNITURE & MATTRESS -

CIRCLE K

SITE

BURGER KING

Chevron

202,500 VPD

12,200 VPD

20,900 VPD

INDIAN SCHOOL RD

CARLISLE BLVD

I-40

I-25



SURROUNDING RETAILERS DATA

The Whole Foods store across the street is the newest Flagship Store in New Mexico.

#1 ranked in New Mexico **#21** ranked in the nation among 435 stores

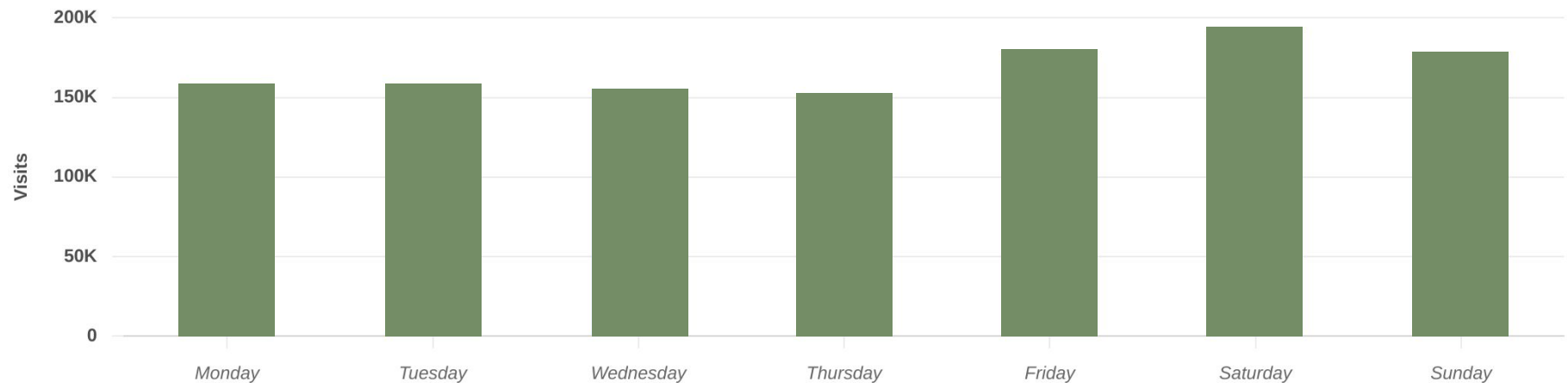
Visits	1.2M
Visits/SF	22.86
Size SF	51,300
Visitors	311,000
Visit Frequency	3.79
Avg Dwell Time	21 Minutes

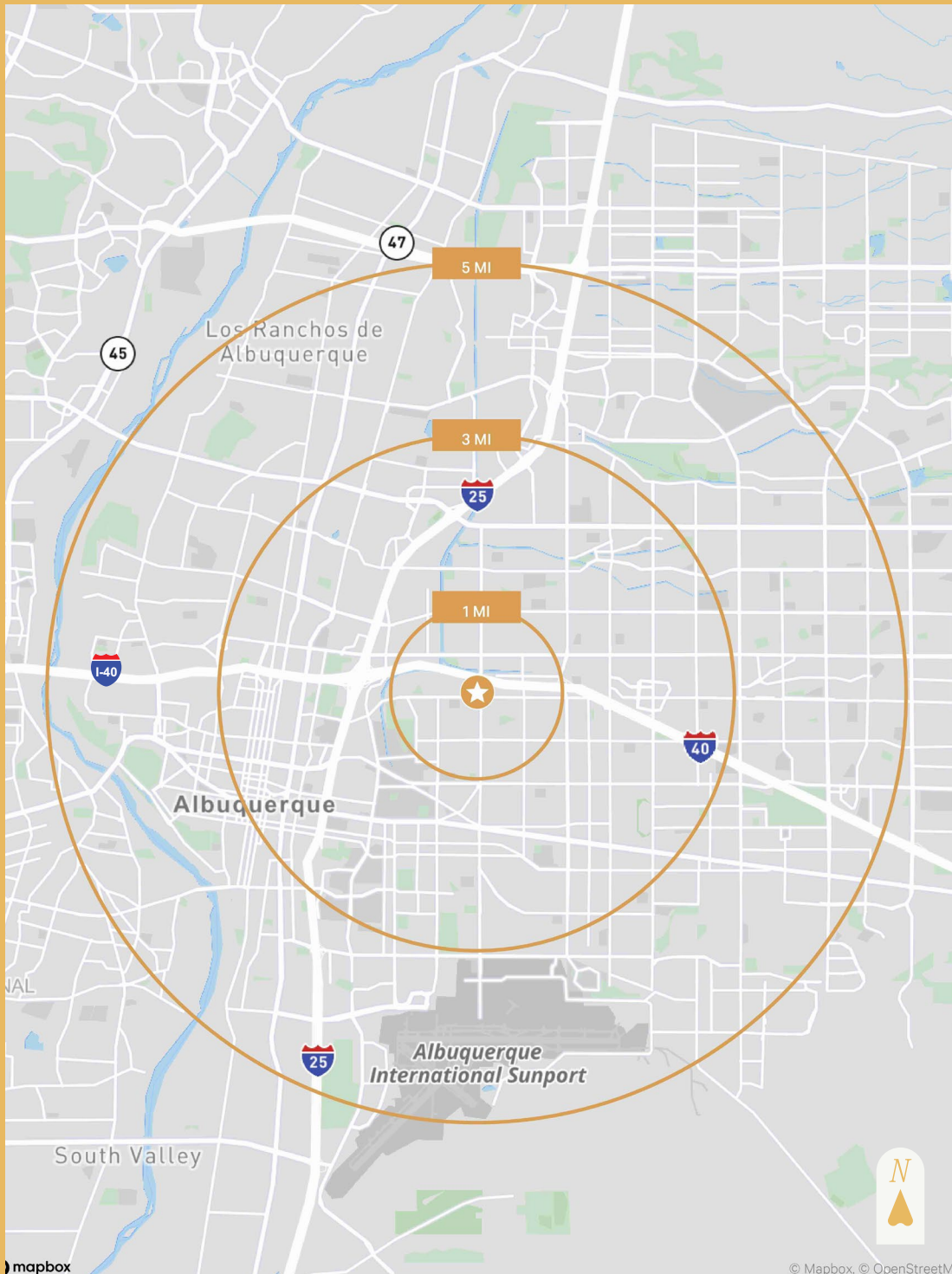
Sales	\$55.3M
Sales/SF	\$1.1K
Transactions	1.2M
Average Ticket Sales	\$46.9
Visits Year over Year	+223.1%
Panel Visits	61,200

Whole Foods Market

2100 Carlisle Blvd NE, Albu...

10791





DEMOGRAPHICS

POPULATION

11,399
1 Miles

110,379
3 Miles

263,286
5 Miles

AVG HH INCOME

\$108,229
1 Miles

\$78,593
3 Miles

\$82,026
5 Miles

OF HOUSEHOLDS

5,376
1 Miles

53,400
3 Miles

121,554
5 Miles

DAYTIME POPULATION

8,688
1 Miles

121,369
3 Miles

230,669
5 Miles



AVAILABLE FOR PURCHASE AND LEASE

RARE INFILL OPPORTUNITY

2101 CARLISLE BLVD NE | ALBUQUERQUE, NM, 87110

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