



**BASE 5**  
RETAIL PARTNERS

# CARLISLE CROSSING

Premier Whole Foods/American Home Anchored Development  
Pad Site Available with excellent access from I-40 & Carlisle



**BASE 5 RETAIL PARTNERS**

6739 Academy Rd NE, Suite 380 Albuquerque NM 87109

**WWW.BASE5RETAIL.COM**  
**505-807-0605**

**LISTING BROKERS:**

David Chavez - david@base5retail.com - 505-507-3283

Kino James - kino@base5retail.com - 505-463-7191





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# CARLISLE CROSSING

DRONE AERIAL

CARLISLE & I-40  
ALBUQUERQUE NM



*American*HOME  
- FURNITURE • MATTRESS -



AVAILABLE  
PAD W/ DRIVE-THRU

LEASED  
 VETERINARY  
EMERGENCY  
GROUP  
5,500 SF

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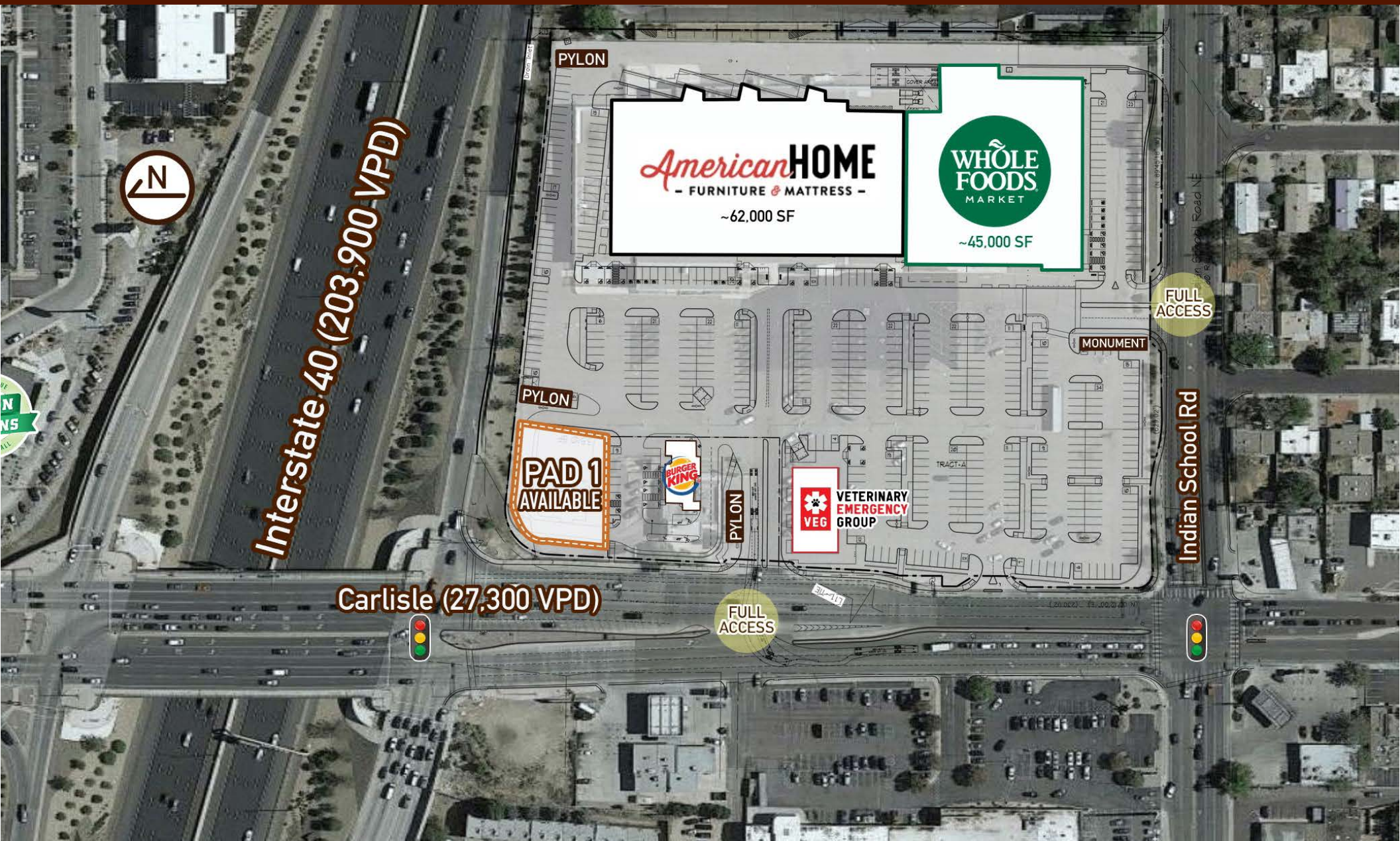




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# CARLISLE CROSSING SITE PLAN

CARLISLE & I-40  
ALBUQUERQUE NM

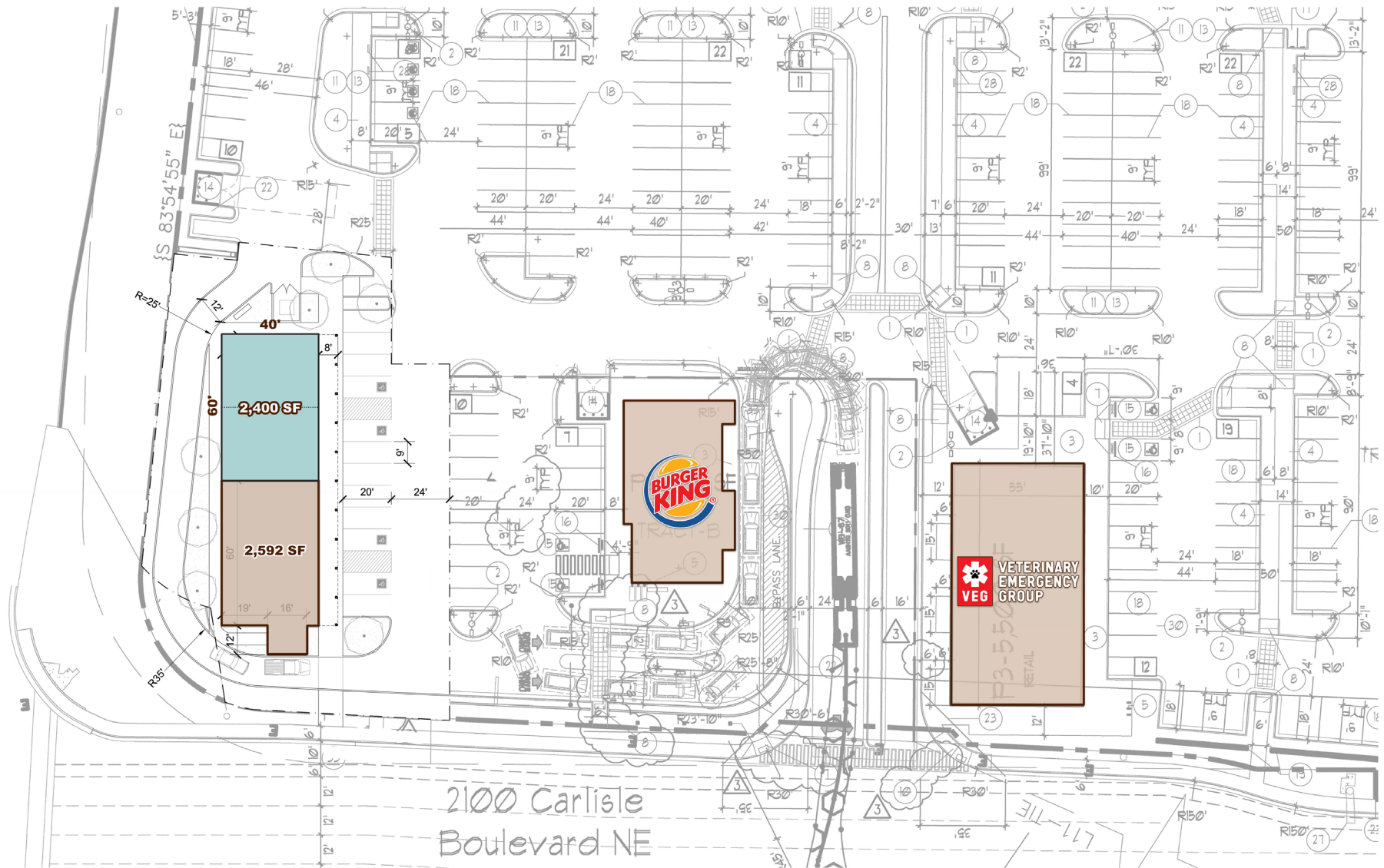


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CONCEPTUAL TEST FIT  
SCALE: 1" = 200'-0" WHEN PRINTED AT 24" X 36"  
RESTAURANT / RETAIL  
JANUARY 30, 2025









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# CARLISLE CROSSING AERIAL

CARLISLE & I-40  
ALBUQUERQUE NM



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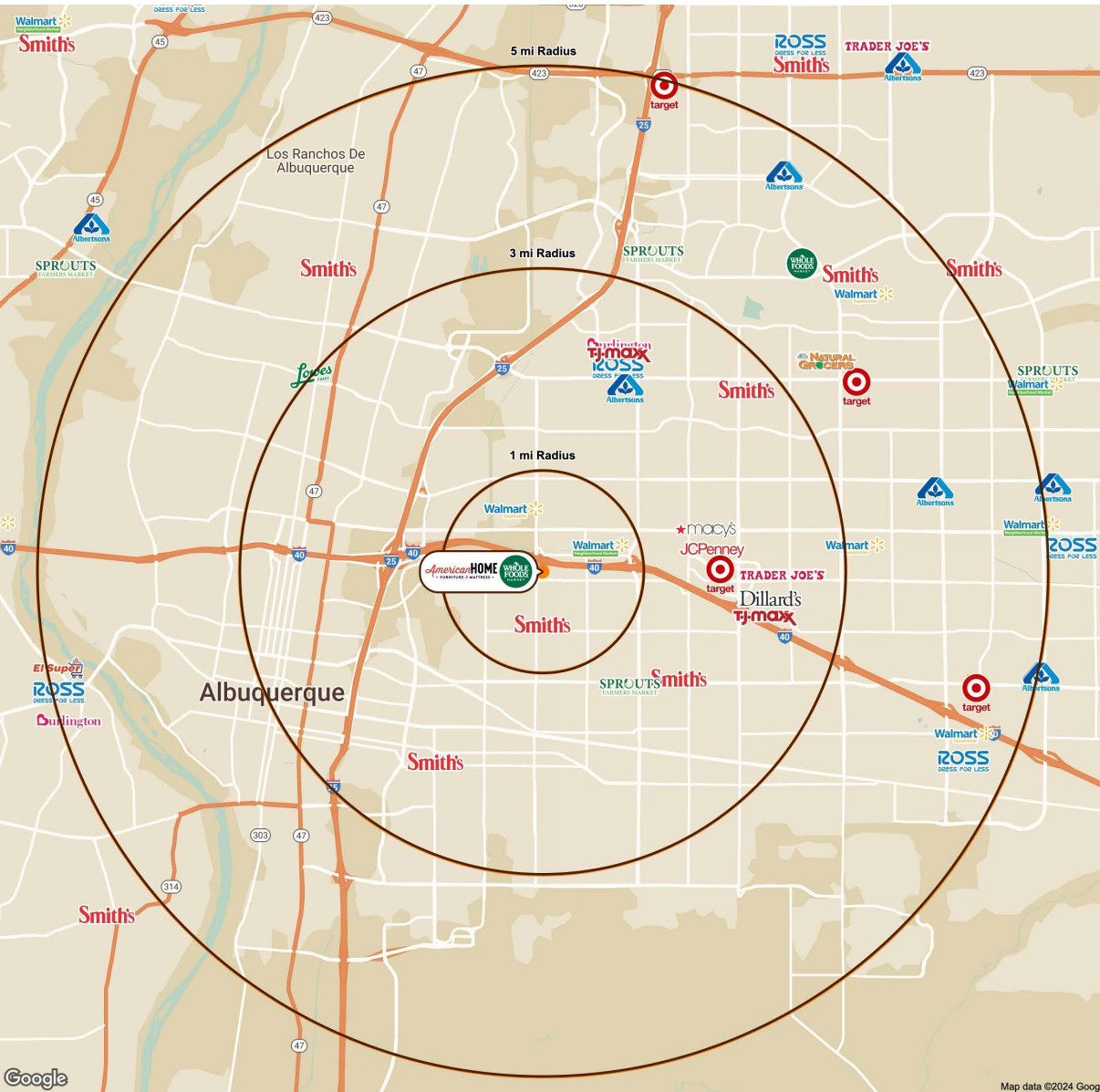


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# CARLISLE CROSSING

## DEMOGRAPHICS

CARLISLE & I-40  
ALBUQUERQUE NM



1 MILE	3 MILES	5 MILES
11,306	111,859	270,850



1 MILE	3 MILES	5 MILES
\$118,251	\$79,547	\$82,803



1 MILE	3 MILES	5 MILES
10,737	115,747	211,246



I-40 (203,900 VPD)

\* Highest volume in City of ABQ  
Carlisle (27,300 VPD)  
Indian School (14,100 VPD)

**JOIN New Mexico's newest and largest Whole Foods Market and American Home Furniture!**

Located just east of Albuquerque's "Big I"; the intersection of the 2 major NM Interstate highways; I-25 and I-40, is the new Whole Foods/ American Home anchored Carlisle Crossing (SEC of Carlisle/I-40). Whole Foods just opened their largest NM flagship grocery store comprising approximately 45,000 SF.

This regional New Mexico location strategically covers a large and dense population: 5 mile radius with a 275,000 resident population, and including a daytime population over 240,000. The Carlisle offramp is at the highest Interstate freeway traffic count with more than 200,000 cars passing per day along Interstate 40.

Rosen Associates Management Corp. ("RAMC"), a leading developer of community shopping centers throughout the United States is creative, experienced, and well capitalized to accommodate active tenants in the NM market. The Center is designed to maximize store-frontage and visibility (both I-40 freeway frontage and signage) with excellent parking and easy access in and around the property.

**Last remaining Pad Site for Ground Lease or Build to Suit – with Drive-thru available**



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