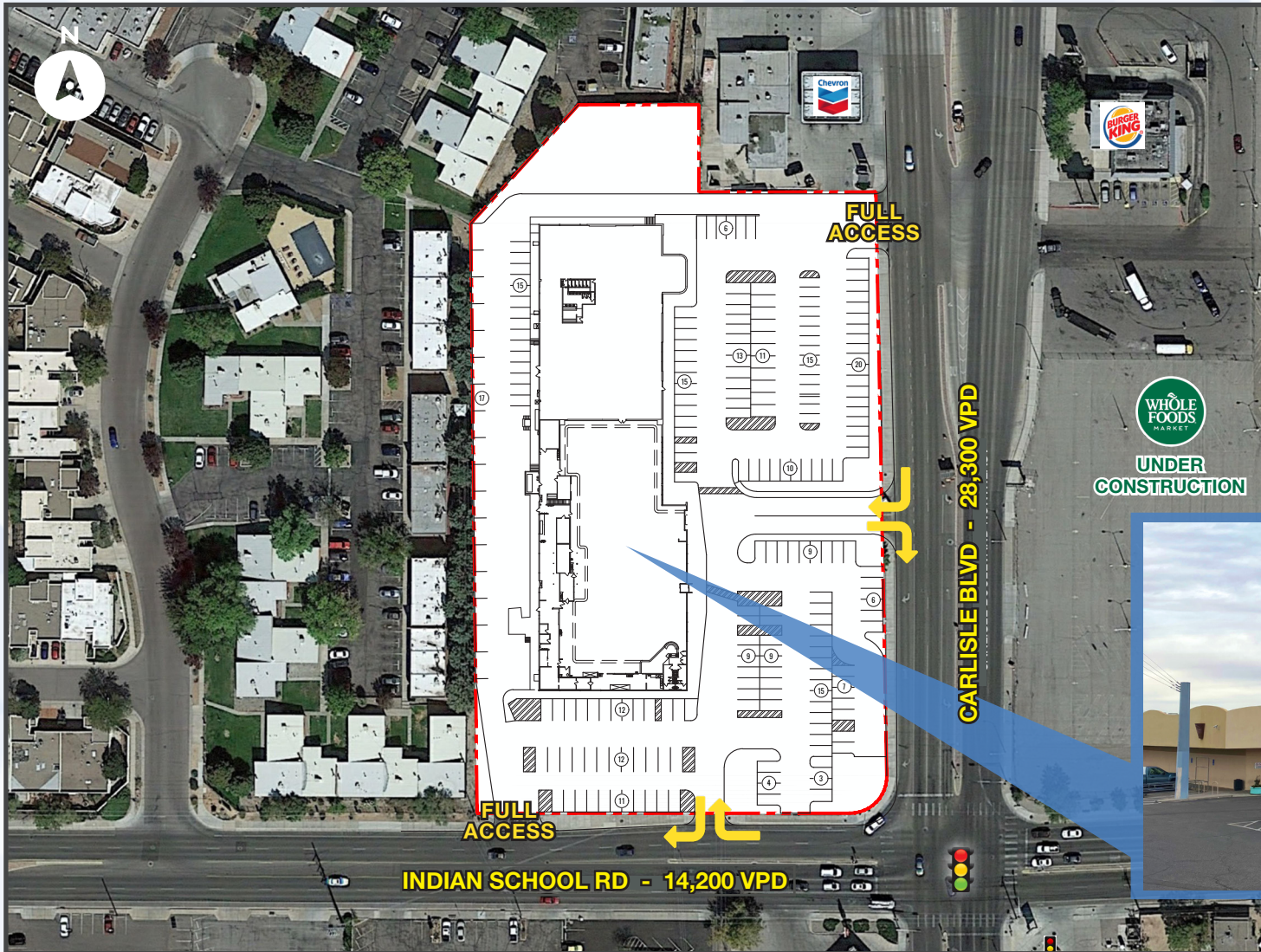


SITE PLAN

NWC CARLISLE & INDIAN SCHOOL @ I-40 | 2103 CARLISLE BLVD NE | ALBUQUERQUE, NM 87106



SITE DATA

Acres: ± 3.66

North Grade Level: $\pm 16,359$ SF

South Grade Level: $\pm 25,685$ SF

Grade Level Total: $\pm 42,044$ SF

North Basement: $\pm 8,117$ SF

South Basement: $\pm 3,536$ SF

Basement Total: $\pm 11,653$ SF

Parking: 220 Spaces

Ratio: 5.2/1,000



MAESTAS DEVELOPMENT GROUP | 505.878.0004 | mdg@mdgrealestate.com

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HIGHLIGHTS

NWC CARLISLE & INDIAN SCHOOL @ I-40 | 2103 CARLISLE BLVD NE | ALBUQUERQUE, NM 87106



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

BENEFITS

- Rare infill location in a highly educated & densely populated neighborhood
- Extensive reach across the city, penetrating Downtown, Uptown, and the North Valley
- Across from Whole Food's Largest Flagship NM Store (Under Construction)
- Highest Interstate Traffic Count @ I40 & Carlisle (200,000 VPD)
- Gateway to the University Neighborhoods, Nob Hill, Altura Park & Netherwood Park
- "Going-home" side of street
- High daytime population of 240,000 in trade area
- Multiple Access Points from Carlisle & Indian School
- Heavy power and loading dock

FEATURES

- ±42,044 SF Building

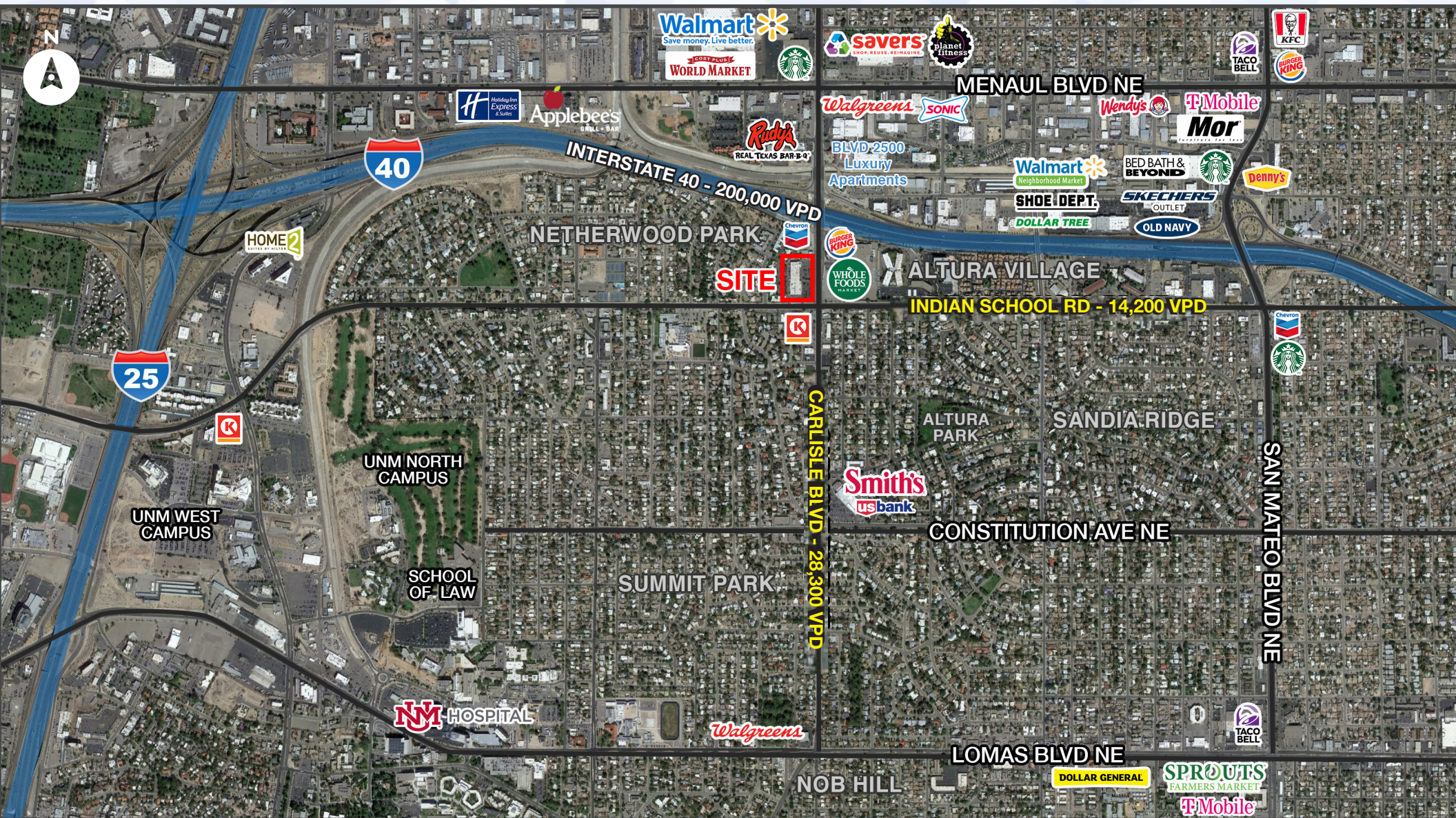
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MARKET AERIAL

NWC CARLISLE & INDIAN SCHOOL @ I-40 | 2103 CARLISLE BLVD NE | ALBUQUERQUE, NM 87106



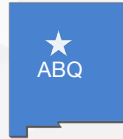
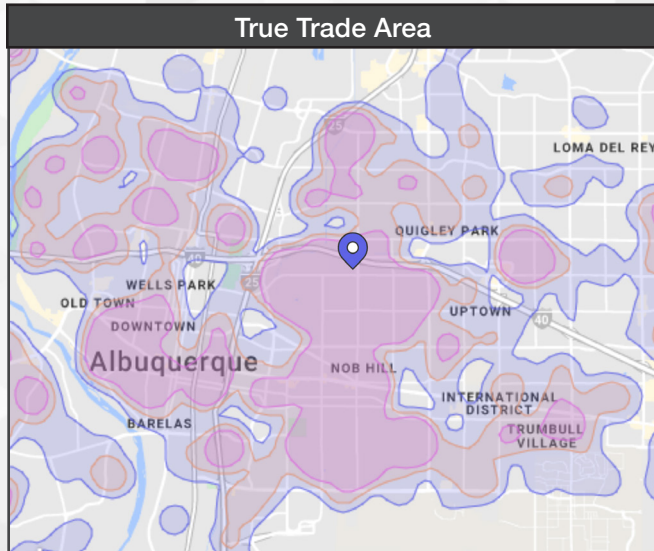
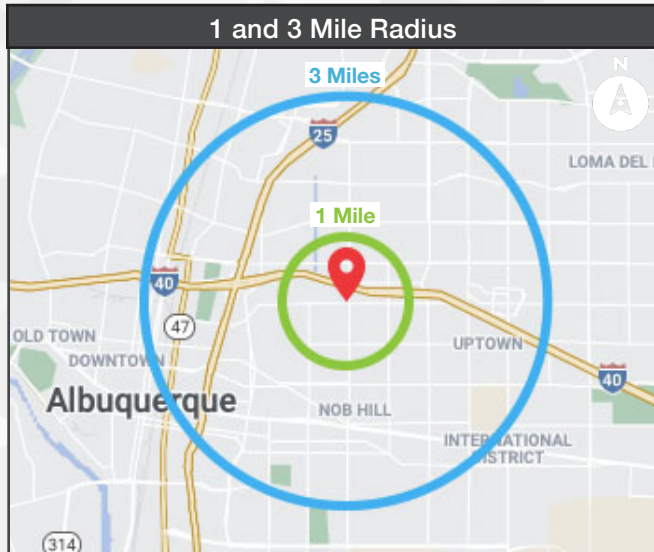
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DEMOGRAPHICS

NWC CARLISLE & INDIAN SCHOOL @ I-40 | 2103 CARLISLE BLVD NE | ALBUQUERQUE, NM 87106



Largest City
in State



ABQ Metro Population:
939,300

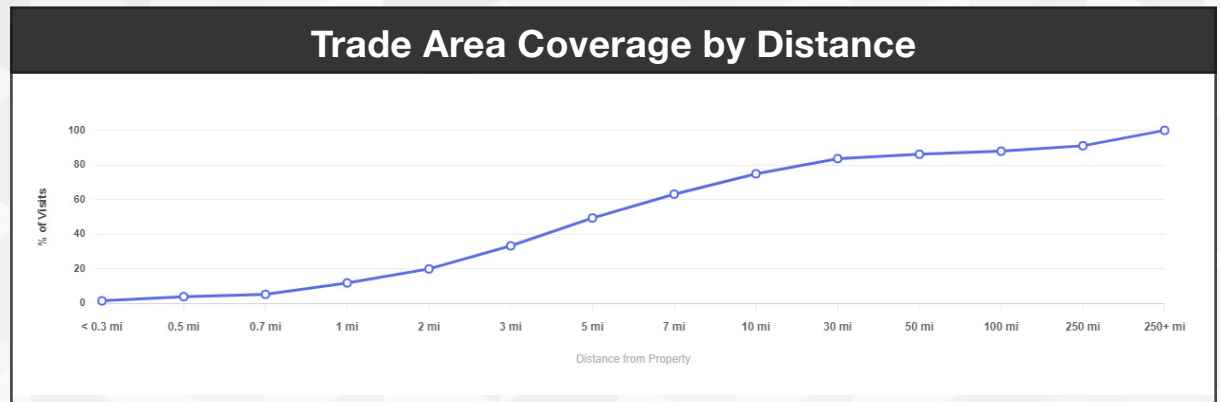


Avg. Household Income:
\$74,179 (City)

Source: Esri (2020)

Area Demos by Trade Area and Radius			
	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%

Source: Census 2019 (ACS)



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