

ICONIC ARROWHEAD SHOPPING CTR REDEVELOPMENT @ CARLISLE/I-40

2101 Carlisle Blvd NE, Albuquerque, NM 87110





- 42,313 SF Vacant Retail Redevelopment on 3.65 Acres Located in the Heart of ABQ @ Signalized Intersection of Carlisle Blvd & Indian School Rd NE
- Highly Desirable Location with Bold Visibility & Multiple Access Points
- Pylon Signs Located on Carlisle & Indian School For Additional Exposure
- Long Established Trade Areas with Attractive Demographics - 117,000+ People and Average Household Income of Over \$75K within 3-Mile Radius
- Vibrant Retail Hub with Nearby Activity Generators Including Newly Expanded Whole Foods Market, American Home Furnishing, Burger King, Green Jeans, Blakes, and Numerous Retail & QSR Pad Users
- Ideal Commercial Redevelopment Opp to Reutilize Existing Structure for a Quality Anchor Tenant(s) or Create Multiple Retail/QSR Pad Sites
- MX-L CABQ Zoning Allows for Variety of Commercial Uses
- High Traffic Counts Along Carlisle & Close Proximity to Interstate 40
- Attractive Site Dimensions with Over 500' of Frontage Along Carlisle & Over 325' Along Indian School Road
- Contact Brokers for Pricing

CONTACT
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Edwards
Commercial
Realty, LLC

Leasing ♦ Brokerage ♦ Development

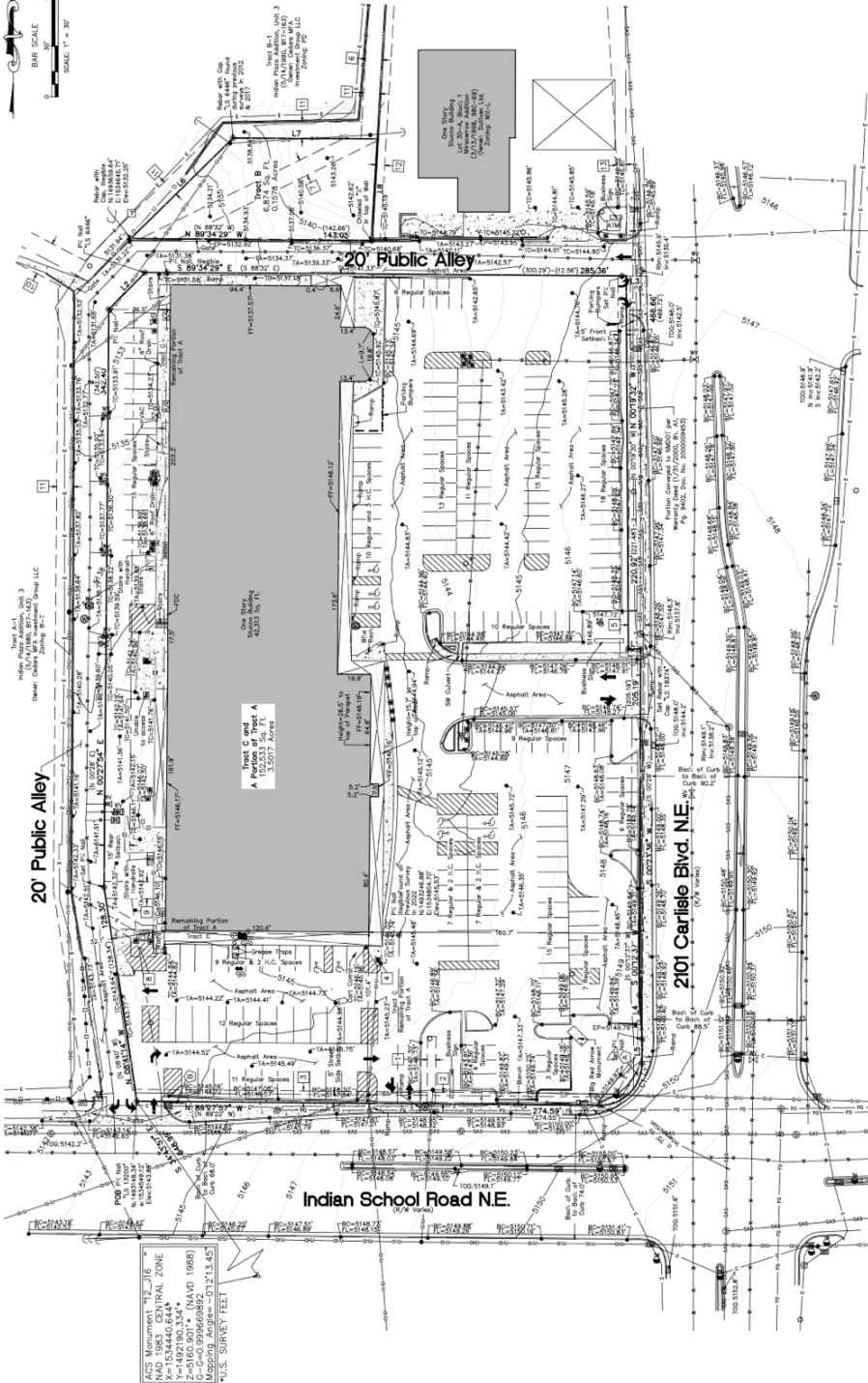
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PROPERTY PROFILE

Project:	ARROWHEAD SHOPPING CENTER
Address:	2101 Carlisle Blvd NE, 87110 Albuquerque, New Mexico
Trade Area:	Mid Northeast Heights & University Areas
Land Area:	3.66 +/- acres with additional 20' public alley along north and west perimeter per attached September 2025 ALTA/ACSM survey
Gross Building Area:	42,313 +/- SF
Property Type:	Shopping Center Retail-Commercial
Legal Description:	TRACTS B & C & A PORTION OF TRACT A EXC THE E'LY PORT OUT TO R/W FOR CARLISLE BLVD INDIAN PLAZA ADD'N UNIT 1 OF BLK 1 MIRACERROS ADDITION CONTAINING 3.66 +/- AC UPC #: 101605950603640205 – 3.5017 +/- AC UPC #: 101605950106140215 - 0.1578 +/- AC
Project Description:	The subject property is a single-story, 42K+ -square foot retail structure with a small basement area located at SWC of Carlisle Blvd & Indian School Rd in the Northeast Heights of Albuquerque, NM. The site is bordered on the north, east, and south by commercial/retail properties and by multi-family residential on the west. The center was initially constructed in the early 1960s and is currently demised into two suites. The suite on the south side of the property was recently vacated by Whole Foods Market with suite on the north side utilized by Whole Foods for office and storage area. The north building end includes partial basement space.
Zoning:	MX-L, Mixed Use Low Intensity Zone District, City of ABQ
Traffic Counts:	Carlisle Blvd NE: 34,999 VPD Indian School Rd NE: 10,807 VPD Interstate 40: 202,500 VPD
Year Built:	Original building constructed in late 1950s/early 1960s with subsequent renovations made in the early to mid-2000s
# of Parking Spaces:	197 total, inclusive of 9 handicap accessible spaces, for a total on-site parking ratio of 4.69:1000
Inspection Reports:	Inspection reports previously performed on the property available via dropbox link to be provided to interested parties.

*Boundary Survey,
ALTA/NSPS Land Title Survey
and
Topographic Map
for
Tracts B & C and A
Portion of Tract A
Indian Plaza, Unit 1
City of Albuquerque
Bernalillo County, New Mexico
September 2025*



Line Table		Length (n)
Line #	Expr	
L1	S 89322* E [89322* E]	7,32 (7,21)
L2	N 44232* E [44232* E]	30,62 (30,57)
L3	N 44232* E [89322* E]	28,12 (28,16)
L4	S 023436* E [89322* E]	26,14 (26,14)
L5	S 023436* W [89322* E]	14,46 (14,39)
L6	N 023436* E [44232* E]	85,4 (84,85)
L7	S 89322* E [89322* E]	85,4 (84,85)
L8	S 023505* W [89322* E]	60,52 (60,17)

Easement Notes (Continued)

[11]	EXISTING 10' P.U.E. (5/14/1980, B17-1613)
[12]	EXISTING 5' UTILITY EASEMENT (8/3/1950, D-93)
[13]	EXISTING PUBLIC SANITARY SEWER EASEMENT (3/13/1998, 98C-69)

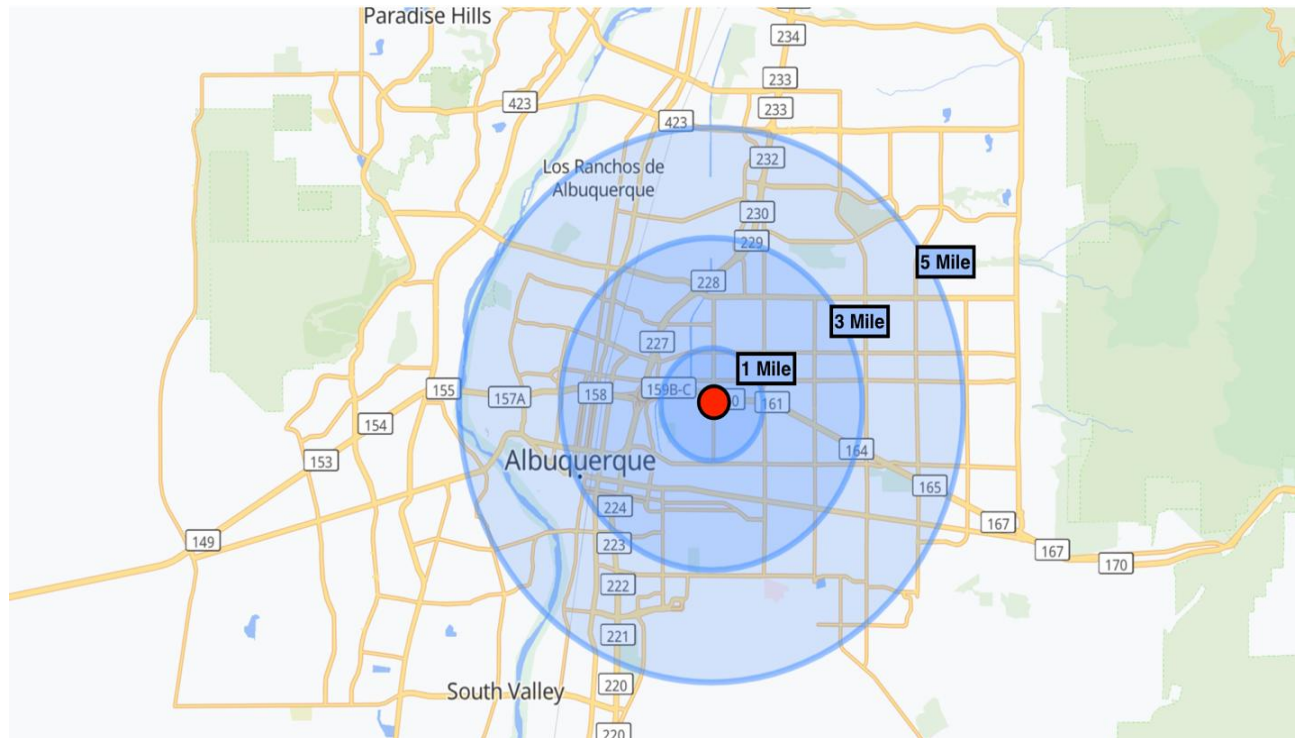
Surveyor's Observations

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EXTERIOR PIX



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
12,334	117,069	266,451



AVG HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
103,015	75,928	78,556



DAYTIME EMPLOYMENT

1 MILE	3 MILE	5 MILE
9,675	17,033	27,358



TRAFFIC

Carlisle Rd	Indian School Blvd
34,999 VPD	10,807 VPD