

**For Sale  
or Lease**

**±2.0 Acres at Busy I-40 & Carlisle Blvd.**

**PRIMED FOR DEVELOPER IN AN ESTABLISHED TRADE AREA**



**2500 Carlisle Blvd. NE | Tract 1 | Albuquerque, NM 87110**

**±1.943 Ac. Available**

**Todd Strickland**

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**Rob Bridges CCIM**

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**NASunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence



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## PROPERTY

### AVAILABLE

Land: ±1.943 Acres

### SALE PRICE

\$3,000,000

### GROUND LEASE

\$180,000/Year

### BUILD-TO-SUIT

See Advisors

### HIGHLIGHTS

- Highly-visible to ±30,000 cars per day on Carlisle Blvd.
- Two access points
- Prominent entry point from I-40 for Albuquerque's largest trade area

**ZONING** MX-H 

### LOCATION

NEQ I-40 & Carlisle Blvd. NE





# For Sale or Lease

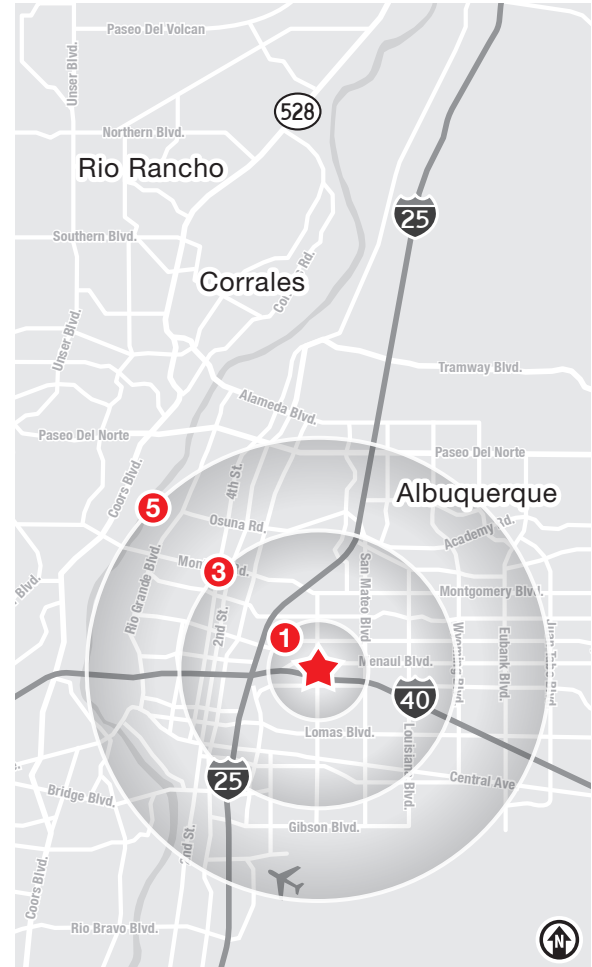
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,336	107,519	269,272
Average HH Income	\$92,267	\$80,583	\$83,066
Daytime Employment	11,255	111,784	230,558

2025 Forecasted by Esri



**NAI SunVista**

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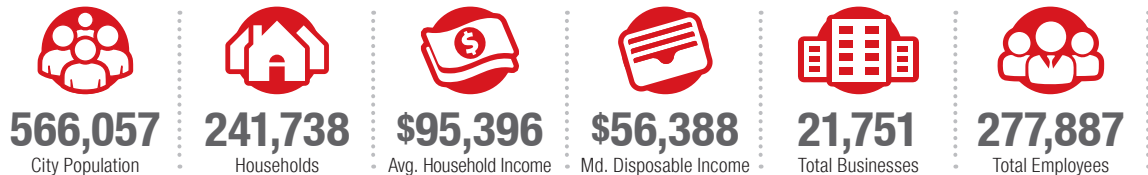
# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

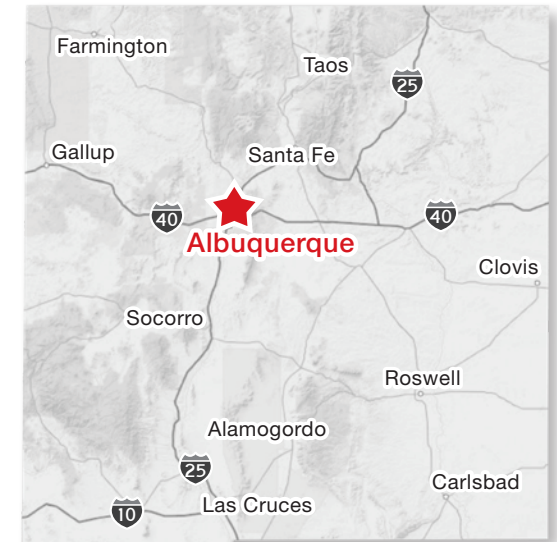
#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**932,477**  
Albuquerque Metro Population



**The Largest**  
City in the State



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.