

High-Visibility Retail On Major Corridor

ENDCAP AND INLINE SPACE IN ESTABLISHED TRADE AREA

For Lease

Your Sign

Your Sign

snooze

**±3,158 - 11,382 SF
Available**

2500 Carlisle Blvd. NE | Albuquerque, NM 87110

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

±3,158 - 11,382 SF

LEASE RATE

\$15.00/SF + NNN

HIGHLIGHTS

- Highly-visible to ±30,000 cars per day on Carlisle Blvd.
- Adjacent to multiple new developments
- Abundant parking with a 6.8:1,000 ratio
- Perfect for junior box retailers, gym, shop tenants, event center and more
- Less than a minute to I-40
- Just minutes to Uptown
- 14' ceiling heights
- Warm gray-shell delivery
- Tenant-improvement packages available

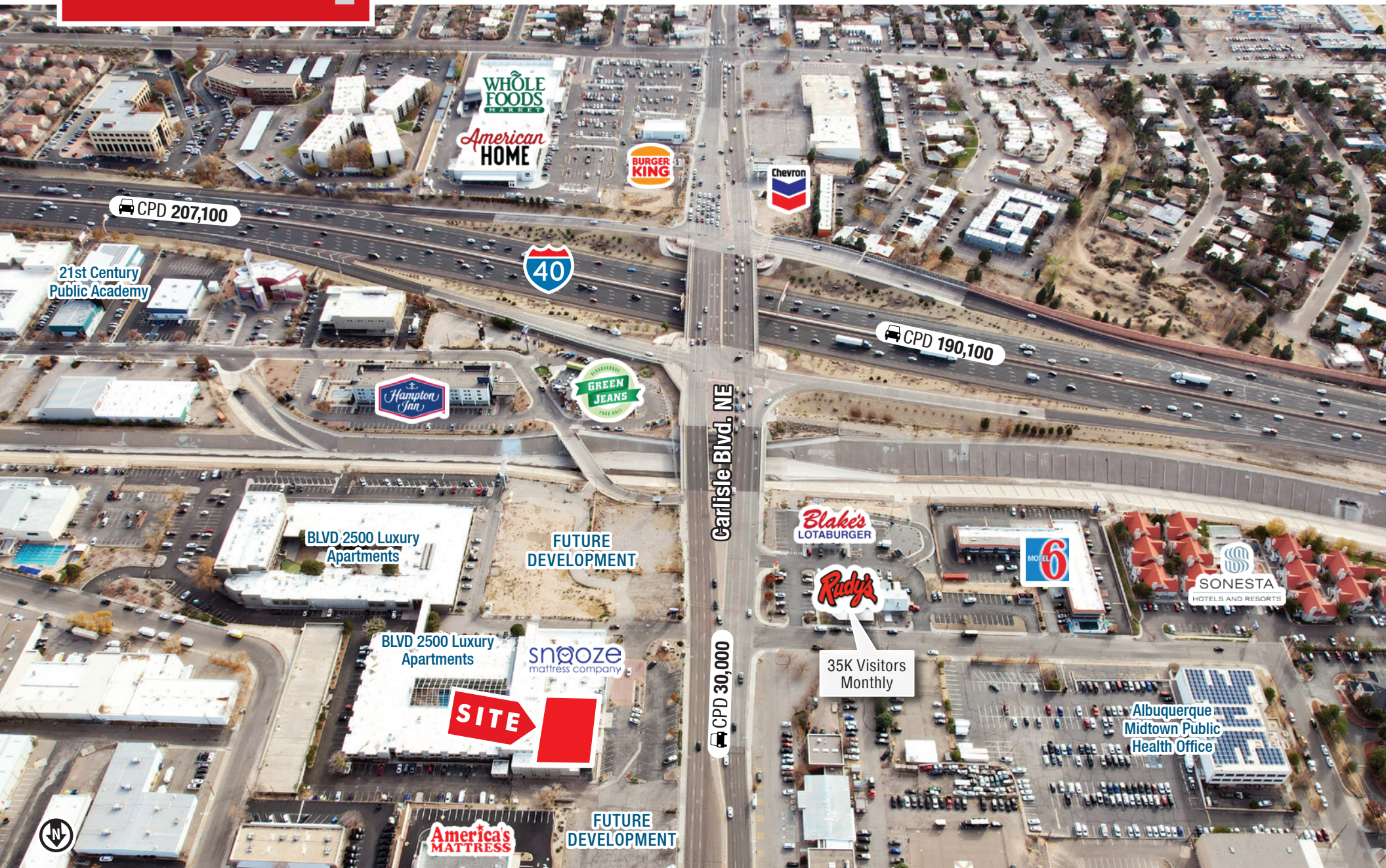
ZONING [MX-M](#)

LOCATION

NEQ I-40 & Carlisle Blvd. NE

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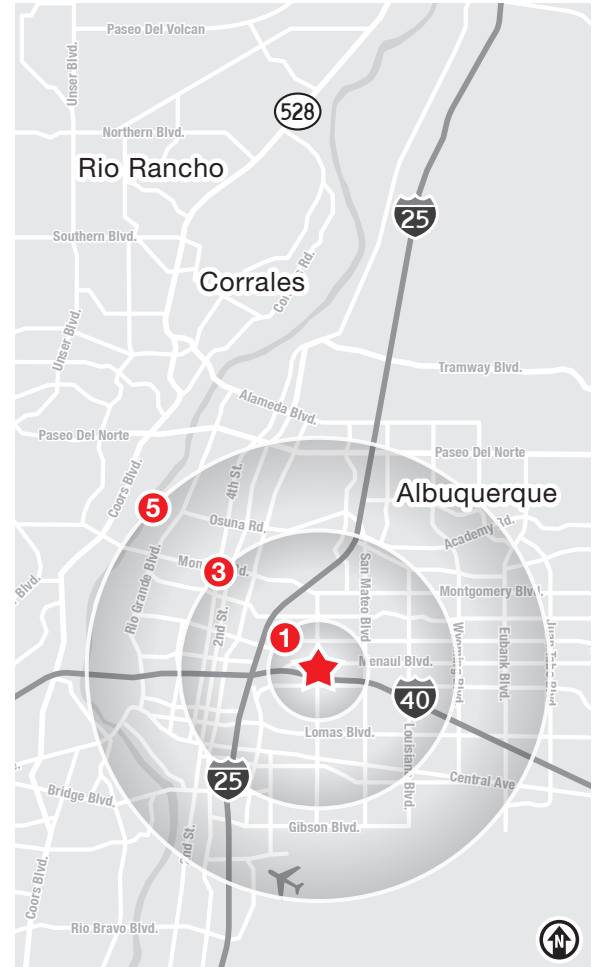
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LOCATION

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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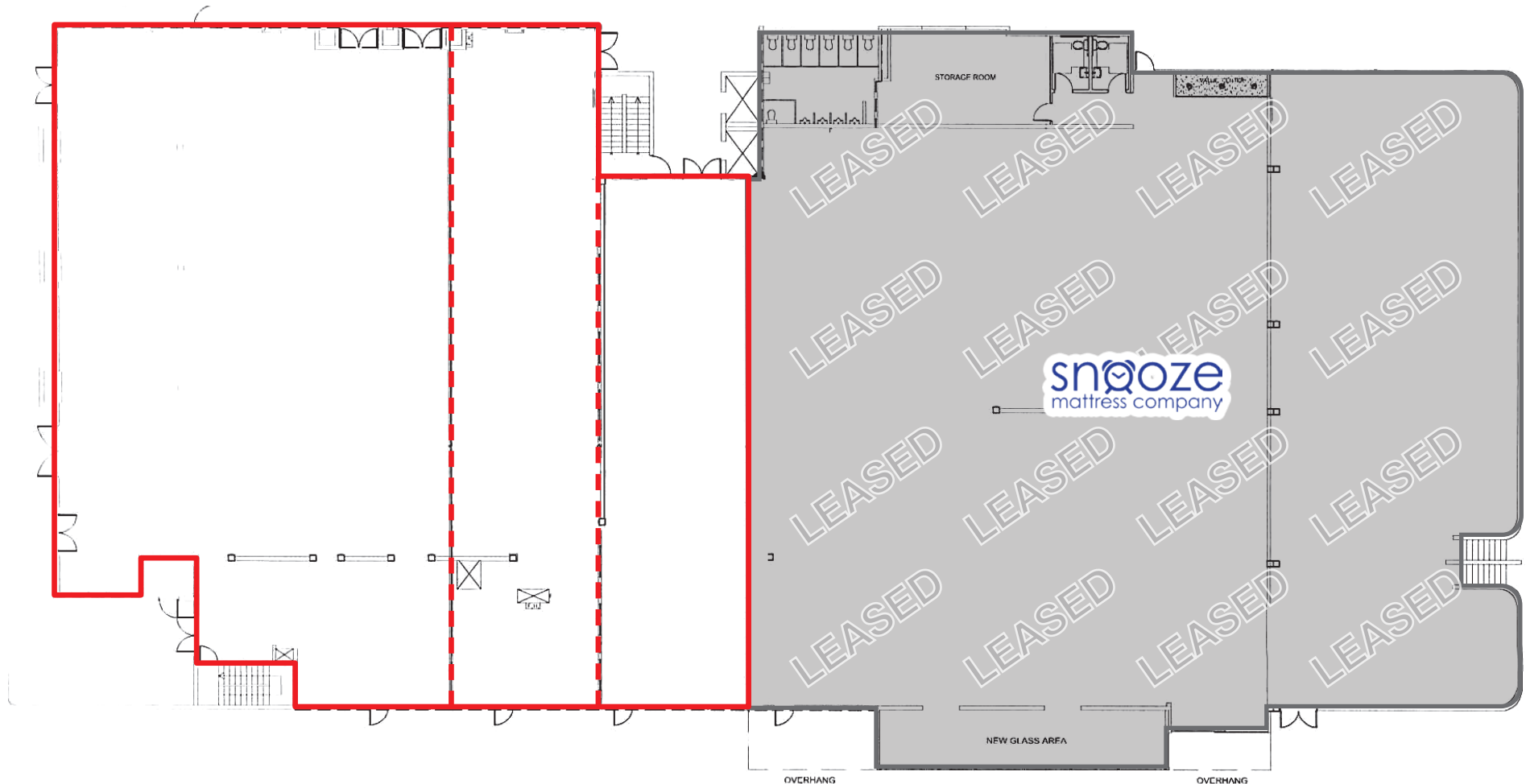
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FLOOR PLAN

AVAILABLE

±3,158 - 11,382 SF



Available

Leased

Carlisle Blvd. NE

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)


566,057
City Population



241,738
Households


\$95,396
Avg. Household Income

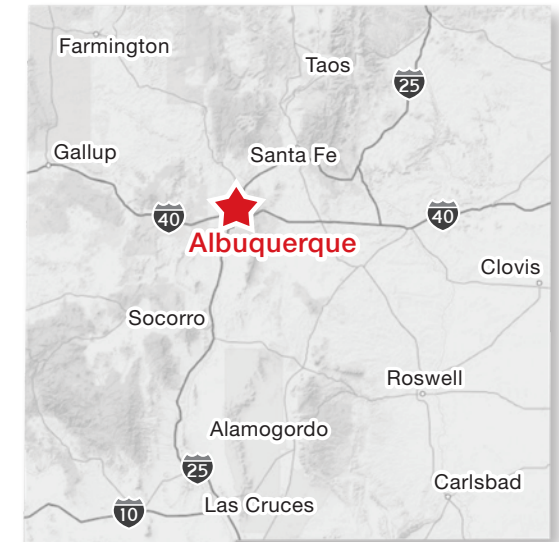

\$56,388
Md. Disposable Income


21,751
Total Businesses


277,887
Total Employees


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.