

**For
Lease**



High-Visibility Retail/Office

ON CARLISLE BLVD. ACROSS FROM NEW DEVELOPMENT



±2,500 SF Available

2700 Carlisle Blvd. NE | Albuquerque, NM 87110

Alexis Lovato

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Melody Torres

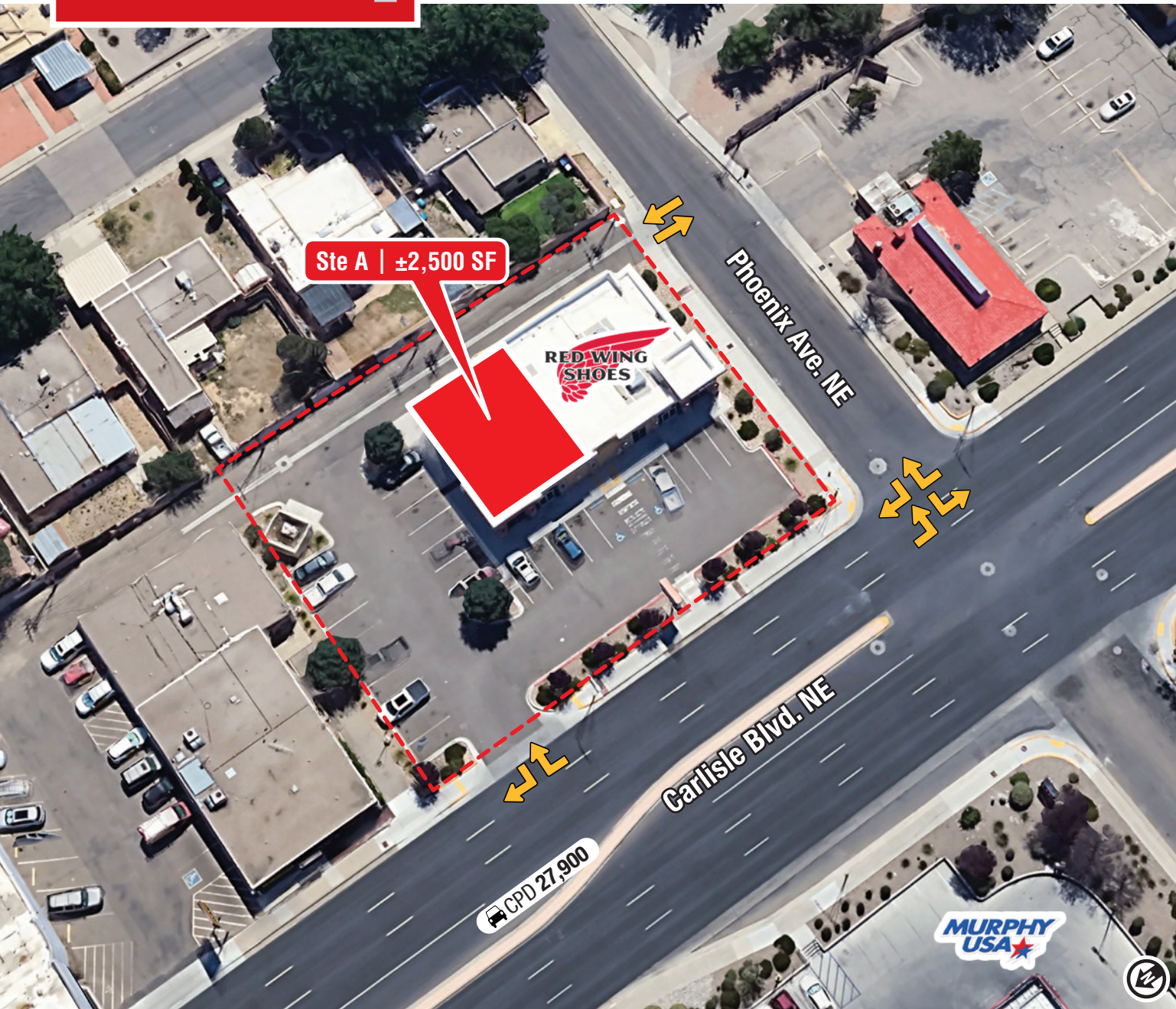
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NA SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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2700 Carlisle Blvd. NE | Albuquerque, NM 87110



PROPERTY

AVAILABLE

Suite A: ±2,500 SF

LEASE RATE

See Advisors (NNN)

HIGHLIGHTS

- Second-generation retail/ office space
- Open floor plan with modern interior finishes
- Prominent building and pylon signage
- Excellent visibility along Carlisle Blvd. to 27,900 cars per day
- Located near the busy signalized intersection of Carlisle & Menaul Blvds.
- Shadow-anchored by a Walmart Supercenter with over 3.2 million annual visits
- Directly across from the major new redevelopment at the former American Home site
- Surrounded by national retailers and restaurants
- Convenient access to I-40, I-25 and Uptown

ZONING [MX-L](#) 

LOCATION

NWQ Carlisle & Menaul Blvds. NE

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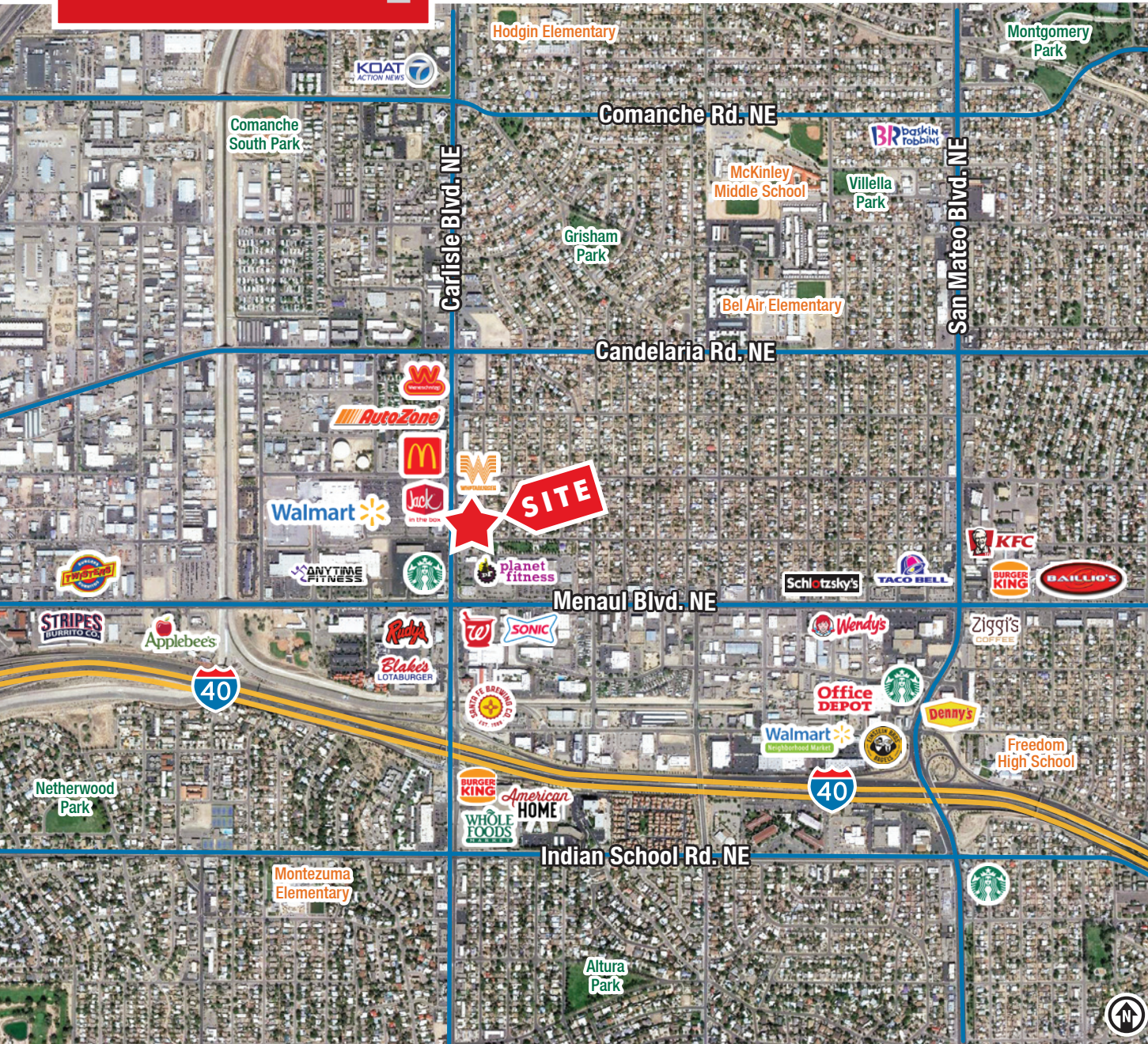
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,189	104,179	273,153
Average HH Income	\$77,319	\$81,488	\$84,075
Daytime Employment	12,357	111,710	231,460

2025 Forecasted by Esri



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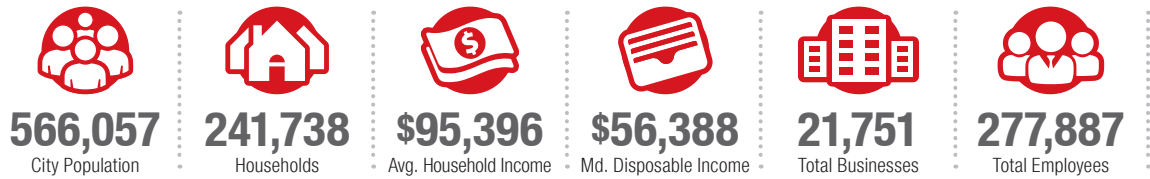
Albuquerque

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.

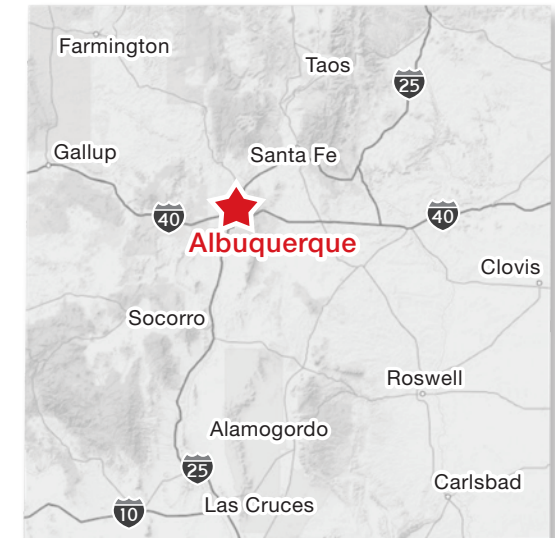
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



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.