



AVAILABLE SPACE

Fully Leased

PROPERTY HIGHLIGHTS

- Walmart Shadow Anchored
- High visibility from main commercial thoroughfare: Carlisle Blvd
- Multiple national restaurants and stores nearby
- Great ingress/egress
- Monument signage

TRAFFIC COUNT

Carlisle: 23,500 VPD
(CoStar 2016)

AREA TRAFFIC GENERATORS



CALL FOR
MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2018 Total Population	12,564	104,581	285,203
2018 Average HH Income	\$55,215	\$55,646	\$57,818
2018 Daytime Population	-	-	-



Shadow Anchored!
Est. Sales for Walmart
\$49.4M Annually*
(*Source: 2018 Nielsen TDLinx)

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Walmart Shadow Anchored Retail Building

SWQ OF CARLISLE BLVD &
CLAREMONT AVE
2711 CARLISLE BLVD NE
ALBUQUERQUE, NM 87110



OFFERING SUMMARY

Lease Rate: N/A

Available SF: Fully Leased

Lot Size: 0.54 Acres

Year Built: 2010

Zoning: MX-M

PROPERTY OVERVIEW

Former mattress stores make for the best second generation retail space: high visibility, beautiful glass façade, open floor plan and natural lighting. The building is photogenic from all four sides. This freestanding building was built in 2010 for The Mattress Store and is surrounded in every direction by recognizable national companies; including being shadow anchored by Walmart, Jack In the Box, McDonald's, Whataburger, American Home Furniture, Cost Plus World Market, Planet Fitness and Walgreens.

LOCATION OVERVIEW

2711 Carlisle is located at the intersection of Carlisle Blvd & Claremont Ave. This busy commercial street sees a constant traffic for the Walmart to the west and for drive-thru fast food from McDonald's and Jack In the Box. To the north lies The Shops at Carlisle: Papa Murphy's, Subway, AT&T and AutoZone. To the south is American Square: American Home Furniture Warehouse, Cost Plus World Market, Anytime Fitness and Concentra Urgent Care. This area is crawling with new activity with the recently developed T-Mobile and Red Wing Shoes, the recently rebranded Wyndham Hotel with an open to the public water park and new entertainment tenants to follow, and the Green Jeans shipping container development with Santa Fe Brewing and a collection of local restaurants and eateries.

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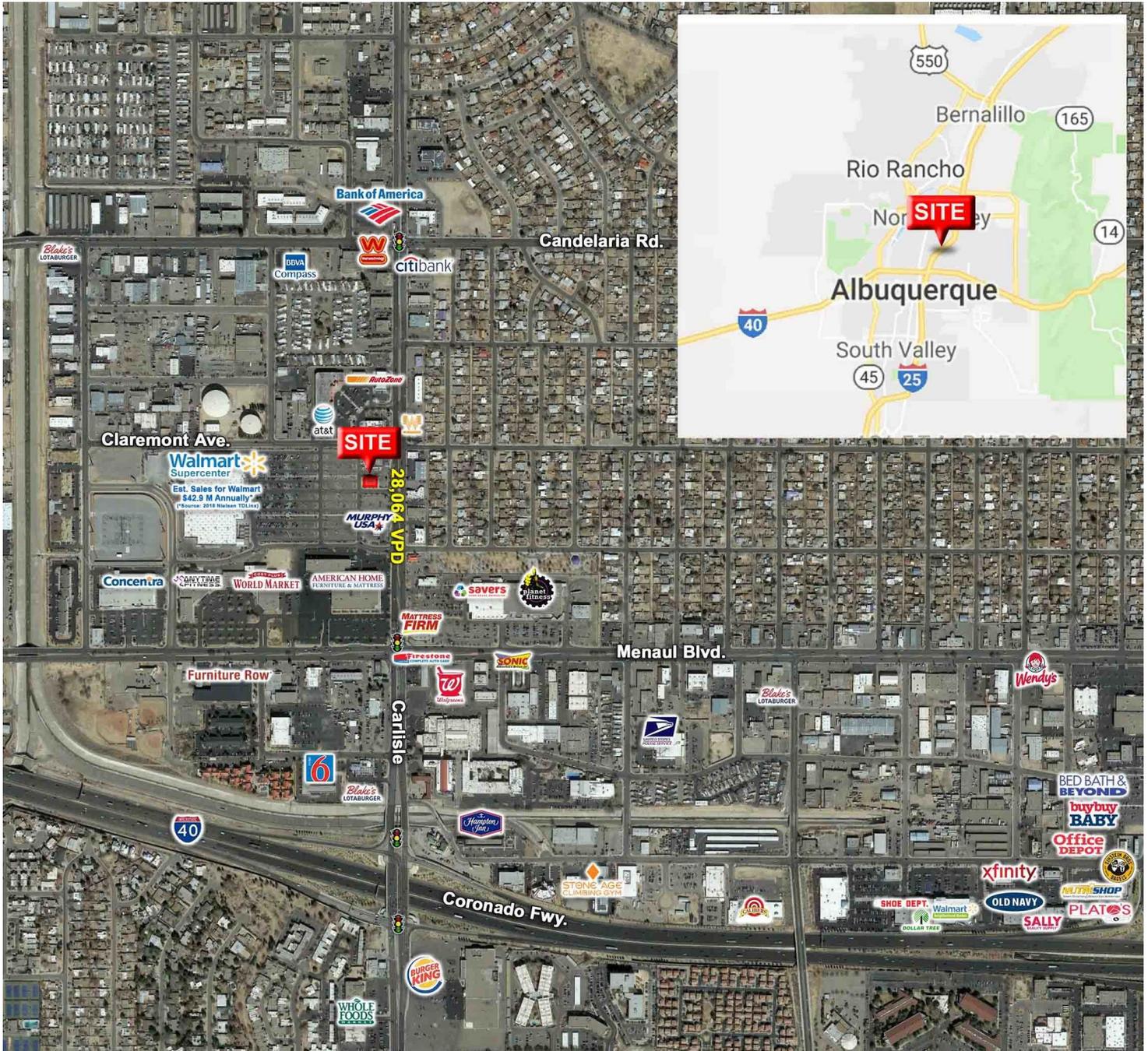
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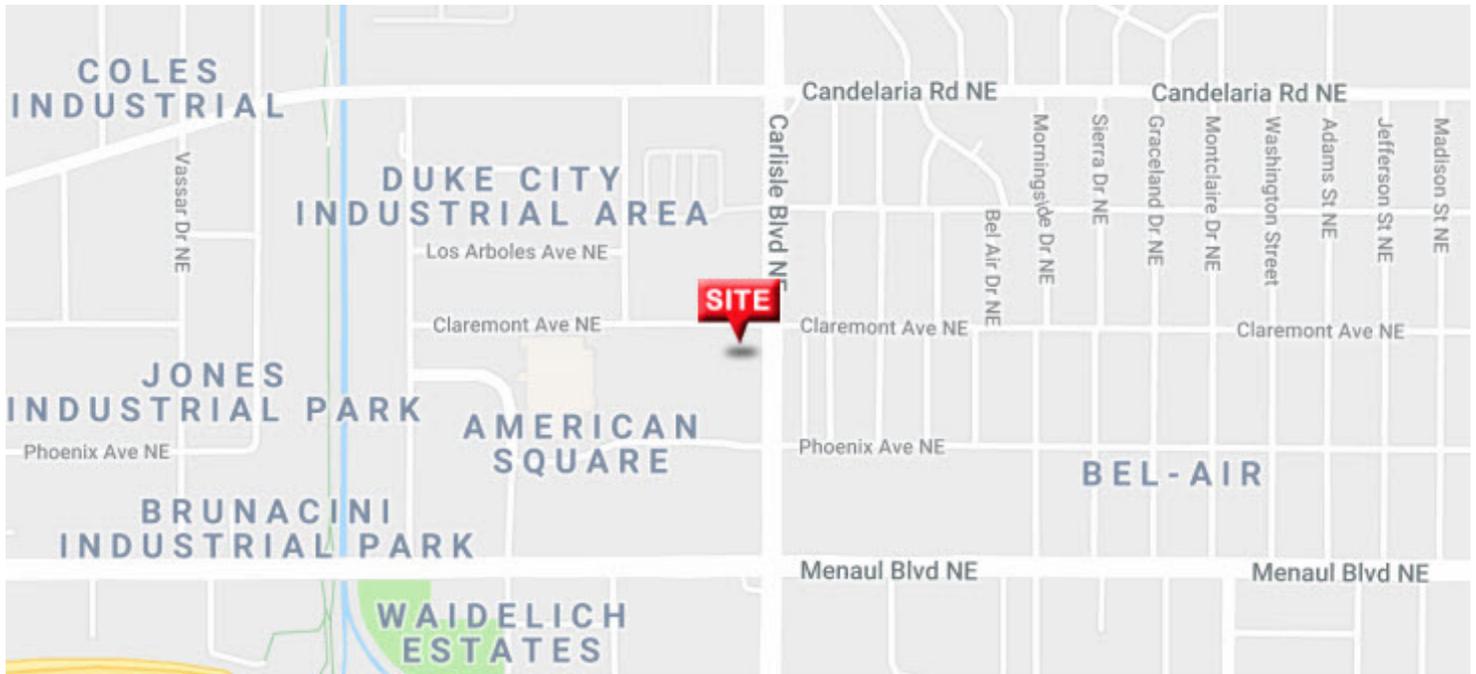
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