

# SHOPS AT CARLISLE

NWQ CARLISLE BLVD AND CLAREMONT AVE  
2839 CARLISLE BLVD NE, ALBUQUERQUE, NM 87110

## AVAILABLE Quality Medical Space

### FOR LEASE

#### AVAILABLE SPACE

Medical Anchor - 16,443 SF  
Inline Space - 1,316 SF

#### RATE

See Advisor

#### Austin Tidwell, CCIM

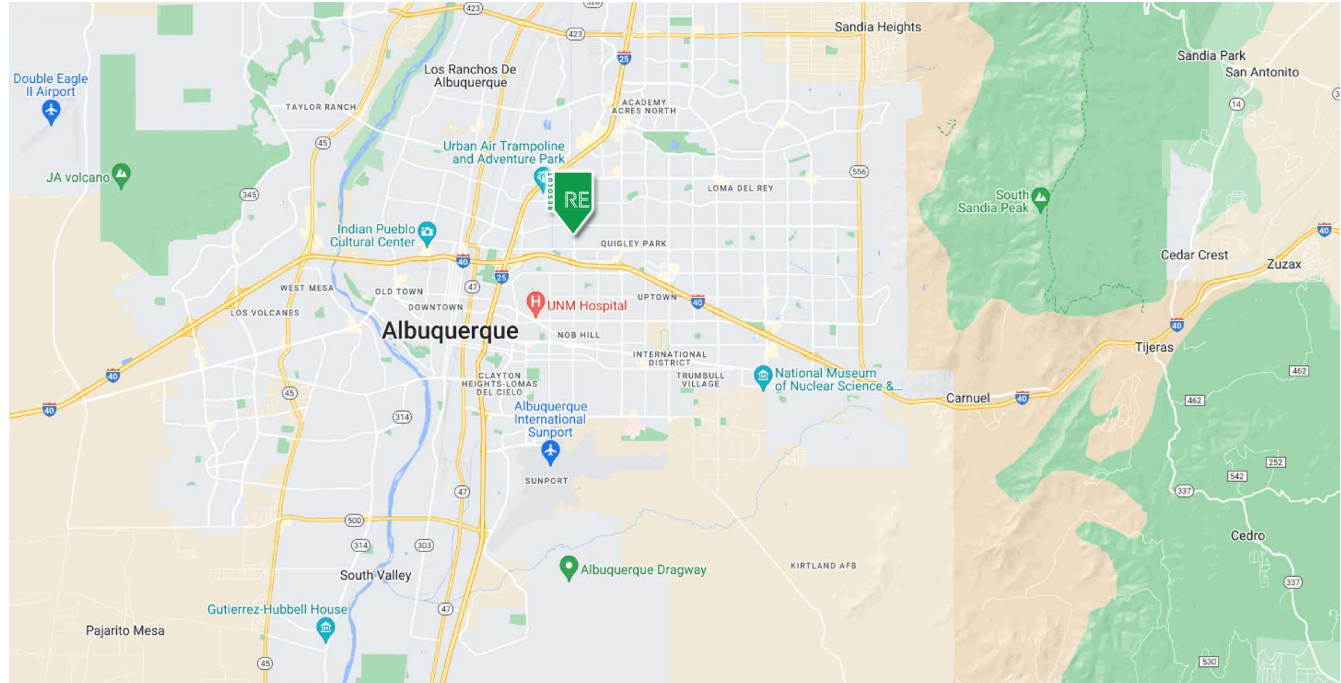
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## PROPERTY HIGHLIGHTS

- State of the Art medical space available, \$3.5MM buildout in 2022
- Adjacent to a top performing grocer \$49,400,000.00
- Anchored by Motopia NM (Triumph Motorcycles)
- Tenant improvement allowance is negotiable
- Pylon signage on both Carlisle and Claremont
- 1/2 mile away from I-40 & Carlisle exit
- Join Cano Health, Triumph Motopia, AT&T, Subway, Papa Murphy's, McDonald's, Farmer's and AutoZone
- Attractive construction and monument signage



## AREA TRAFFIC GENERATORS



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## DEMOGRAPHIC SNAPSHOT 2023



**101,894  
POPULATION  
3-MILE RADIUS**



**\$83,513.00  
AVG HH INCOME  
3-MILE RADIUS**



**147,167  
DAYTIME POPULATION  
3-MILE RADIUS**



**TRAFFIC COUNTS**  
Carlisle Blvd: 24,862 VPD  
Claremont: 2,785 VPD  
(Sites USA 2023)



## PROPERTY OVERVIEW

The Shops at Carlisle has been nearly 100% leased for the previous 2 years, but due to the Bankruptcy of Cano Medical, we now have a turn-key medical office suite available. This exceptional suite seamlessly merges prime retail real estate with a state-of-the-art, full medical/urgent care/dental buildout, setting the stage for a myriad of possibilities in the healthcare industry. The previous tenant spent in excess of \$3.5MM on this buildout, and it shows. From the moment you enter, the expansive reception area welcomes patients with a calming and modern ambiance, setting the tone for a positive healthcare experience. The space has over 32 exam/treatment rooms, 8 private offices, vitals area, wellness studio, and back storage warehouse. The layout promotes a seamless flow from check-in to treatment, fostering an environment that prioritizes both efficiency and compassion.

In addition to the Medical Jr. Anchor suite, we have an in-line retail suite for lease. Suite 120 is a smaller in-line suite that has AT&T, Subway, and Papa Murphys as co-tenants and is highly visible to the Walmart Super Center.

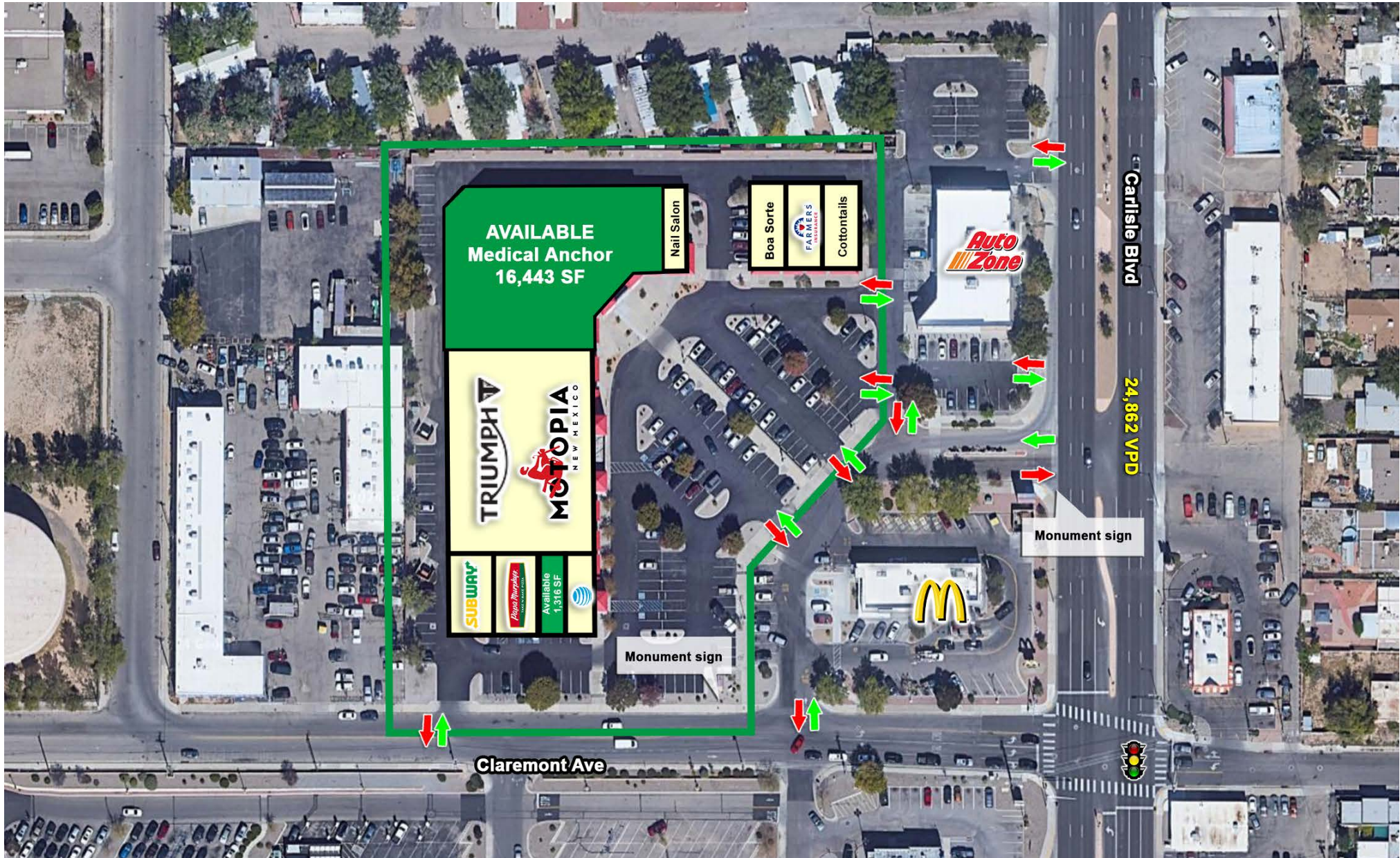
## LOCATION OVERVIEW

Located adjacent to one of the highest performing Walmart's in the state of New Mexico with sales of \$49,400,000.00 and a high performing double drive-thru McDonalds with sales of \$3,008,000.00. Located in Midtown just north of the Carlisle and I-40 intersection, this property is highly accessible to all parts of the Albuquerque MSA. Midtown is quickly redeveloping with tenants such as Stone Age Rock Climbing Gym, Calibers, Wyndam, Triumph, and Green Jeans Farmery re-shaping the area.



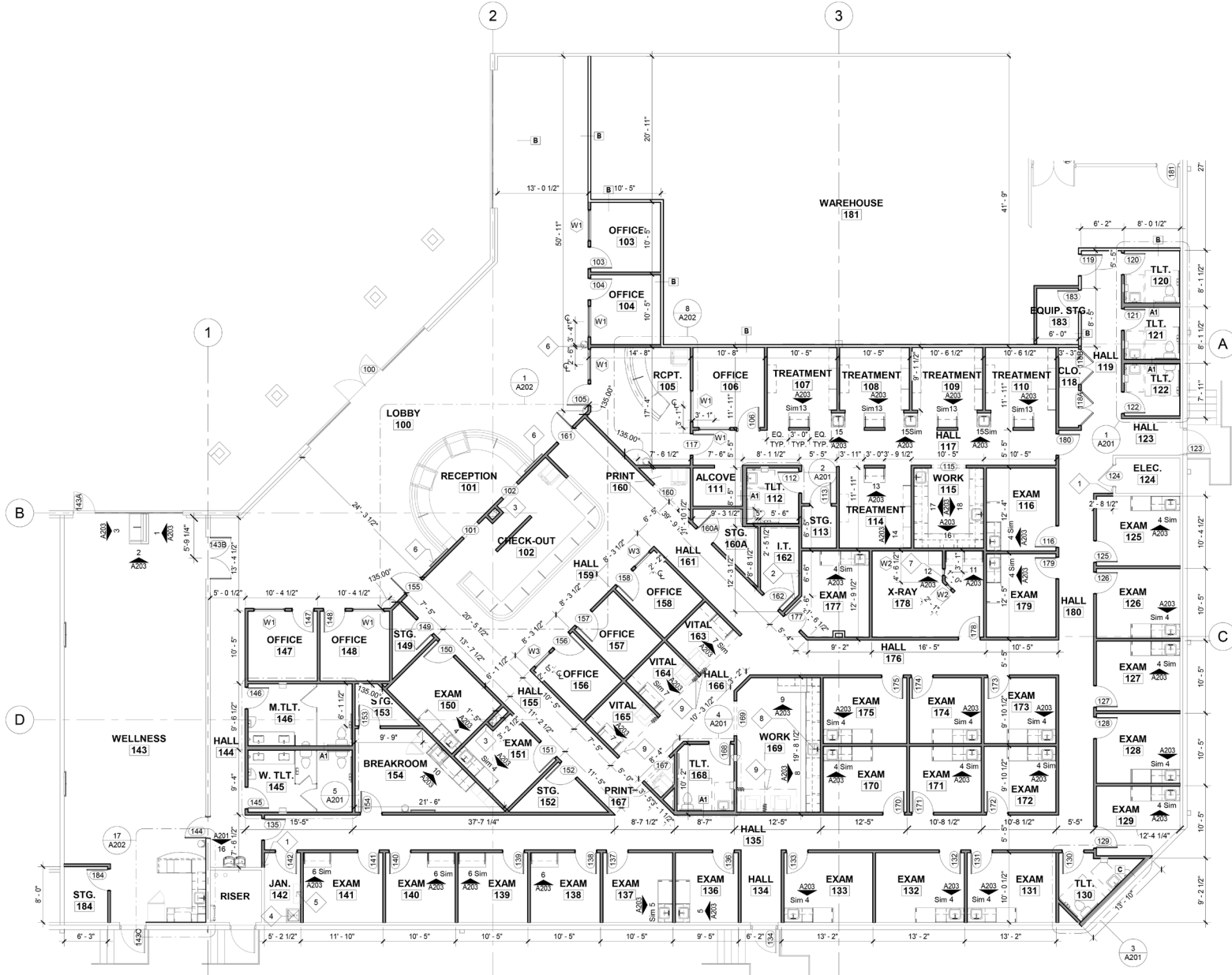
<b>Lot Size:</b>	0.48 Acres
<b>Available SF:</b>	1,316 SF - 16,443 SF
<b>Year Built:</b>	2000
<b>Zoning:</b>	MX-M (C-2)
<b>Submarket:</b>	NE Heights
<b>Space Type:</b>	2nd Gen Medical & Retail







Medical Anchor - 16,443 SF

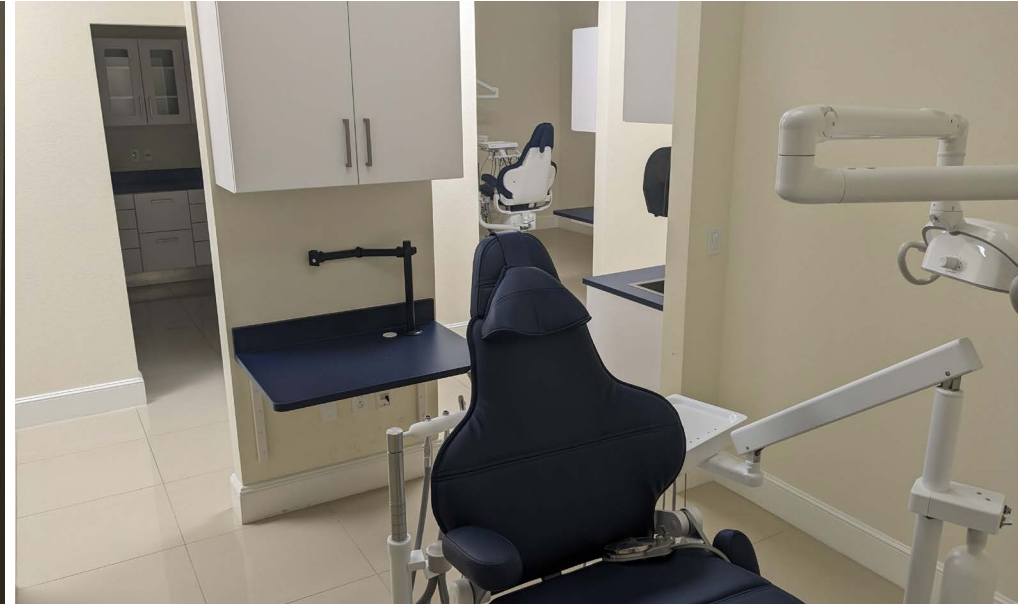


Interior Photos - Medical Anchor



*\*Some Medical Equipment shown will NOT convey.*

Interior Photos - Medical Anchor



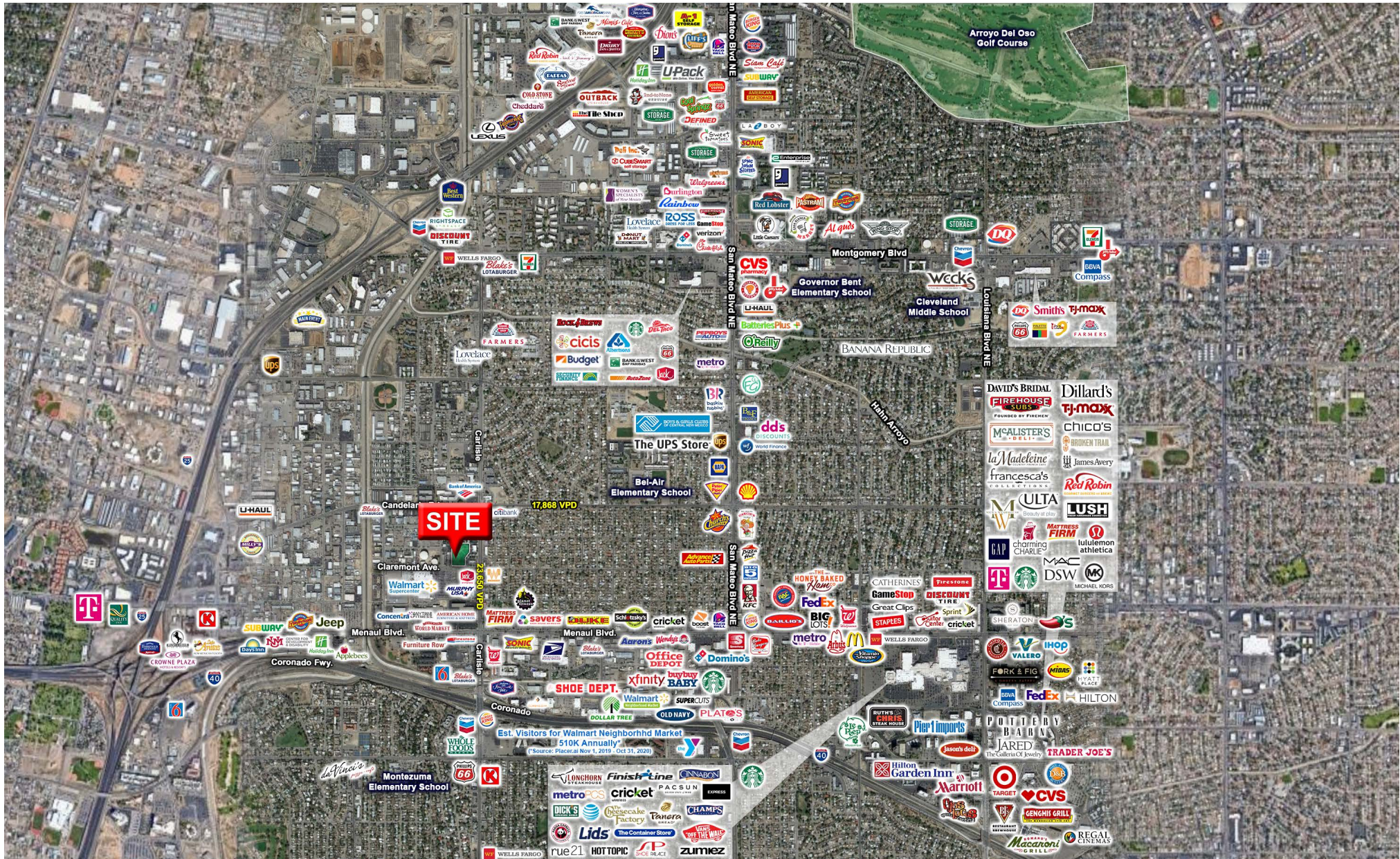
*\*Some Medical Equipment shown will NOT convey.*



**SHOPS AT CARLISLE** | 2839 Carlisle Blvd NE, Albuquerque, NM 87110**Inline Space - 1,319 SF**

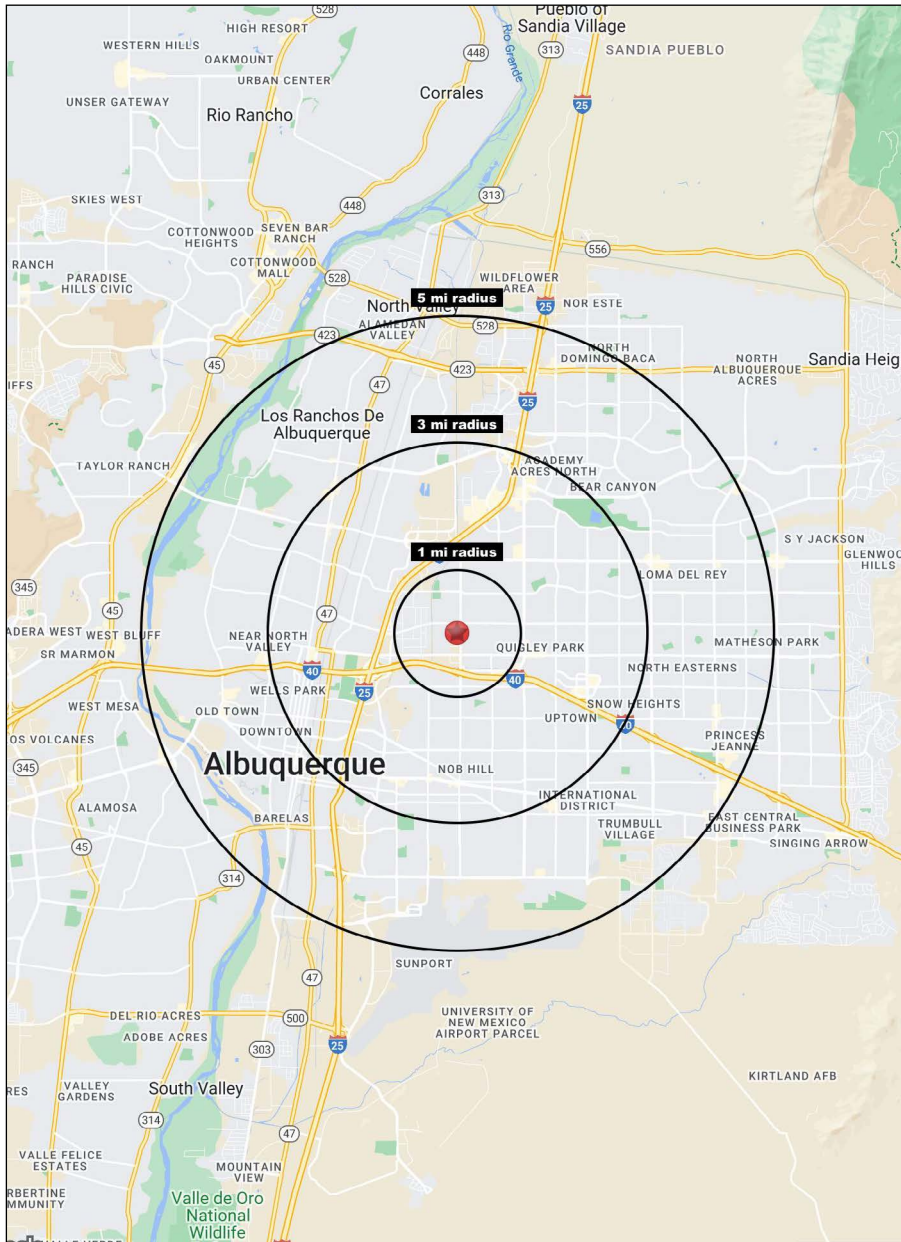


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### Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.1141/-106.605

2839 Carlisle Blvd NE Albuquerque, NM 87110	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	12,518	101,894	275,128
2028 Projected Population	12,463	100,482	273,288
2020 Census Population	12,081	102,543	277,832
2010 Census Population	11,920	103,923	278,498
Projected Annual Growth 2023 to 2028	-	-0.3%	-0.1%
Historical Annual Growth 2010 to 2023	0.4%	-0.2%	-
2023 Median Age	37.2	39.3	40.5
<b>Households</b>			
2023 Estimated Households	5,792	50,153	128,376
2028 Projected Households	5,749	49,485	127,225
2020 Census Households	5,581	49,403	126,822
2010 Census Households	5,392	48,343	122,934
Projected Annual Growth 2023 to 2028	-0.1%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2023	0.6%	0.3%	0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	51.1%	55.6%	54.3%
2023 Estimated Black or African American	3.4%	3.9%	4.0%
2023 Estimated Asian or Pacific Islander	3.2%	4.7%	3.9%
2023 Estimated American Indian or Native Alaskan	6.6%	5.3%	5.0%
2023 Estimated Other Races	35.8%	30.5%	32.7%
2023 Estimated Hispanic	51.2%	43.9%	47.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$77,963	\$83,513	\$85,136
2023 Estimated Median Household Income	\$60,772	\$64,038	\$64,126
2023 Estimated Per Capita Income	\$36,198	\$41,371	\$39,981
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.3%	3.5%
2023 Estimated Some High School (Grade Level 9 to 11)	8.5%	5.1%	5.5%
2023 Estimated High School Graduate	23.7%	18.3%	20.7%
2023 Estimated Some College	28.0%	22.8%	21.8%
2023 Estimated Associates Degree Only	7.0%	8.1%	8.7%
2023 Estimated Bachelors Degree Only	14.5%	21.5%	20.4%
2023 Estimated Graduate Degree	16.2%	22.0%	19.4%
<b>Business</b>			
2023 Estimated Total Businesses	1,742	12,403	24,021
2023 Estimated Total Employees	13,205	114,441	222,056
2023 Estimated Employee Population per Business	7.6	9.2	9.2
2023 Estimated Residential Population per Business	7.2	8.2	11.5

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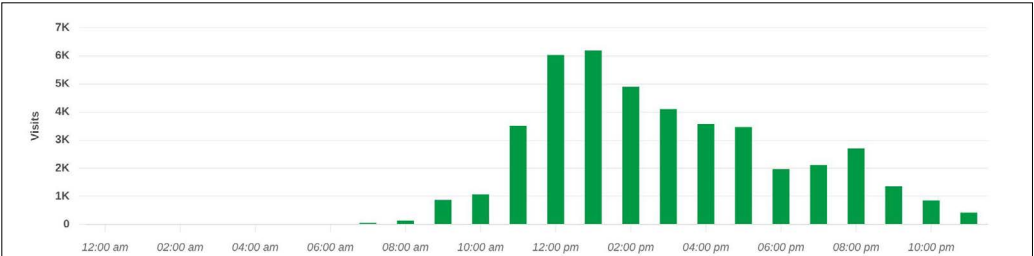
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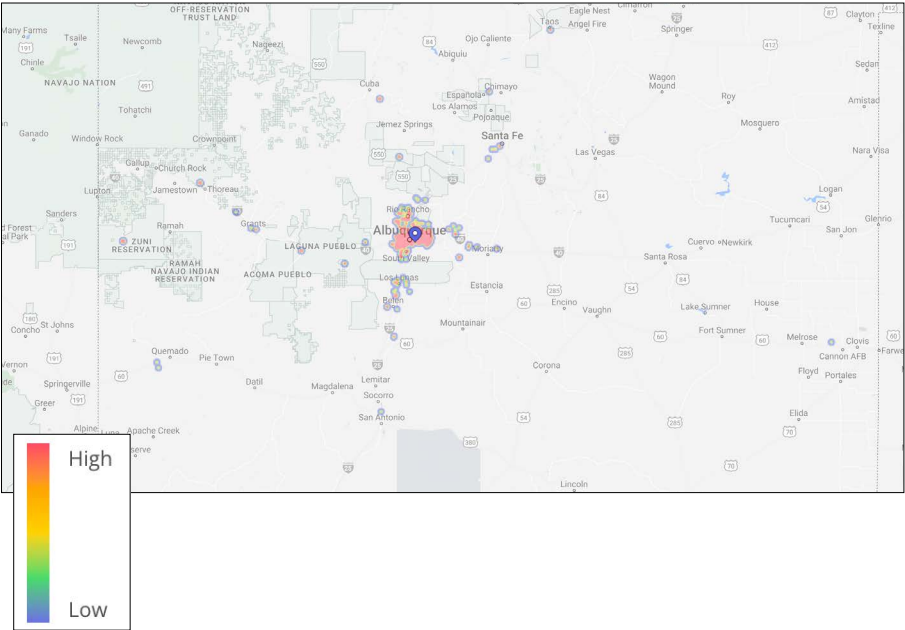
METRICS

Visits	30.4K	Visit Frequency	1.57
Visitors	19.4K	Avg. Dwell Time	27 min

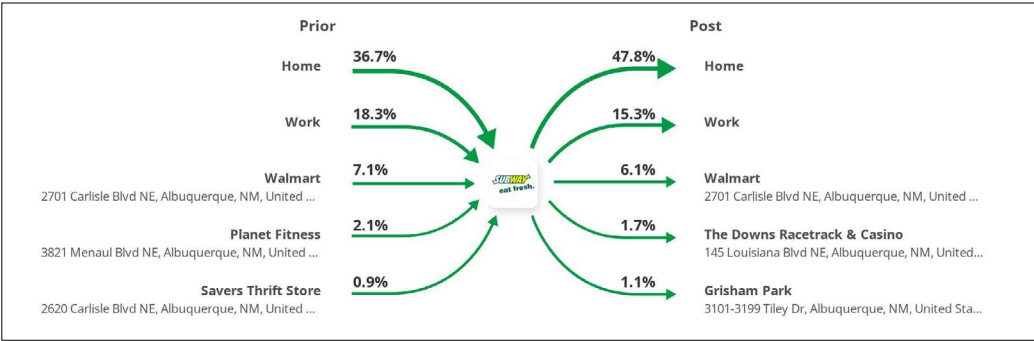
HOURLY VISITS



# OF VISITS



VISITOR JOURNEY



Show by: | Feb 1st, 2023 - Jan 31st, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)

