

# Owner/User Investment Opportunity

2001 CARLISLE BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



## For Sale

- > Sale Price: \$685,500
- > Price per SF: \$95.00/SF
- > Building Size: +/- 7,216 SF
- > Lot Size: 0.5 Acres
- > Zoning: C-1
- > Proforma Cap Rate: 9.71%

## For Lease

- > Suite C: 1,280 SF
- > Suite D: 2,971 SF
- > Lease Type: Modified Gross
- > Lease Rate:
  - > Suite C: \$12.50/SF
  - > Suite D: \$12.00/SF

## Contact Us

ED ANLIAN, CCIM  
SENIOR ASSOCIATE  
+1 505 880 7069  
ALBUQUERQUE, NM  
LICENSE #14869  
[ed.anlian@colliers.com](mailto:ed.anlian@colliers.com)

## Building Amenities

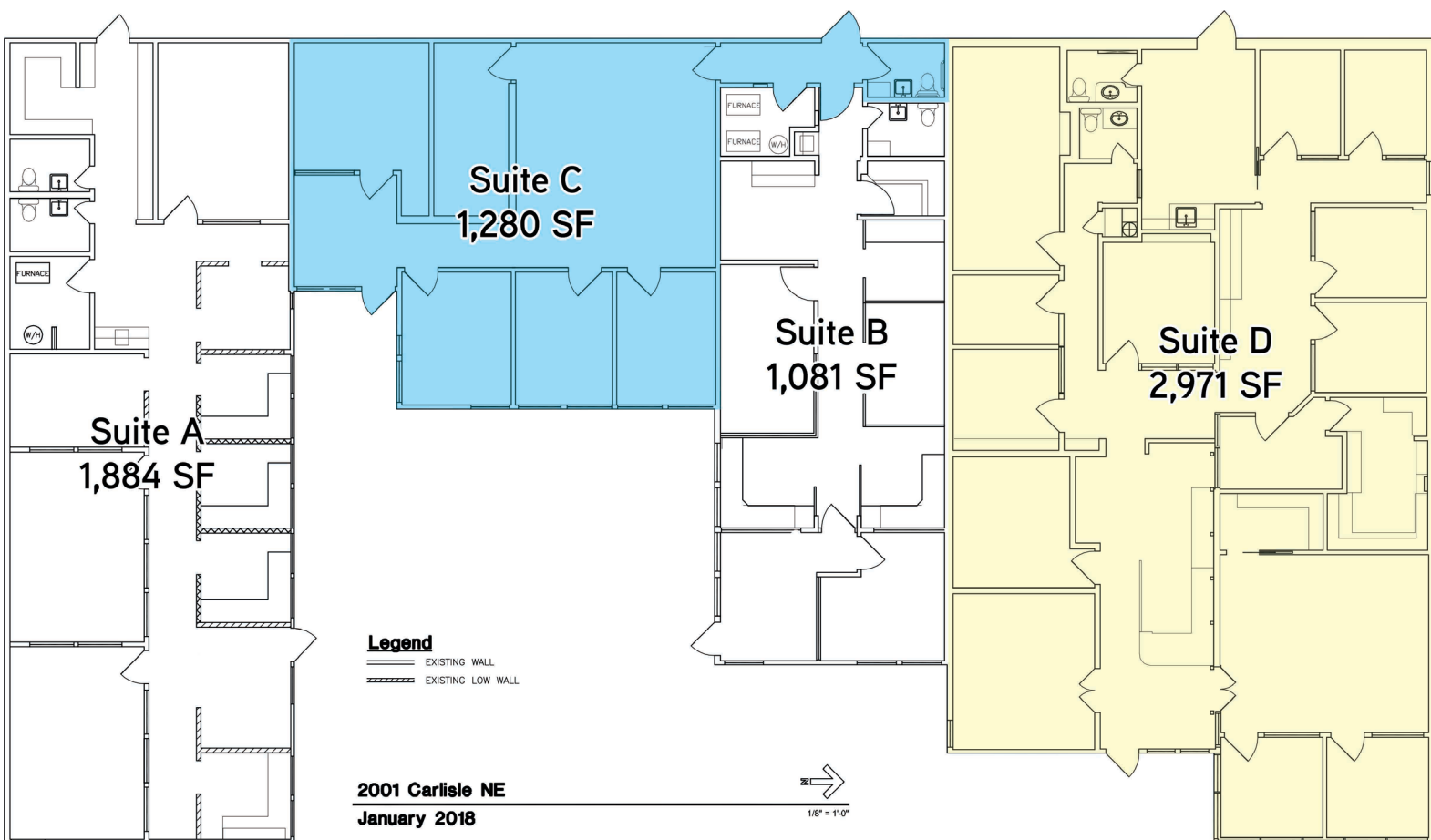
- > Great Midtown location - gateway to UNM
- > Close to amenities
- > Can be investment or owner occupied
- > Currently 100% occupied
- > Monument signage available
- > 4.5:1,000 parking
- > Easy access to I-40
- > Well maintained by attentive owner
- > Green shaded courtyard entry

COLLIERS INTERNATIONAL | NM  
MAIN +1 505 883 7676  
5051 Journal Center Blvd. NE, Suite 200  
Albuquerque, NM 87109  
[www.colliers.com](http://www.colliers.com)

# Floor Plan

2001 CARLISLE BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



## Contact Us

ED ANLIAN, CCIM  
SENIOR ASSOCIATE  
+1 505 880 7069  
ALBUQUERQUE, NM  
LICENSE #14869  
[first.verylonglast@colliers.com](mailto:first.verylonglast@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)

*Independently Owned and Operated* – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



# Suite Photos

2001 CARLISLE BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



## Leasable Area by Suites

Suite A: 1,884 SF (Leased)  
Suite B: 1,081 SF (Leased)  
Suite C: 1,280 SF (Vacant)  
Suite D: 2,971 SF (Vacant)

Total = 7,216 SF



## Contact Us

ED ANLIAN, CCIM  
SENIOR ASSOCIATE  
+1 505 880 7069  
ALBUQUERQUE, NM  
LICENSE #14869  
[ed.anlian@colliers.com](mailto:ed.anlian@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)

*Independently Owned and Operated* – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



FOR SALE OR LEASE › OFFICE SPACE



# Property Photos

2001 CARLISLE BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



## Contact Us

ED ANLIAN, CCIM  
SENIOR ASSOCIATE  
+1 505 880 7069  
ALBUQUERQUE, NM  
LICENSE #14869  
[ed.anlian@colliers.com](mailto:ed.anlian@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)

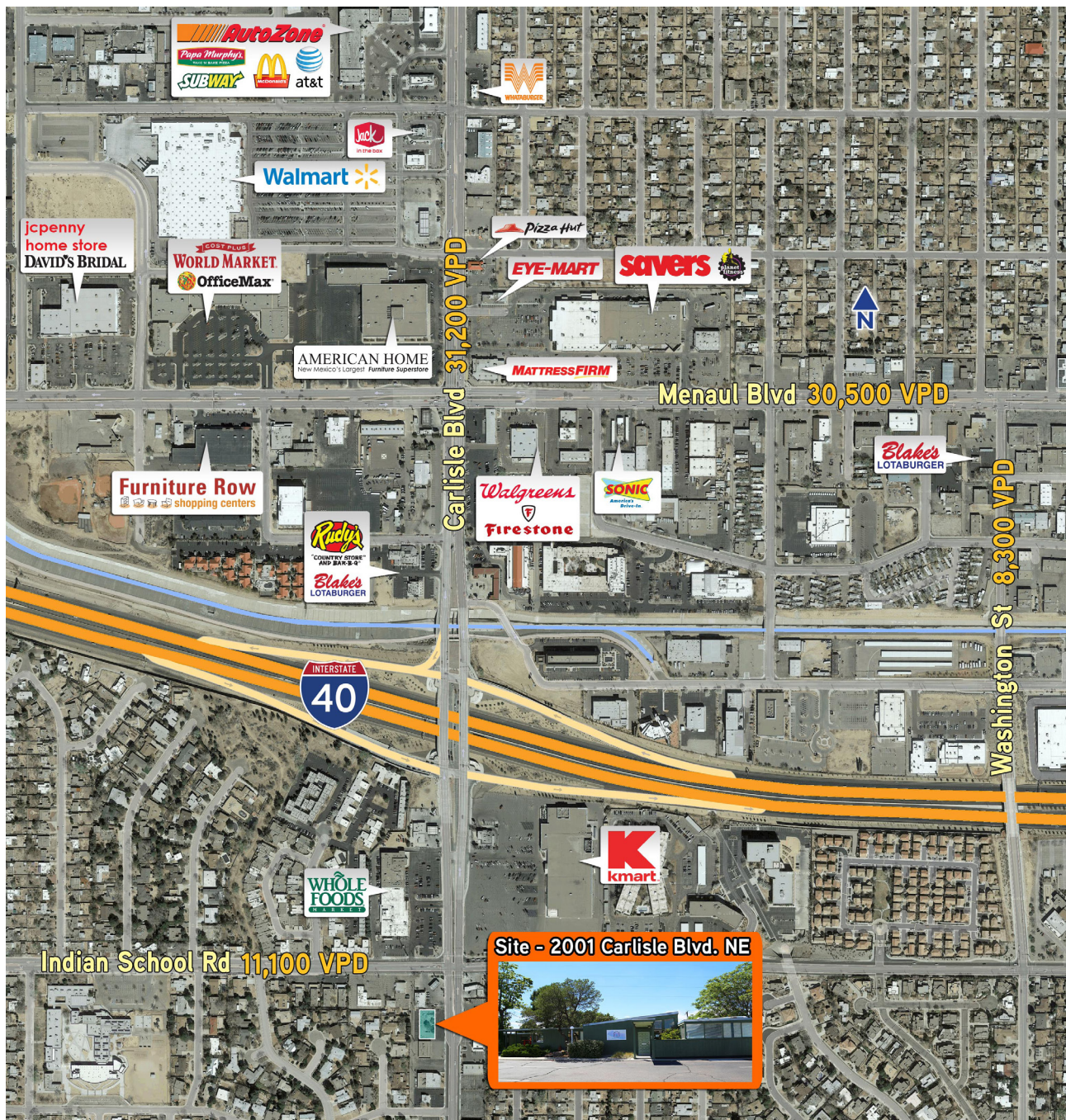
*Independently Owned and Operated* – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



# Aerial

2001 CARLISLE BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



## Contact Us

ED ANLIAN, CCIM  
SENIOR ASSOCIATE  
+1 505 880 7069  
ALBUQUERQUE, NM  
LICENSE #14869  
[first.verylonglast@colliers.com](mailto:first.verylonglast@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)

*Independently Owned and Operated* – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



# Proforma APOD

2001 CARLISLE BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.

<b>APOD (Pro Forma)</b>	
Rental Income*	\$85,611
Less: Vacancy and Cr. Losses	(\$4,281)
Effective Rental Income	\$81,330
Property Insurance	\$1,444
Repairs and Maintenance	\$2,237
Utilities	\$2,200
Property Taxes	\$6,017
Contract Services	\$2,860
Total Operating Expenses	<b>\$14,761</b>
Net Operating Income	<b>\$66,569</b>

\* Based upon a \$12.50/SF Lease of available Suites C &amp; D

## Contact Us

ED ANLIAN, CCIM  
SENIOR ASSOCIATE  
+1 505 880 7069  
ALBUQUERQUE, NM  
LICENSE #14869  
[ed.anlian@colliers.com](mailto:ed.anlian@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)

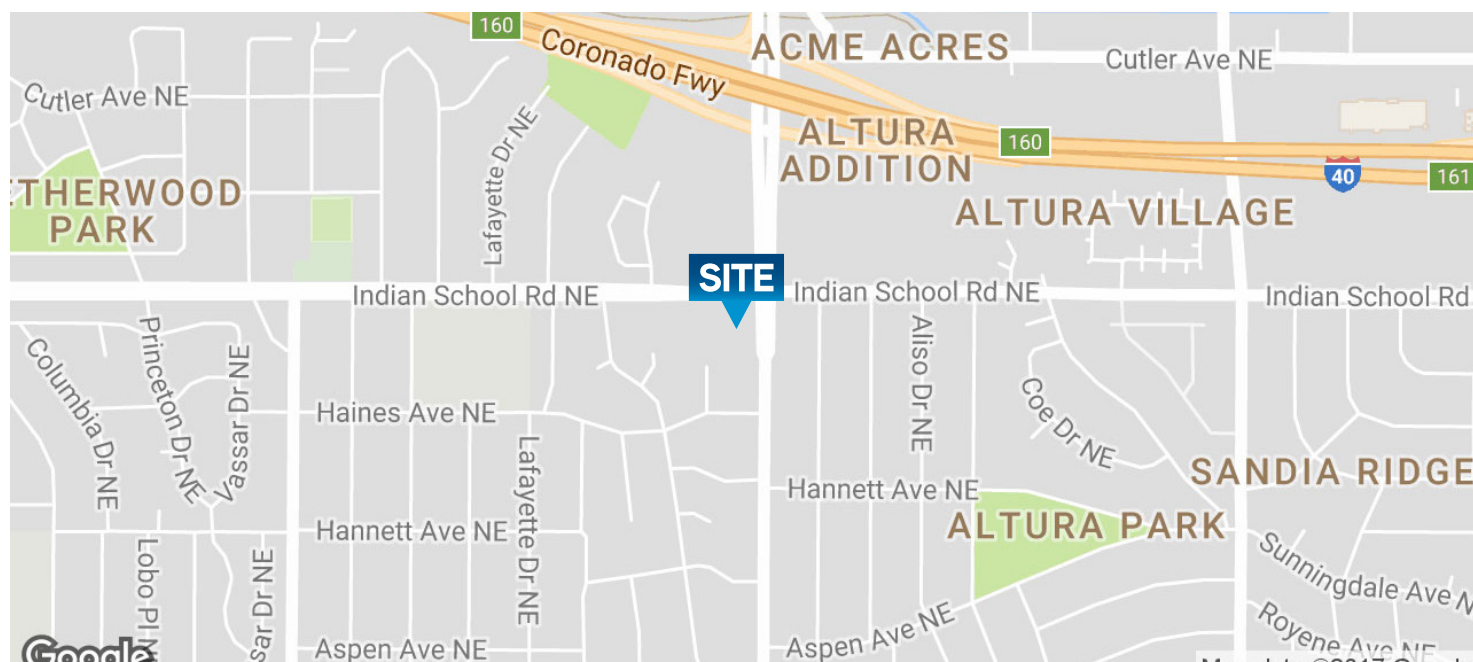
*Independently Owned and Operated* – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



# Demographics

2001 CARLISLE BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



## Contact Us

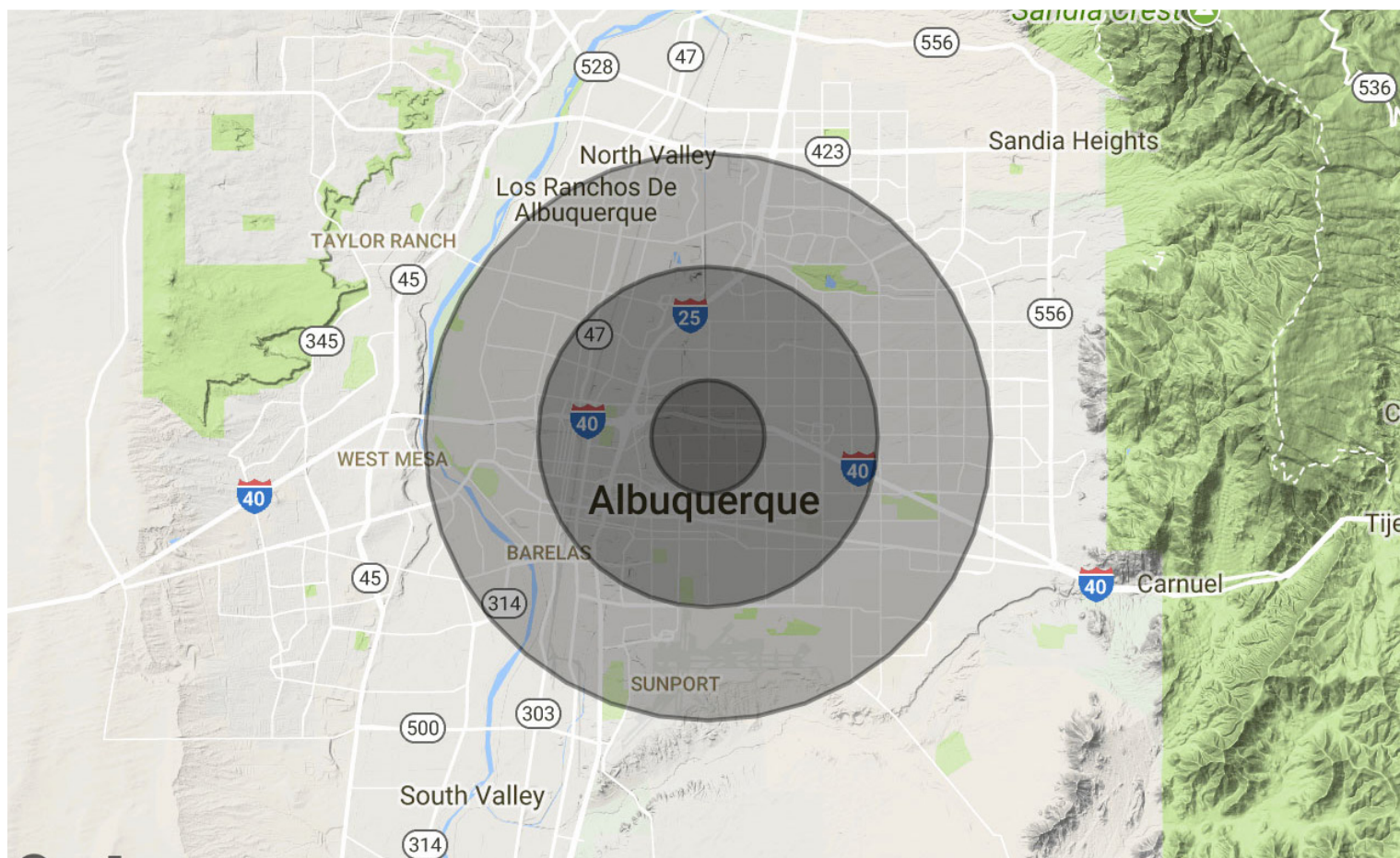
ED ANLIAN, CCIM  
SENIOR ASSOCIATE  
+1 505 880 7069  
ALBUQUERQUE, NM  
LICENSE #14869  
[ed.anlian@colliers.com](mailto:ed.anlian@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)

# Demographics

2001 CARLISLE BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



## Population Demographics

	1-Mile	3-Mile	5-Mile
Total Population	11,820	107,953	262,152
Median Age	37.7	36.2	36.9
Median Age - Female	39.2	37.5	38.5
Median Age - Male	36.2	35.2	35.6

## Household & Income Demographics

	1-Mile	3-Mile	5-Mile
Total Households	5,460	50,095	116,420
# of Persons per HH	2.2	2.2	2.3
Average Home Value	\$185,506	\$192,823	\$204,755
Average HH Income	\$65,835	\$51,405	\$51,716

## Contact Us

ED ANLIAN, CCIM  
 SENIOR ASSOCIATE  
 +1 505 880 7069  
 ALBUQUERQUE, NM  
 LICENSE #14869  
[ed.anlian@colliers.com](mailto:ed.anlian@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)

\* Demographic data derived from 2010 US Census