



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

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Building Amenities

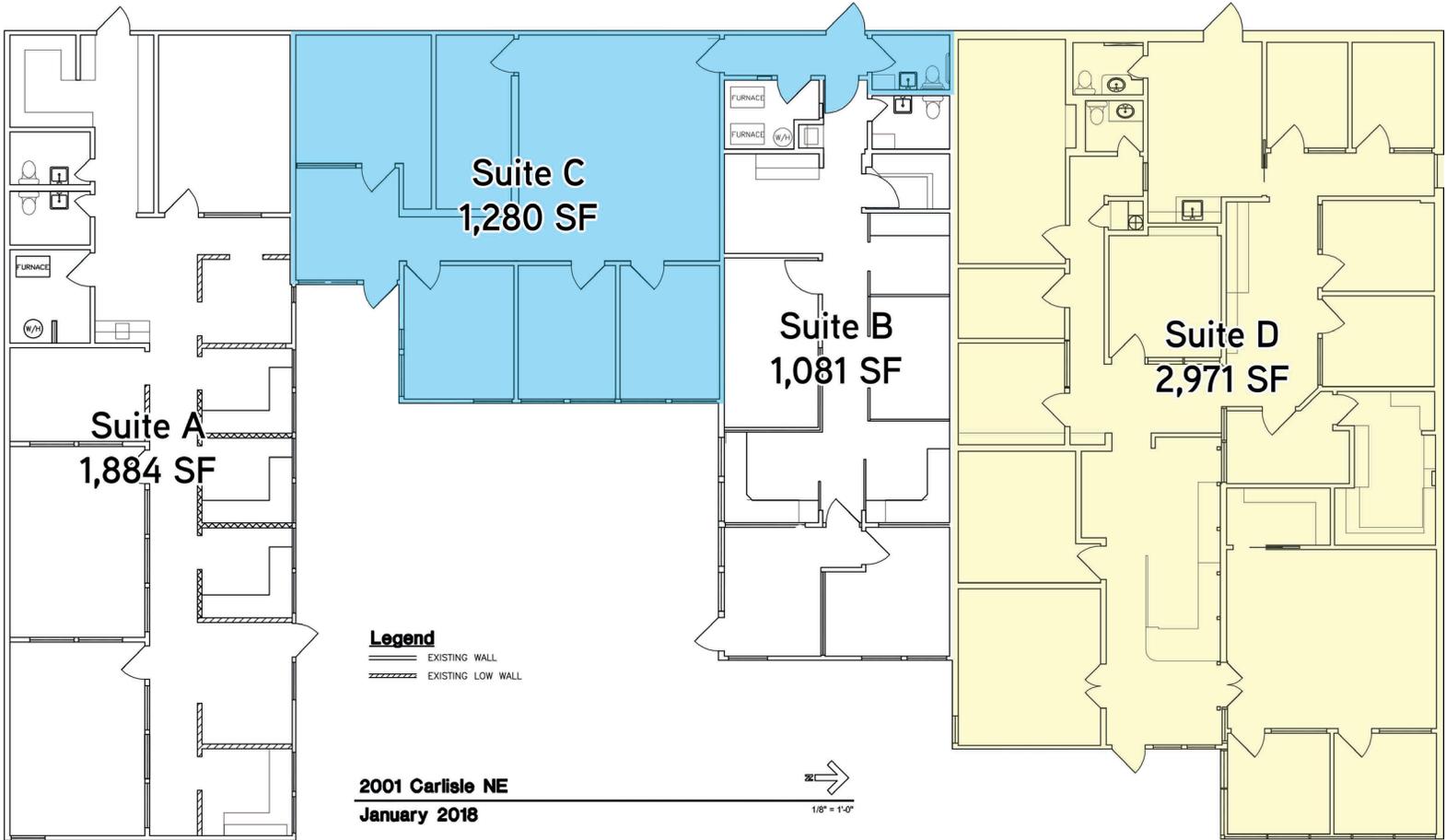
- > Great Midtown location - gateway to UNM
- > Close to amenities
- > Can be investment or owner occupied
- > Currently 100% occupied
- > Monument signage available
- > 4.5:1,000 parking
- > Easy access to I-40
- > Well maintained by attentive owner
- > Green shaded courtyard entry

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Floor Plan

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Suite Photos

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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



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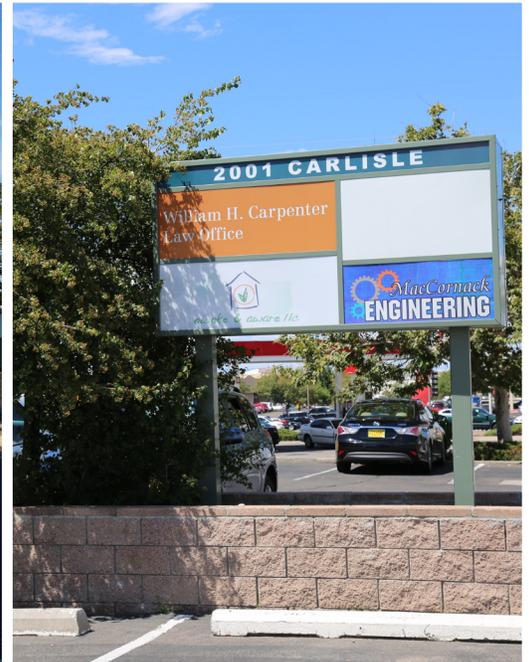
FOR SALE OR LEASE > OFFICE SPACE

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Property Photos

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Aerial

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Proforma APOD

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APOD (Pro Forma)	
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	\$14,761
Net Operating Income	\$66,569

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

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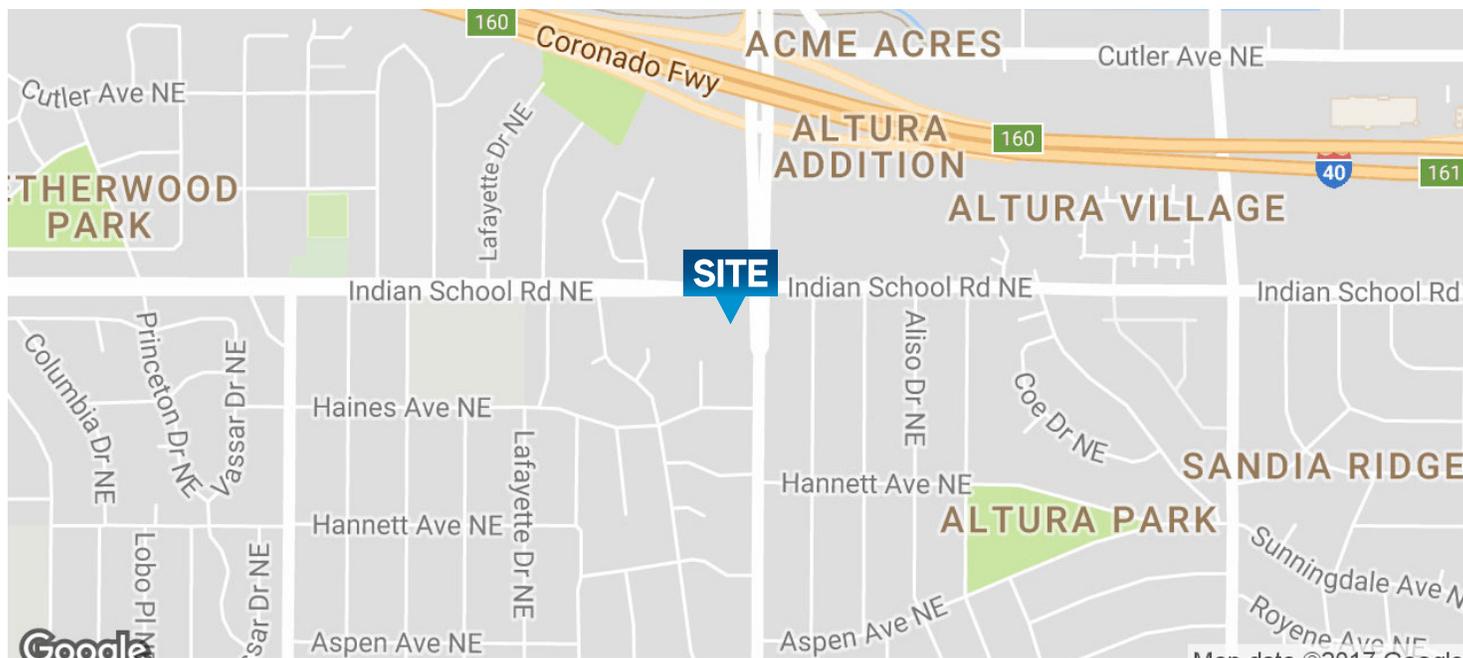
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Demographics

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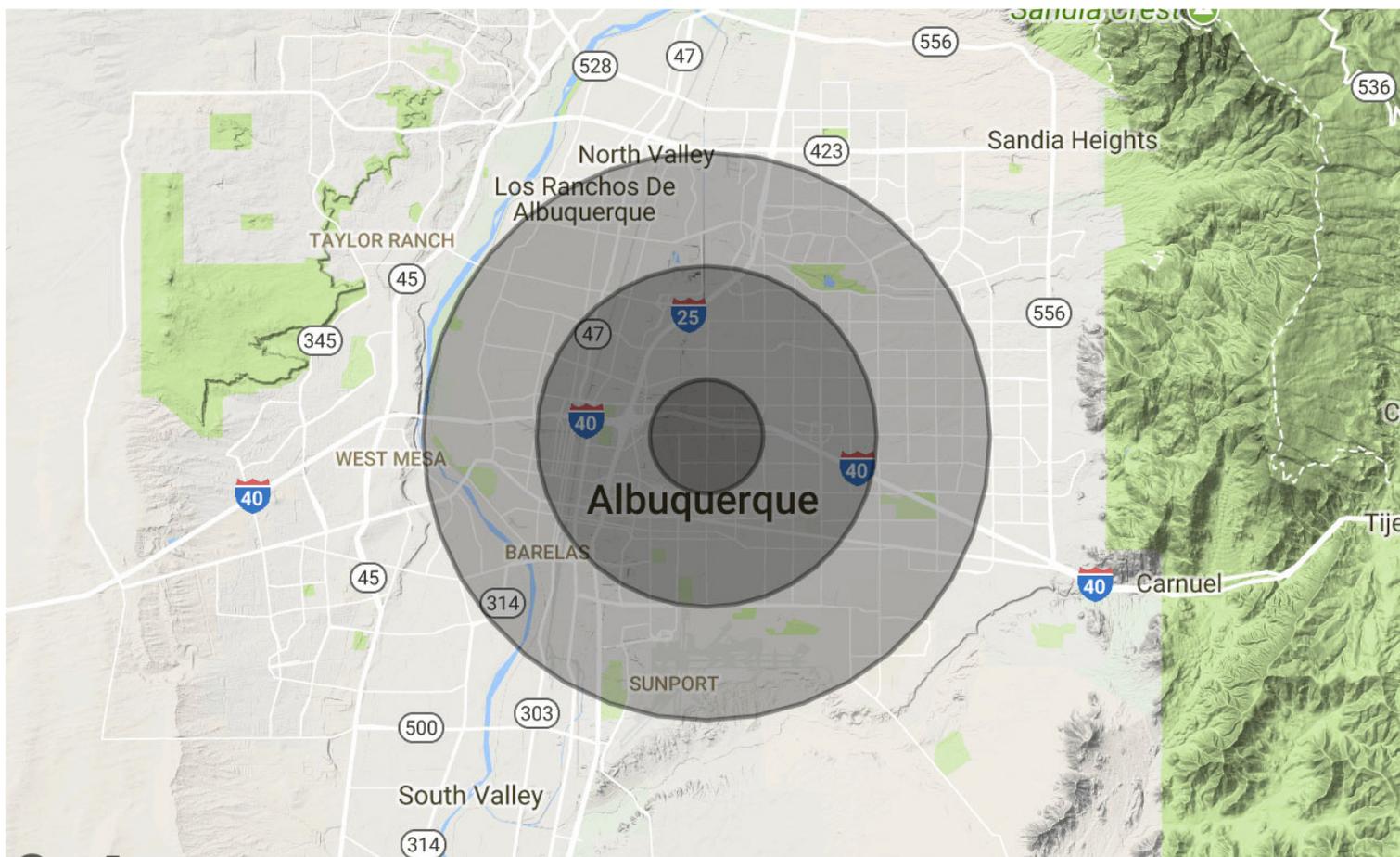
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Demographics

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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

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* Demographic data derived from 2010 US Census

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