



1823 COMMERCIAL ST. NE

Albuquerque, NM 87107

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE OR LEASE



**MULTI-TENANT INDUSTRIAL
FOR SALE OR LEASE**



AVAILABLE SPACE

Suite A 8,096 SF - Available
Suite B 9,593 SF - Occupied
Suite C 5,827 SF - Occupied
Suite D 4,961 SF - Available



SALE PRICE:

All Four Suites \$3,077,000
(\$108 PSF)
Individual Suite (\$110 PSF)

LEASE PRICE:

\$11 PSF PLUS NNN

Christian File

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Jacob Lopez

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS

- » **Total Building Size:** 28,477 SF
- » **Shared Parking/Yard Space:** 26,114 SF
- » **Suites A:** 8,097 SF - Available
- » **Suite B:** 9,593 SF - Occupied
- » **Suite C:** 5,827 SF - Occupied
- » **Suite D:** 4,961 SF - Available
- » **Suite D:** Available for Purchase and the tenant is on a 5 year lease. The lease ends May 1st, 2028. The tenant is paying \$9.00 PSF plus NNN's Coming to a total of \$44,711/YR (\$3,725/MO) with NNN's on top of this rate.
- » **Electrical Capacity:** 3-Phase 480 Volt
- » **Ceiling Heights:** 16'
- » **Dock Info:** True Dock Height and Box Truck Dock Heights Available
- » **Roll Up Doors:** Each Suite Equipped with 10'x12' Roll-Up Door
- » **Vault:** Walk in Vault in Suite B



EXECUTIVE SUMMARY (Continued)

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PORTFOLIO OVERVIEW

ADDRESS:	1823 Commercial St NE Albuquerque, NM 87102
PRICE:	Whole building: \$3,077,000 (\$108 PSF) Individual Suites: \$110 PSF
BUILDING SF:	28,477
LEASE ASKING PRICE:	\$11 PSF PLUS NNN
5 MILE POPULATION:	256,247
5 MILE AVERAGE HOUSEHOLD INCOME:	\$110,168
TRAFFIC COUNT:	10,000 Broadway and McKnight
KEY HIGHLIGHTS:	• Exceptional Accessibility near Major Interstates • Ample Parking and Yard Space • High Ceilings



SUITE A

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SUITE B

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SUITE C

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SUITE D

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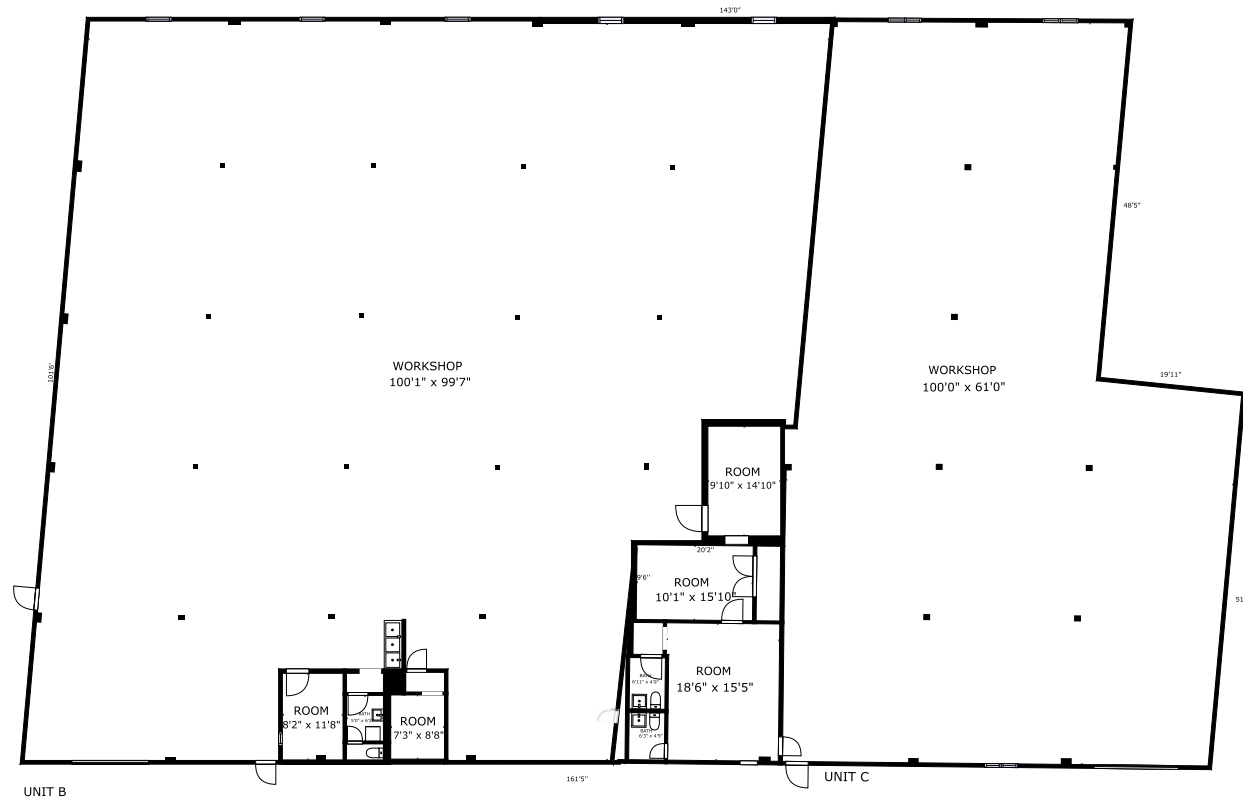


SUITE C AND B FLOOR PLAN

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UNIT B: 9593 sq ft, UNIT C: 5827 sq ft

TOTAL: 15420 sq ft

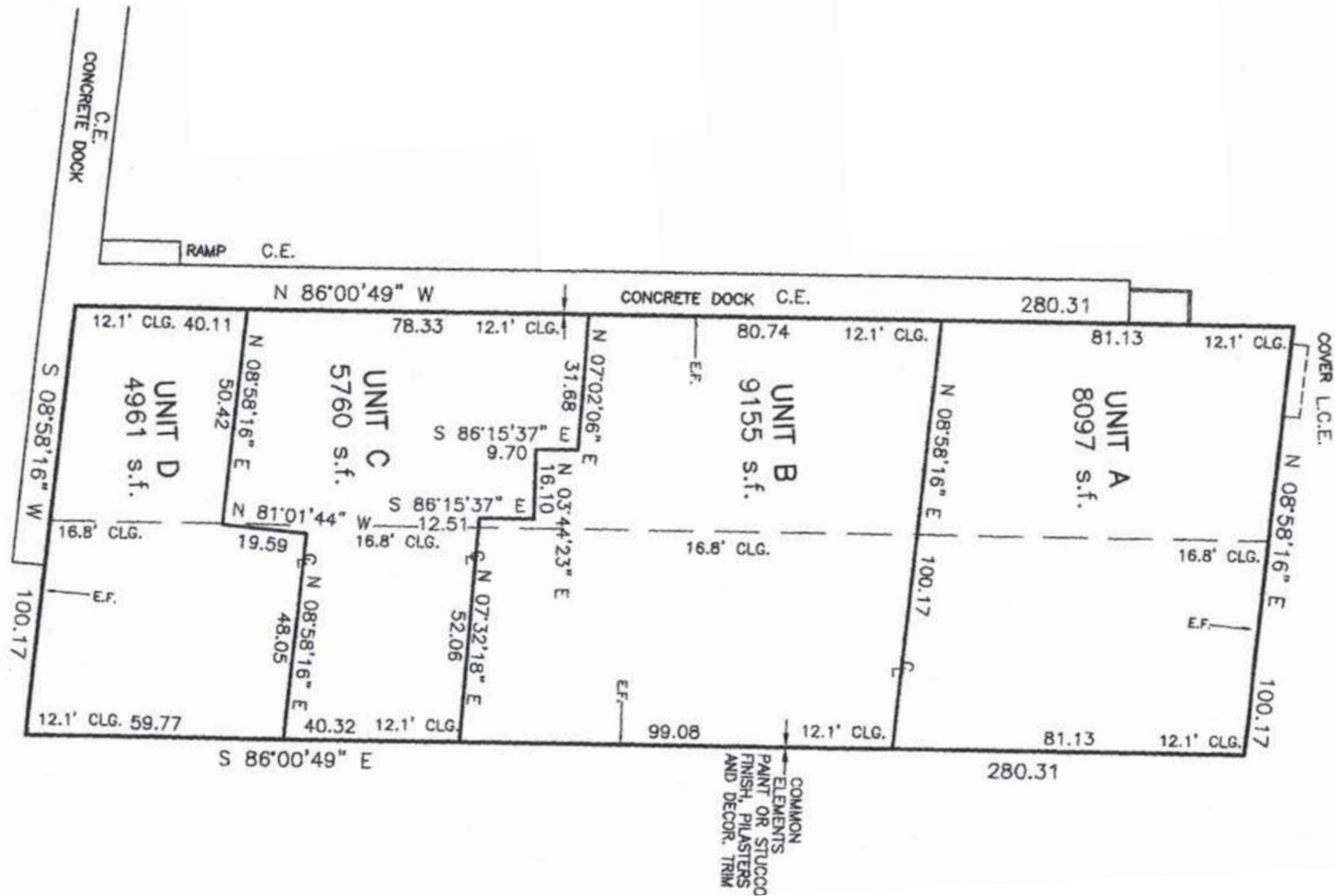
ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

SURVEY

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AREA OVERVIEW

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ALBUQUERQUE

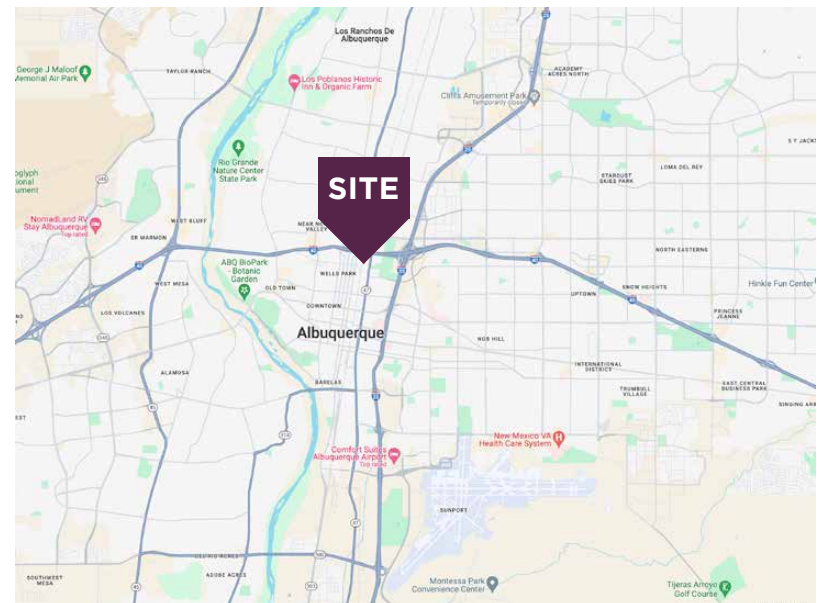
Albuquerque stands out as a beacon of economic diversity and resilience, showcasing a multifaceted market that has weathered various economic challenges. The city's strategic location and commitment to fostering a diverse business environment have resulted in a robust economy. With a mix of industries such as technology, healthcare, aerospace, and tourism, Albuquerque has built a resilient foundation that can withstand economic fluctuations. This diversity not only attracts a wide range of businesses but also ensures a stable job market for residents.

Albuquerque has evolved into a thriving innovation hub, particularly in the technology sector. The city's emphasis on research and development, coupled with a collaborative ecosystem, has attracted cutting-edge companies and startups. This surge in technological advancements has not only led to job creation but also positioned Albuquerque as a key player in emerging technologies. The city's commitment to fostering a culture of innovation contributes significantly to its positive market outlook, as it continues to draw attention from investors and talent in the tech industry.

Albuquerque's allure extends beyond its economic prowess, encompassing a high quality of life and affordable living. The city offers a diverse range of housing options at attractive price points, making it an ideal destination for both residents and businesses. With a backdrop of stunning natural landscapes, cultural events, and recreational opportunities, Albuquerque provides a desirable living environment. The combination of affordability and quality of life positions the city as an appealing choice for individuals seeking a balanced and fulfilling lifestyle.



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LISTING AGENTS

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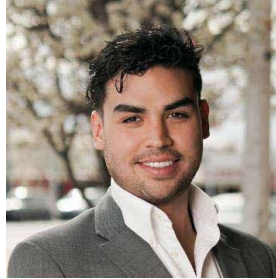
Christian is a well-respected investor and property owner who has made a name for himself in the real estate industry. With years of experience in brokerage, he has become a trusted advisor to clients looking to buy, sell, or lease property.

His expertise in the field is evident from his ownership of a vast portfolio of real estate that spans 250,000 square feet. This ownership has given him a unique perspective on the industry, and he uses it to guide clients around the do's and don'ts of real estate transactions.

But Christian is more than just a broker. He is a trusted ally to his clients, investing with them and in them to ensure their success. He understands that real estate is not just a transaction but a long-term investment that requires careful consideration and strategic planning.

His clients appreciate his attention to detail, professionalism, and dedication to their success. He goes above and beyond to ensure that they make informed decisions and achieve their goals.

Christian's success in the real estate industry is a testament to his hard work, knowledge, and dedication. He continues to be a leader in the field, and his clients can rest assured that they are in good hands when working with him.



JACOB LOPEZ
VICE PRESIDENT

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Jacob Lopez, a seasoned 27-year-old Commercial Broker, is a force to be reckoned with in the dynamic realm of real estate. Based in Albuquerque, New Mexico, Jacob has been a licensed professional since 2017, steadily climbing the ladder of success in the competitive world of commercial real estate.

Currently serving as the QB License for Berkshire Hathaway NM Commercial Real Estate, Jacob brings a wealth of knowledge and expertise to the table. His commitment to excellence is reflected in his impressive portfolio, where he has played a pivotal role in personal investments involving over 30,000 square feet of industrial space in Albuquerque.

Jacob's journey into the real estate industry was paved with academic excellence. He graduated with a triple major in Financial Management, Accounting, and Marketing from the prestigious Anderson School of Management at the University of New Mexico, Class of 2018. This comprehensive educational background has undoubtedly contributed to his multifaceted approach to commercial brokerage.

Not only does Jacob excel in the boardroom, but he also finds solace in the great outdoors. A passionate adventurer, Jacob is an avid camper and hiker, finding tranquility and inspiration in nature. His love for dogs further adds a touch of warmth to his personality, emphasizing his compassionate and caring nature.

Jacob's commitment to professional development is evident through his certifications. Holding both the Real Estate Negotiation Expert (RENE) and Pricing Strategy Advisor (PSA) certifications, he stands out as a well-rounded professional in the commercial real estate landscape.

In summary, Jacob Lopez is more than a Commercial Broker; he's a strategic mind, an accomplished professional, and an adventurer with genuine love. His journey in the world of commercial real estate continues to unfold, leaving a lasting impact on the industry and the community he serves.



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