

1301 Yale Blvd SE

Albuquerque, NM 87106



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



**CONCRETE TILT UP
WAREHOUSE WITH
GATED AND PAVED
YARD SPACE AND
DRIVE IN DOOR**



AVAILABLE SPACE
9,024 SF - Total
+- 2,700 SF - Office Space
+- 6,324 SF- Warehouse



RATE
\$10 PSF + \$1 NNN

Christian File

CFile@CREBerkshire.com | 505.235.8518

Jacob Lopez

JLopez@CREBerkshire.com | 505.328.5156

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

1301 Yale Blvd SE, Albuquerque, NM 87106 | 2



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS:

- » Zoned MX-M
- » 24 Parking Spots
- » 2.66/1,000 SF Parking Ratio
- » 10-17' Clear Height
- » Ingress & Egress from East Property Line
- » Gated Lot
- » 7 Offices
- » 1 Conference Room, Reception Area
- » Kitchen & Break Room
- » Two bathrooms
- » 10' & 12' Roll Up Doors



PROPERTY DESCRIPTION:

Discover prime commercial space at 1301 Yale Blvd NE, this 9,045 SF property on 0.68 acres features a versatile MX-M zoning, ideal for various moderate intensity business uses. With a robust 5-mile radius population of 216,954 and an average household income of \$60,477, and a location with high visibility with a traffic count of 19,300 vehicles per day, this property is perfect for a Retail/Industrial User. The facility includes 7 offices, a conference room, reception area, kitchen, break room, two bathrooms and a warehouse that has 17' clear height, 10' and 12' Roll up Doors, and a Box Truck Dock. Have your clients enjoy convenience with 24 parking spots, a 2.66/1,000 sf parking ratio, Gated Secure Lot and easy access via ingress and egress from the east property line.

EXECUTIVE SUMMARY

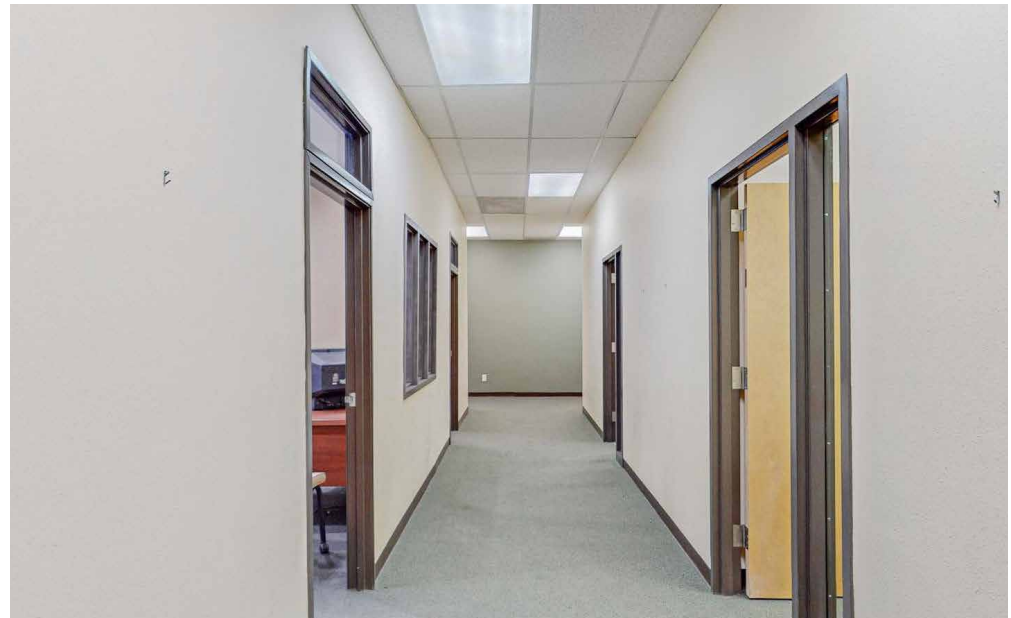
1301 Yale Blvd SE, Albuquerque, NM 87106 | 3



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

OFFERING DETAILS:

ADDRESS:	1301 Yale Blvd SE Albuquerque, NM 87106
SIZE:	0.68 Acre / 9,045 SF
AVAILABLE SPACE:	9,024 SF - Total +- 2,700 SF - Office Space +- 6,324 SF- Warehouse
LEASE PRICE:	\$10 PSF + \$1 NNN
5 MILE POPULATION:	216,954
5 MILE AVE HOUSEHOLD INCOME:	\$60,477
TRAFFIC COUNT:	Avenida Cesar Chavez/ Buena Vista Dr SE - Going E - 19,300

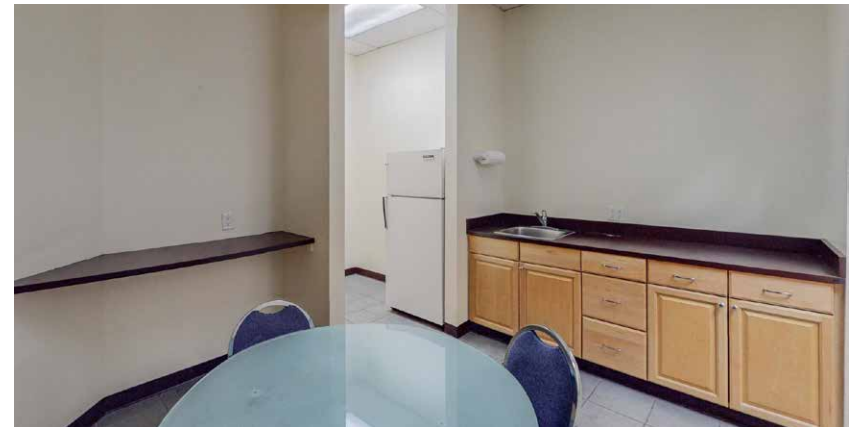


OFFICE SPACE

1301 Yale Blvd SE, Albuquerque, NM 87106 | 4



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



WAREHOUSE

1301 Yale Blvd SE, Albuquerque, NM 87106 | 5



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



WAREHOUSE

1301 Yale Blvd SE, Albuquerque, NM 87106 | 6



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

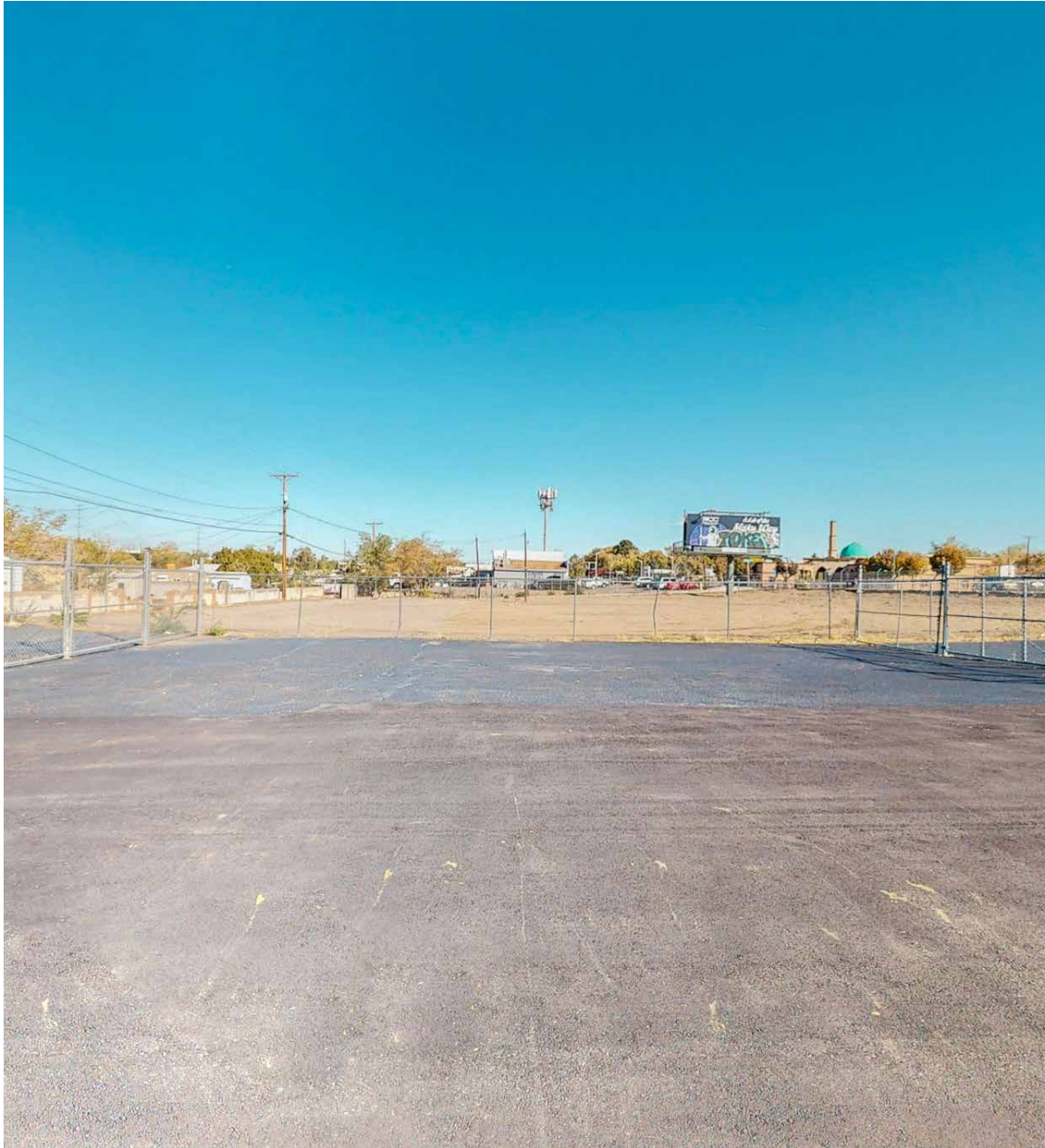


PARKING LOT & EXTERIOR

1301 Yale Blvd SE, Albuquerque, NM 87106 | 7



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



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.

SITE PLAN

1301 Yale Blvd SE, Albuquerque, NM 87106 | 8


BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



1301 Yale Blvd SE, Albuquerque, NM, 87106

FLOOR 1: 9024 sq. ft.

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 9024 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.

LOCATION MAP

1301 Yale Blvd SE, Albuquerque, NM 87106 | 9


BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



LISTING AGENTS

1301 Yale Blvd SE, Albuquerque, NM 87106 | 10



CHRISTIAN FILE
VICE PRESIDENT

505.235.8518
CFile@CREBerkshire.com

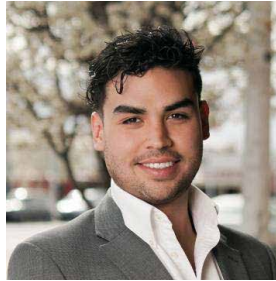
Christian is a well-respected investor and property owner who has made a name for himself in the real estate industry. With years of experience in brokerage, he has become a trusted advisor to clients looking to buy, sell, or lease property.

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

505.328.5156
JLopez@CREBerkshire.com

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.



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

FOR MORE INFORMATION
PLEASE VISIT:

creberkshire.com