Colliers

Excellent Owner-User / Investment Opportunity

For Sale

1500 N Renaissance Blvd NE
Albuquerque, NM 87107

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Property Overview

Sale Price	$5,300,000 ($143.83 PSF)	
Building Size	± 36,850 SF	± 70% Office ± 30% Warehouse
Suite A Suite B Suite C	± 10,679 SF ± 6,419 SF ± 19,780 SF	Graphic Connection Treetop ABA Available for Occupancy
Lot Size	± 2.93 Acres	
Parking	148 Spaces (±4 : 1,000)	
Submarket	North I-25 Corridor	
Zoning	NR-BP (Non-Residential Business Park)	
Year Built	1998	
Construction	Tilt-up concrete and steel frame	
Electrical	3-Phase power	
Fire Suppression	Fully sprinkled	
Dock	Shared dockwell	
Clear Height	24' in warehouse	
HVAC	14 Units replaced in 2020	
Roof	TPO roof (2020)	

Tenants

graphic connection CUSTOM APPAREL

THE TREETOP ABA THERAPY CENTER

Features

Owner-User Opportunity
1500 N. Renaissance offers the benefit of existing rental income, together with the potential longer-term financial benefits associated with owning commercial real estate.

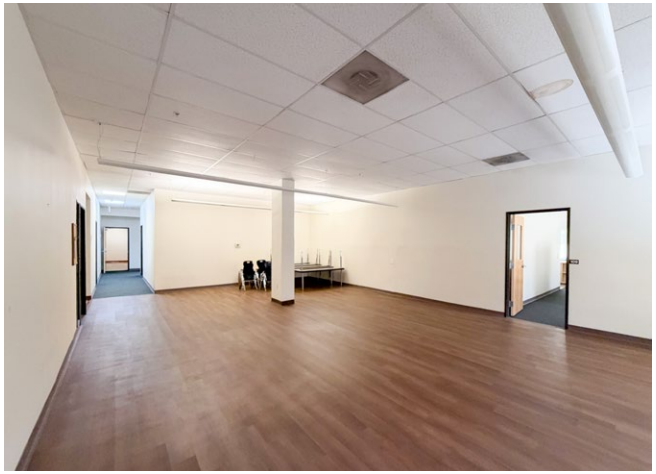
Suite C contains approximately 19,780 SF, or approximately 54% of the building, creating an opportunity for a purchaser to occupy a majority of the property while continuing to receive income from the existing tenants. Suites A and B currently generate approximately $178,000 in annual contractual base rent.

Advantages & Amenities

- Ample on-site parking for employees and visitors.
- Immediate I-25 Access with excellent connectivity throughout the Albuquerque metro area.
- Recent Capital Improvements – TPO roof and 14 HVAC units replaced in 2020, reducing near-term capital needs.
- 3-Phase Power – Provides flexibility for a variety of users and equipment requirements.
- Excellent Nearby Amenities – Convenient to Costco, The Home Depot, Sam's Club and numerous restaurants and services.

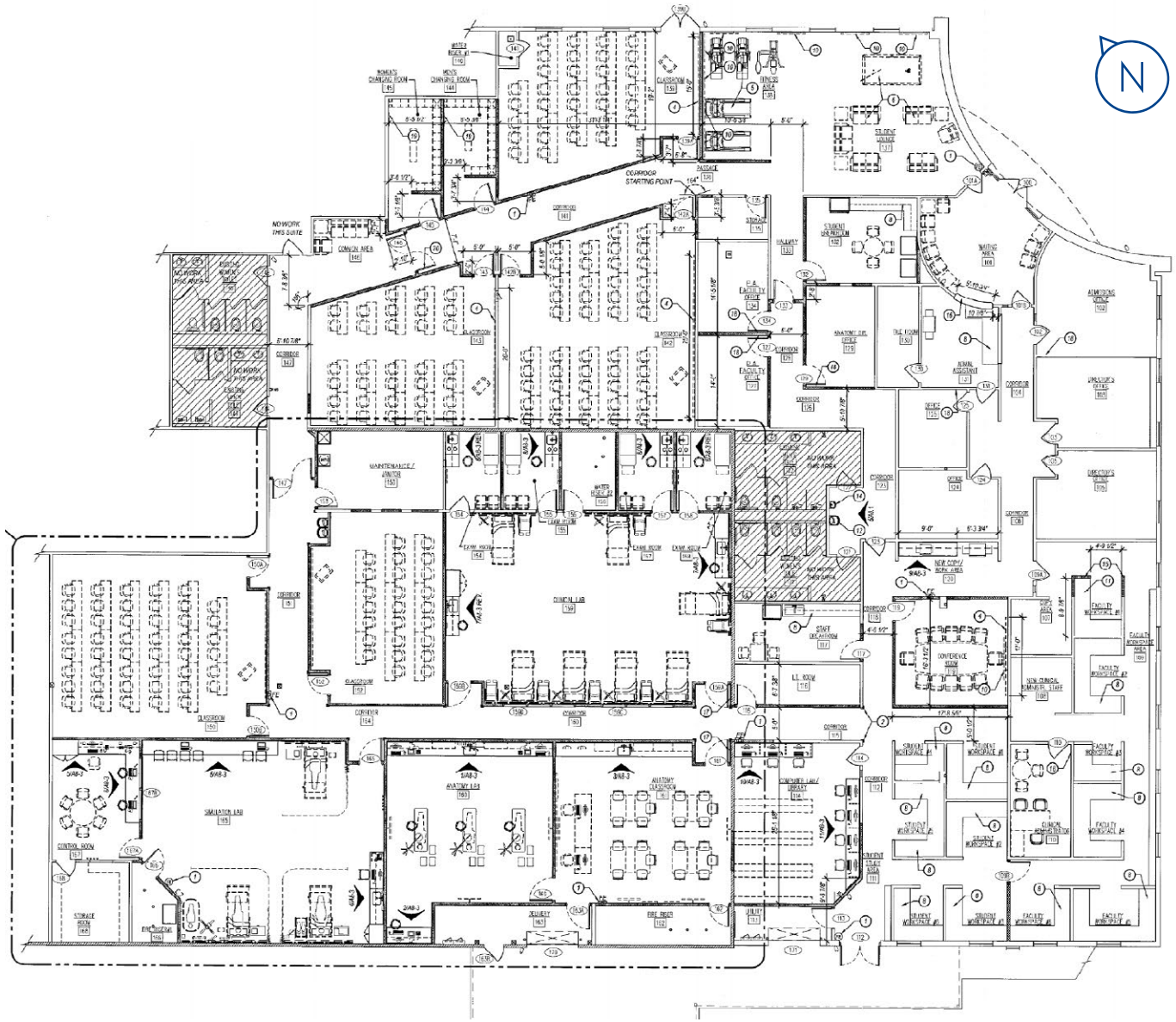
Property Photos

Suite C Photos



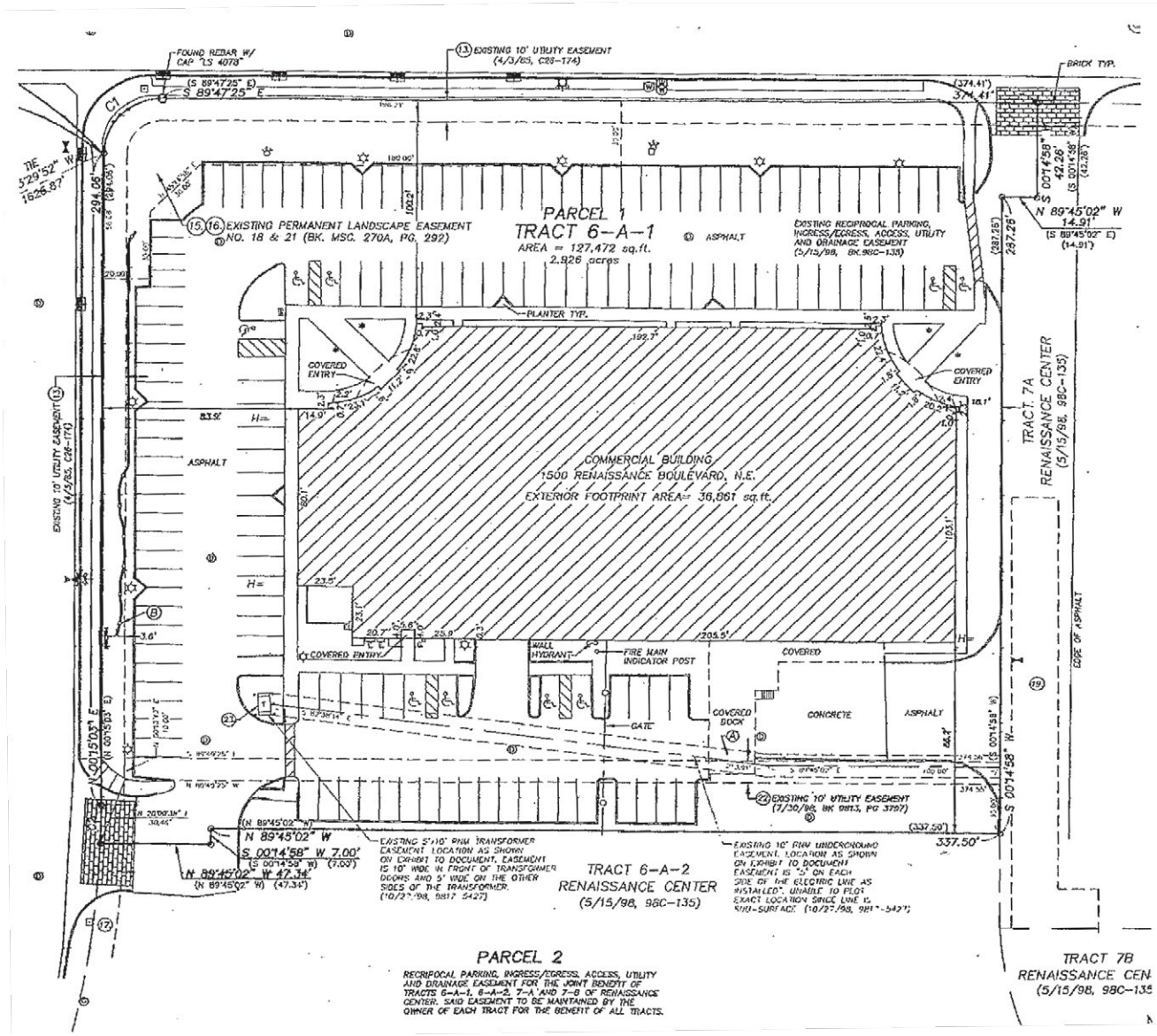
Suite C Floor Plan

- Available for occupancy
- ± 19,780 SF
- Suite C was recently utilized as an educational facility and features an extensive existing buildout consisting of classrooms, administrative offices and supporting spaces.
- The existing improvements* offer a significant advantage for educational, training, institutional or similar owner-users seeking a functional facility with the potential to minimize upfront renovation costs and accelerate occupancy.
- Furniture not included



** Prospective buyers are responsible for independently verifying that the existing improvements, zoning and all applicable governmental requirements are suitable for their intended use.*

Survey


PARCEL 1
TRACT 6-A-1
AREA = 127,472 sq.ft.
2.926 acres
EXISTING PERMANENT LANDSCAPE EASEMENT
NO. 18 & 21 (BK. MSC. 270A, PG. 292)
EXISTING RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY AND DRAINAGE EASEMENT
COMMERCIAL BUILDING
1500 RENAISSANCE BOULEVARD, N.E.
EXTERIOR FOOTPRINT AREA= 36,861 sq.ft.
COVERED ENTRY
PLANTER TYP.
ASPHALT
WALL HYDRANT
FIRE MAIN INDICATOR POST
COVERED
CONCRETE
GATE
TRACT 6-A-2
RENAISSANCE CENTER
(5/15/98, 98C-135)
TRACT 7A
RENAISSANCE CENTER
(5/15/98, 98C-135)
TRACT 7B
PARCEL 2
RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT OF TRACTS 6-A-1, 6-A-2, 7-A AND 7-B OF RENAISSANCE CENTER. SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS.
N

Intersection Aerial

Trade Area

PASEO DEL NORTE BLVD
The 25 Way
BOEING
Hampton Inn & Suites
FIRST AMERICAN BANK
GENGHIS GRILL
DICKEY'S BARBECUE PIT
CRAFT REPUBLIC
Panera BREAD
Mimi's Cafe
Residence Inn Marriott
DRURY HOTELS
TWIN PEAKS
P.F. CHANG'S
2ND ST
JEFFERSON ST
OSUNA RD
Jefferson Commons
Bubba's 33
COLD STONE
Cheddar's
Crackin' Crab
CENTURY THEATRES
PAPPADEAUX
Red Robin
TownePlace SUITES Marriott
Olive Garden
TEXAS ROADHOUSE
Far North
Wienerschnitzel
DOLLAR TREE
SPROUTS FARMERS MARKET
McDonald's
petco
WHOLE FOODS MARKET
ups
TACO BELL
HomeGoods
Great Clips
CHICO'S
LOFT
ATHLETA
Sycamore Plaza
Walmart
PETSMART
Smith's
MATTRESS FIRM
Dion's
usbank
Wendy's
KFC
Arby's
golden corral
MONTAÑO RD
Site
INTERSTATE 25
OUTBACK STEAKHOUSE
Holiday Inn
MAVERIK
NEW MEXICO
tru
ESCAPE ROOM
MONTGOMERY BLVD
TOPGOLF
Arby's
Keva
McDonald's
sam's club
PETSMART
COSTCO WHOLESALE
Montgomery Plaza
ROSS DRESS FOR LESS
Burlington
Domino's
Walgreens
BUCK'S
FIREHOUSE SUBS
verizon
153,000 VPD
SAN MATEO BLVD
SAN PEDRO DR
LOUISIANA BLVD
WYOMING BLVD

Albuquerque, New Mexico

Strategically located at the intersection of I-40 and I-25, Albuquerque is an emerging commercial hub offering a balance of affordability and quality of life. Companies are attracted by low operating costs, state incentives, and a skilled labor force, while residents and visitors enjoy vibrant local culture, sunny weather, and more than 29,000 acres of open space.

MSA POPULATION
935K

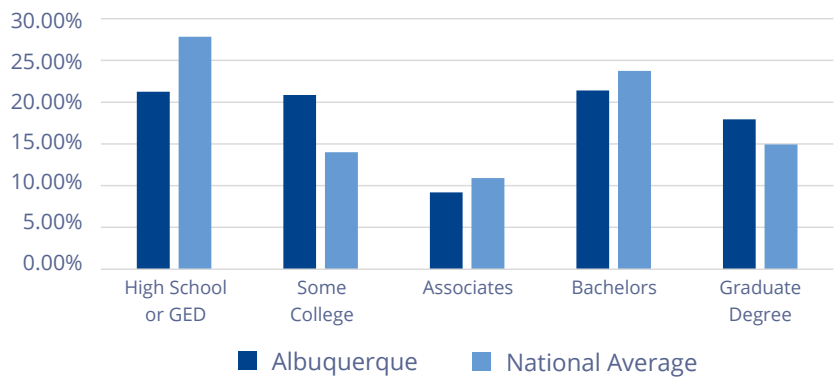
MEDIAN HH INCOME
$67K

EMPLOYMENT RATE
96.4%

HOUSING AFFORDABILITY

	Albuquerque	National Average
Cost of Living Index	94.3	100.0
Average Home Price	$351K	$423K

EDUCATIONAL ATTAINMENT



18% of adults hold advanced degrees, well above the national average of 14.9%

AEROSPACE & DEFENSE

BAE SYSTEMS, BLUEHALO, AFRL, FIREFLY AEROSPACE, Castelion, AVS, ROCKET LAB, LOCKHEED MARTIN, RAVEN DEFENSE

BIOSCIENCE & RESEARCH

NM HEALTH SCIENCES, Los Alamos NATIONAL LABORATORY, SARTORIUS, NM STATE UNIVERSITY, JABIL, Sandia National Laboratories, NEW MEXICO TECH, curia, ntx nature's toolbox, verus

INDUSTRIAL & ADVANCED MANUFACTURING

Qunnect, General Mills, niagara, PACIFIC FUSION, OPTOMEC, TEMPUR-PEDIC, intel

FILM

NETFLIX, NBCUniversal

RECENT DEVELOPMENTS

- Quantum Frontier Project: A $315 million investment to expand quantum research in New Mexico by DARPA and the State of New Mexico.
- Pacific Fusion's $1 billion nuclear research and manufacturing campus is slated for construction in 2026.
- Project Ranger, the nation's largest hypersonic manufacturing operation under construction on 1,000 acres in Rio Rancho.

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