2500 GARFIELD

2500 Garfield | Albuquerque, NM

OFFERING MEMORANDUM



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Hanna Commercial

2500 Garfield

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Exclusively Marketed By



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Brokerage License No.: 9158

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2500 GARFIELD

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	**2500 Garfield Albuquerque NM 87106**
COUNTY	**Bernalilo**
BUILDING SF	**10,155 SF**
LAND ACRES	**.75**

FINANCIAL SUMMARY

PRICE	**$1,300,000**
PRICE PSF	**$128.02**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	**15,946**	**86,681**	**215,945**
2026 Median HH Income	**$48,197**	**$53,128**	**$55,811**
2026 Average HH Income	**$75,768**	**$80,041**	**$79,904**

EXECUTIVE OFFICE COMPLEX | INCOME + VALUE-ADD OPPORTUNITY

- EXECUTIVE OFFICE COMPLEX | INCOME + VALUE-ADD OPPORTUNITY
  Three-Building Office Complex | ±0.7548 Acres | MX-T Zoning
  An exceptional opportunity to acquire an entire three-building executive office complex situated on approximately 0.7548 acres and offered together as a cohesive investment. Although the buildings are individually platted, they share common parking and access, creating a functional campus-style environment for tenants and users.
  The property is currently operated as an executive office center, with individual offices generally under 150 SF and multiple existing suites providing an established income component.

- MX-T ZONING ADDS FLEXIBILITY

  The property's MX-T zoning provides a broad range of potential uses, giving an investor flexibility beyond the property's current executive-office configuration. The zoning creates additional opportunities to evaluate alternative uses, expansion of the existing business model, or future repositioning of the property, subject to applicable zoning and permitting requirements.

- INCOME TODAY. UPSIDE TOMORROW.

  The property combines existing executive-office income with significant value-add potential. A purchaser can acquire all three buildings together, maintain the existing office operation, and capitalize on the approximately 2,800 SF of currently undeveloped space at 2508 Garfield.
  The combination of three individually platted buildings, shared parking and access, established executive-suite use, MX-T zoning, and additional unfinished space creates a flexible investment opportunity with multiple potential strategies for increasing revenue and property value.
  This is an opportunity to acquire the entire complex rather than purchasing a single building—providing greater control over the property, parking, access, and future development potential.

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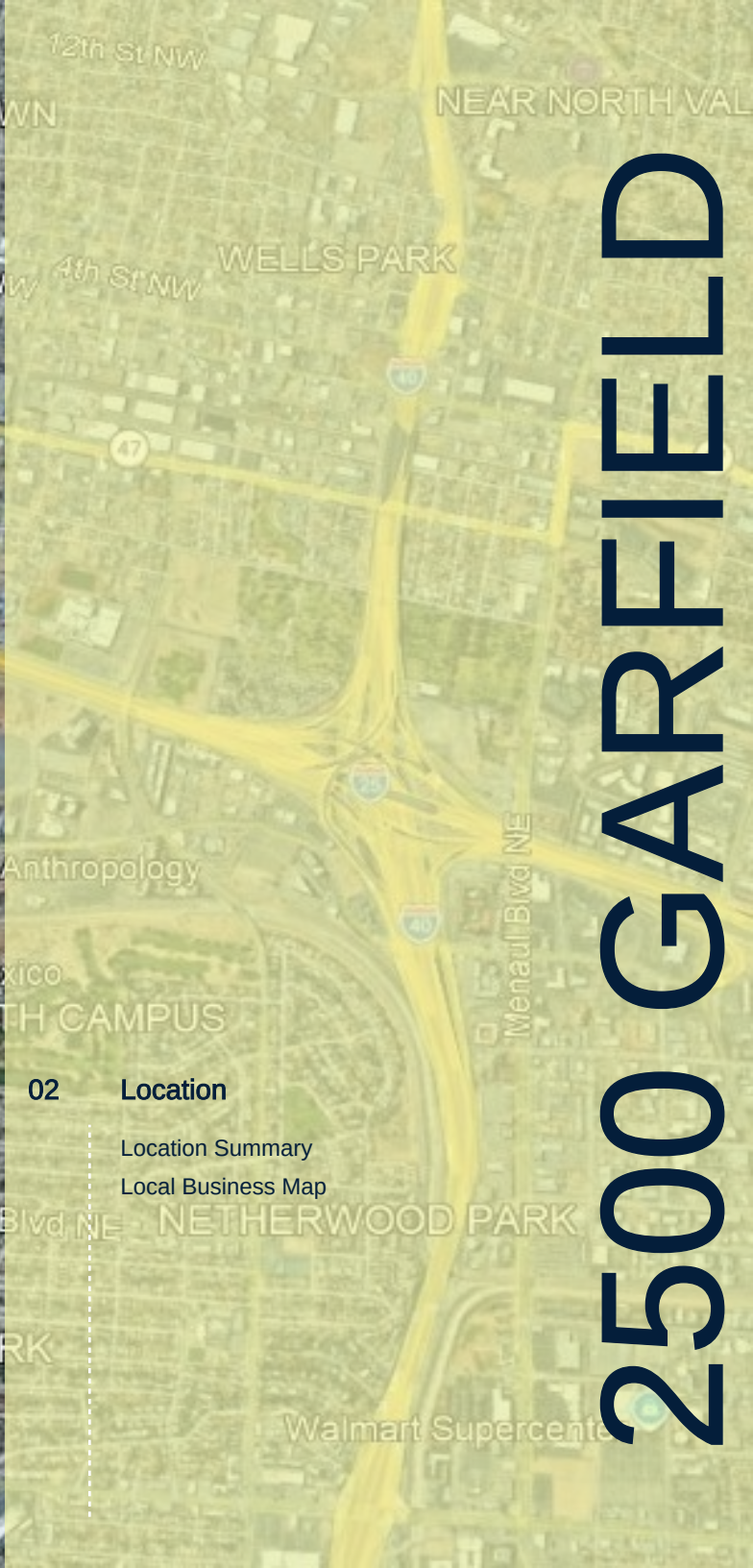


2500 GARFIELD

02 **Location**

Location Summary

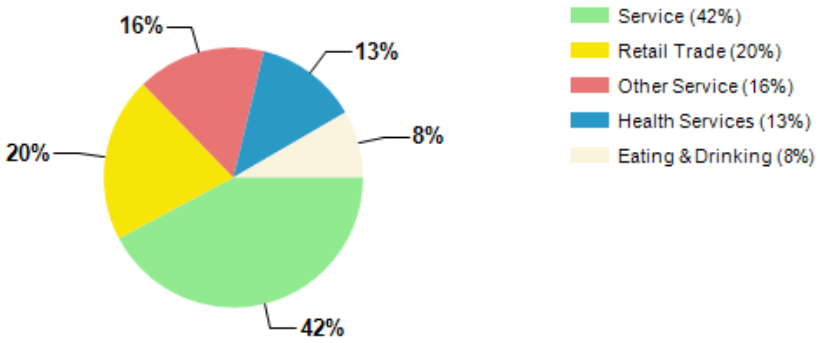
Local Business Map

Prime University Heights Location

- Ideally situated in Albuquerque's highly desirable University Heights area, this multi-tenant industrial property offers a strategic location with excellent access to major employment centers, educational institutions, retail, dining, and transportation corridors. The property is conveniently located near both the University of New Mexico (UNM) and Central New Mexico Community College (CNM), placing tenants within close proximity to a large student, faculty, employee, and customer base.

  The surrounding area features a diverse mix of restaurants, coffee shops, retail businesses, professional services, and neighborhood amenities, providing convenient options for employees and visitors throughout the workday. The property also benefits from its proximity to major roadways, providing efficient connectivity throughout Albuquerque and convenient access to surrounding neighborhoods and commercial districts.

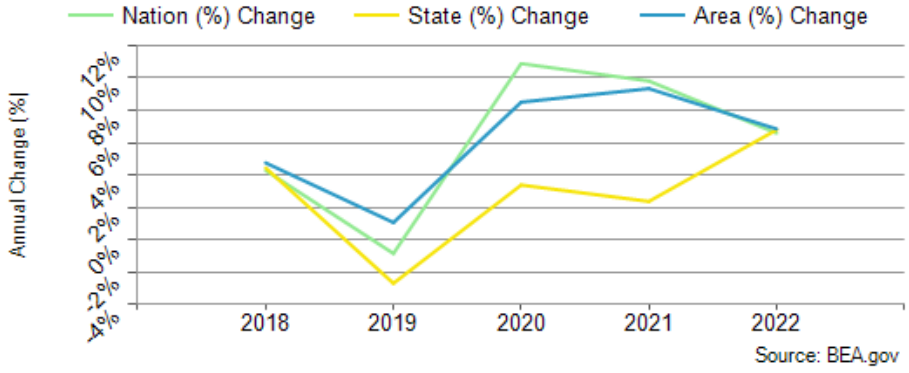
Major Industries by Employee Count



Largest Employers

Sandia National Laboratories	16,320
Presbyterian Healthcare Services	15,034
Albuquerque Public Schools	11,867
UNM Hospital	7,256
City of Albuquerque	7,020
University of New Mexico (main institution, excluding hospital)	4,641
Kirtland Air Force Base (Military personnel)	4,100
State of New Mexico (state government employees)	3,946

Bernalillo County GDP Trend



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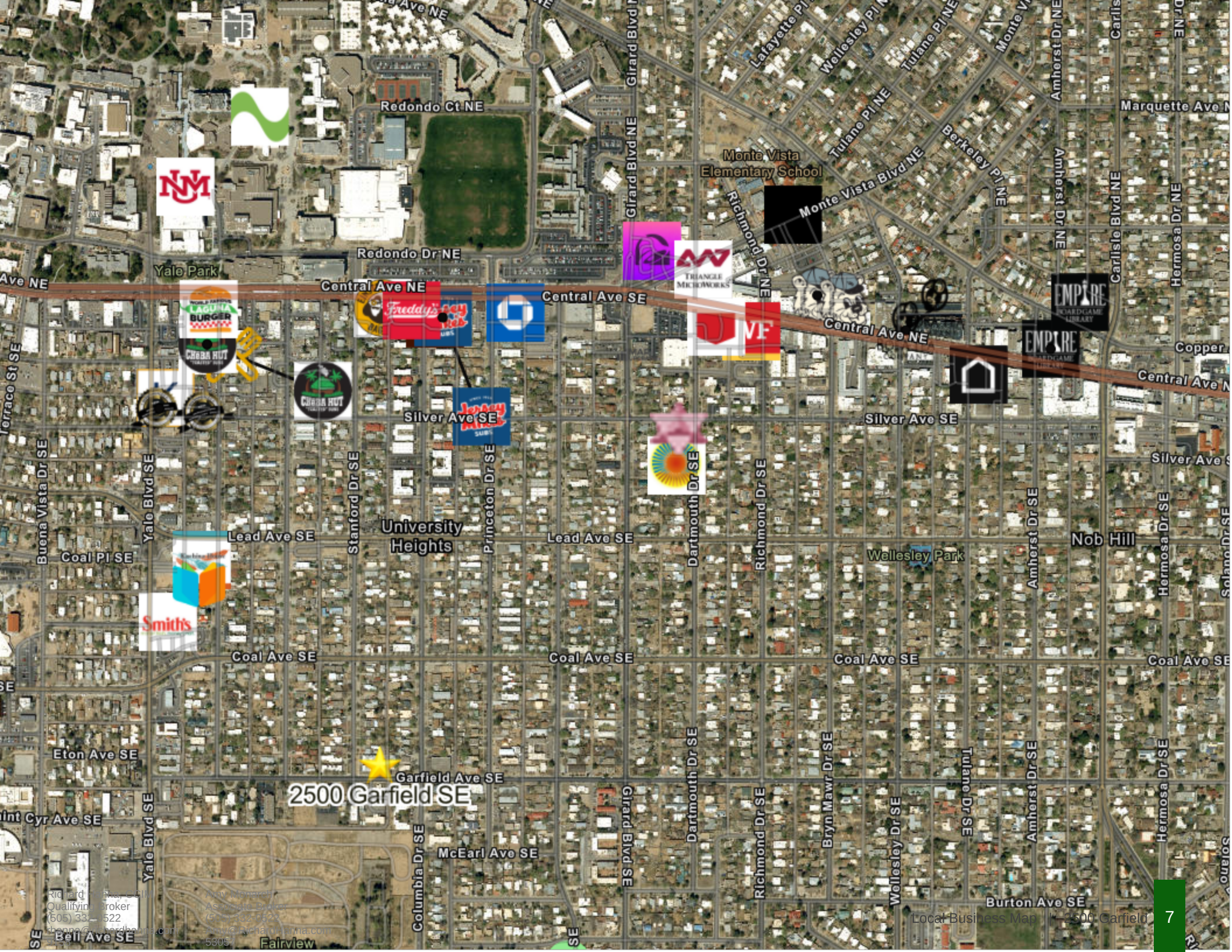
Redondo Ct NE
Redondo Dr NE
Yale Park
Central Ave NE
Central Ave SE
Silver Ave SE
Lead Ave SE
Coal Pl SE
Coal Ave SE
Eton Ave SE
Garfield Ave SE
2500 Garfield SE
McEarl Ave SE
Burton Ave SE
Bell Ave SE
Fairview
University Heights
Wellesley Park
Nob Hill
Monte Vista Elementary School
Monte Vista Blvd NE
Richmond Dr NE
Girard Blvd NE
Girard Blvd SE
Dartmouth Dr SE
Richmond Dr SE
Bryn Mawr Dr SE
Wellesley Dr SE
Tulane Dr SE
Amherst Dr SE
Amherst Dr NE
Carlisle Blvd NE
Hermosa Dr NE
Hermosa Dr SE
Marquette Ave N
Copper
Lafayette Pl
Wellesley Pl
Tulane Pl NE
Berkeley Pl NE
Stanford Dr SE
Princeton Dr SE
Yale Blvd SE
Buena Vista Dr SE
Terrace St SE
Columbia Dr SE
Solano Dr SE
Triangle Microworks
Empire Boardgame Library
Smith's
Freddy's
Jersey Mike's
Chuba Hut
Burger
Laguna
VF



2500 GARFIELD

03 Property Description

Property Features
Property Images

GLOBAL

NUMBER OF UNITS	22
BUILDING SF	10,155
LAND ACRES	.75
# OF PARCELS	3
ZONING TYPE	MX-T
LOCATION CLASS	University Heights
BUILDING CLASS	B
TOPOGRAPHY	Level
NUMBER OF BUILDINGS	3
NUMBER OF STORIES	2
LOT DIMENSION	147 x 224
PARKING SPACES	30
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

COMMERCIAL VITALS

NUMBER OF UNITS	22

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood Frame
EXTERIOR	Stucco
PARKING SURFACE	Asphalt

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2500 Garfield



2404 Garfield



2508 Garfield

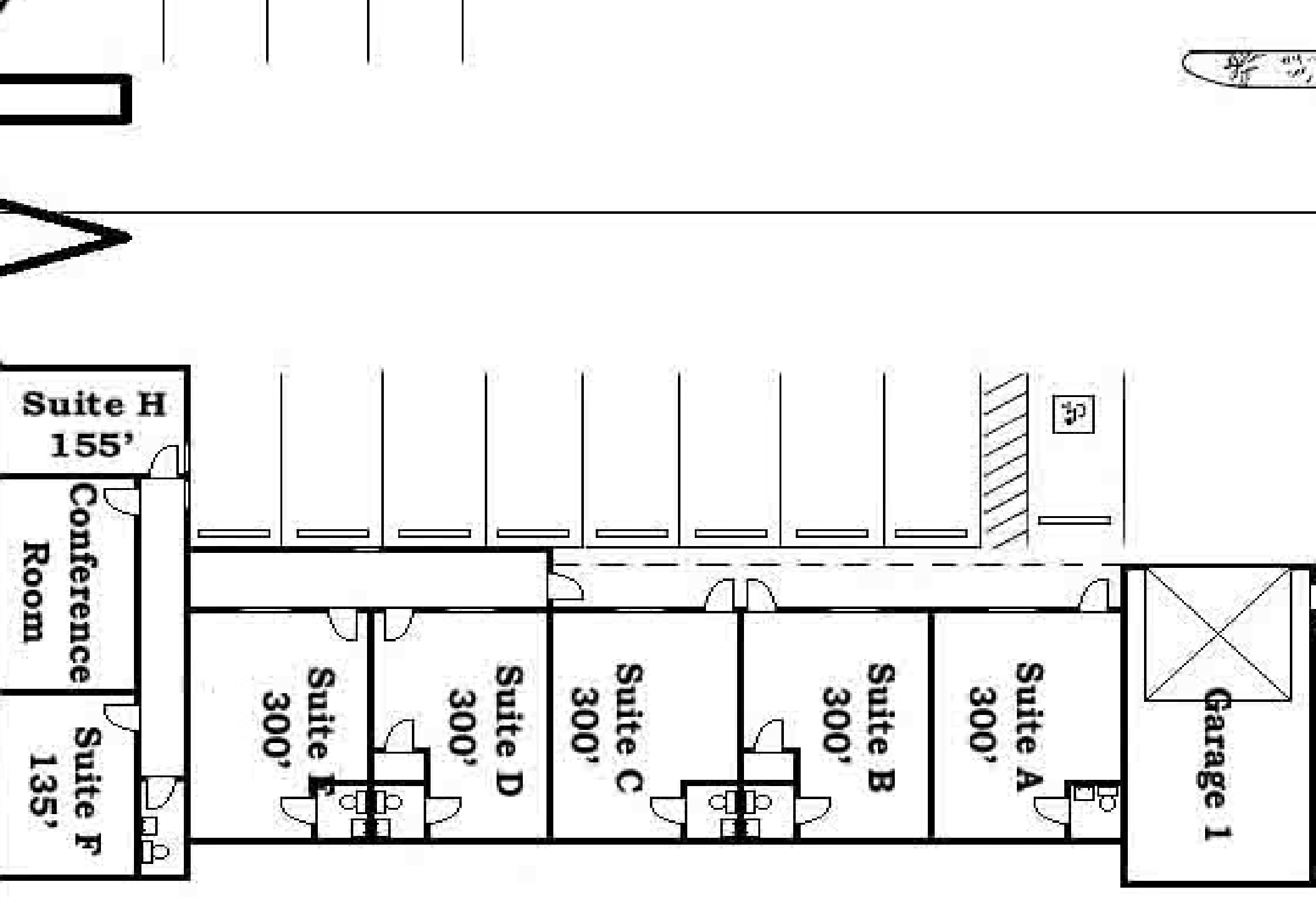


2500 Garfield Office Space

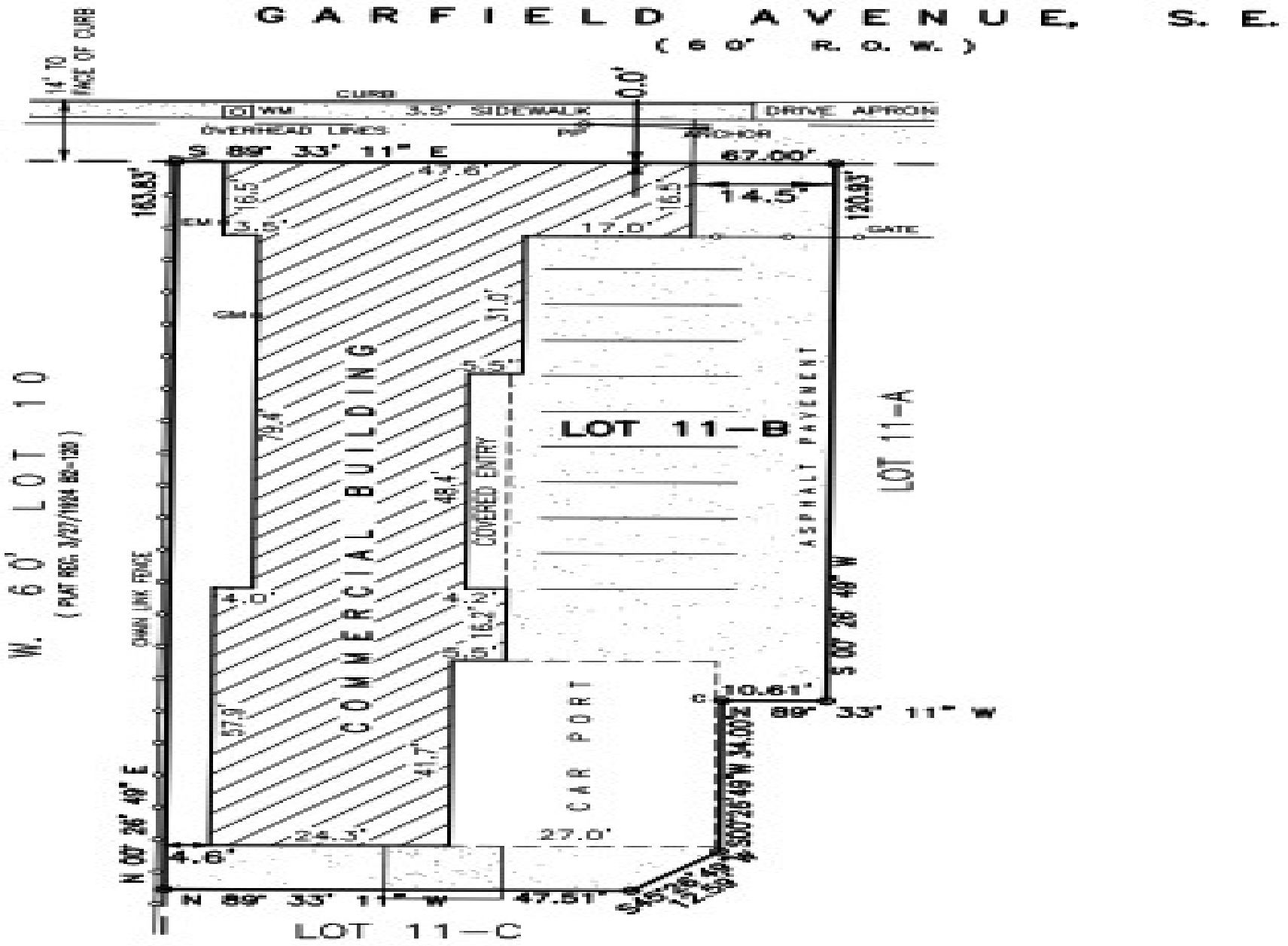








2500 Garfield Floorplan



2500 Garfield Survey

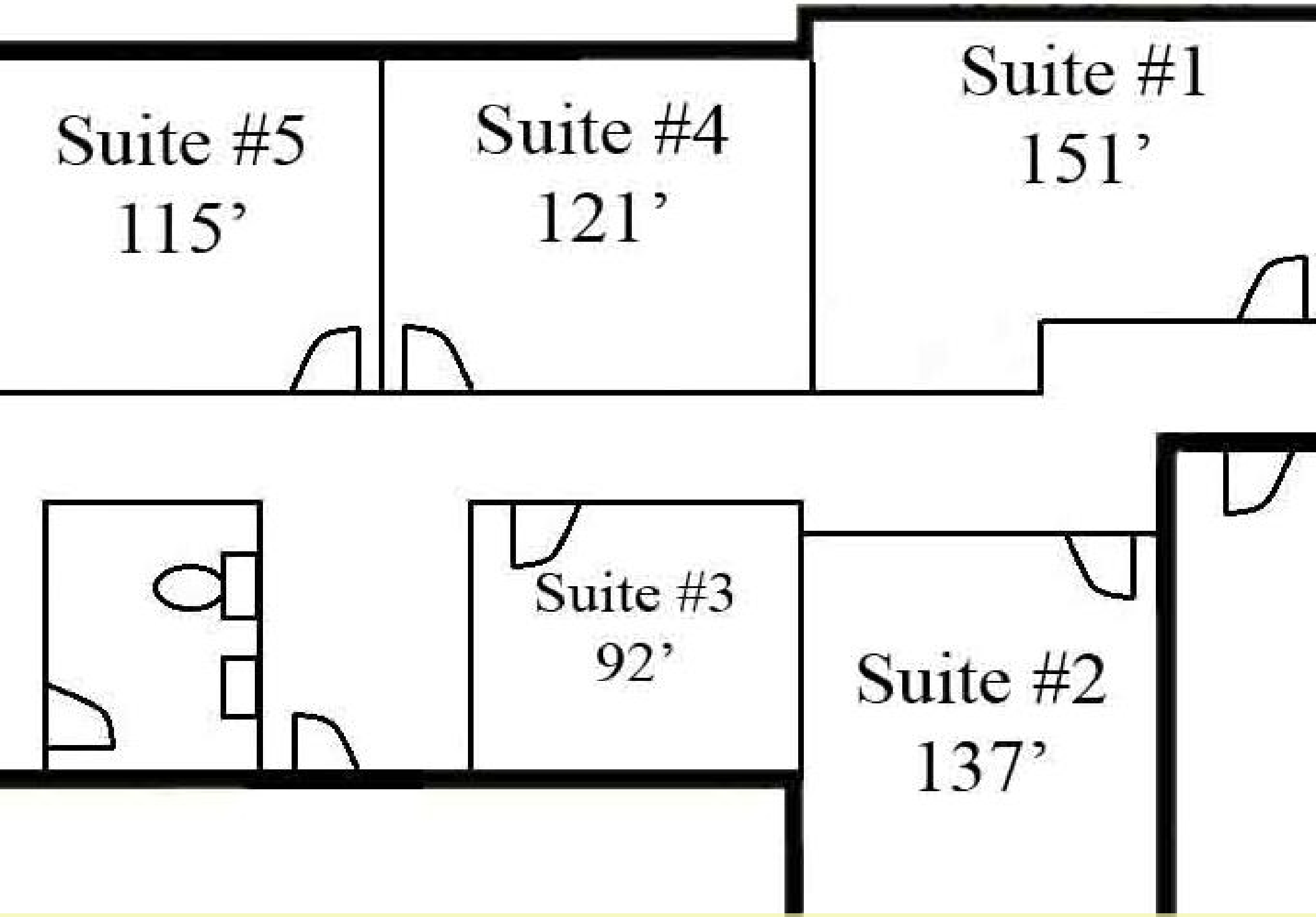


2504 Garfield Office Space

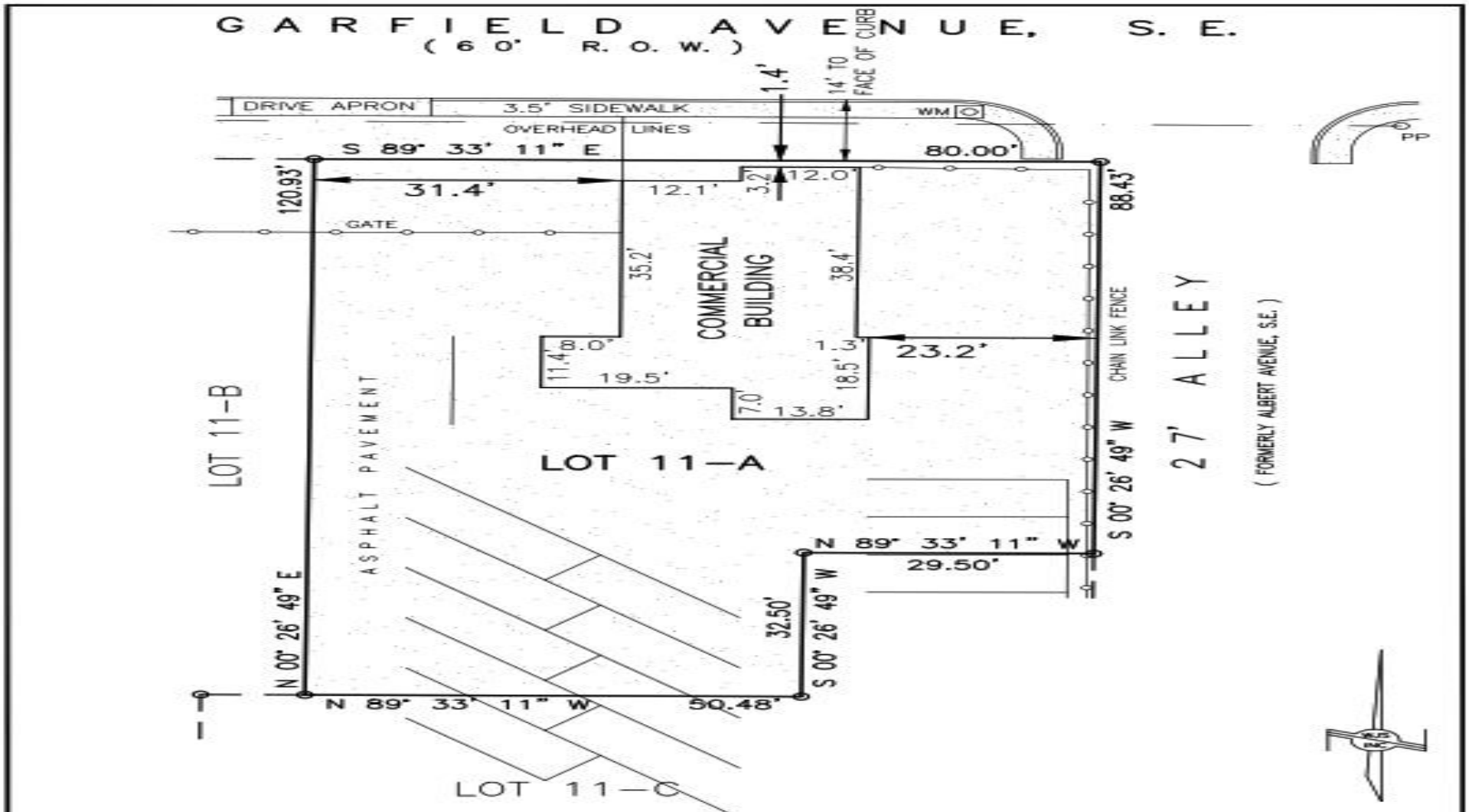








2504 Floorplan



IMPROVEMENT LOCATION REPORT SKETCH

JOB NO.:	SP-7-02-11-ILRA	BUYER:	--
SCALE:	1" = 20'		

WAYJOHN SURVEYING INC
330 Louisiana Blvd., NE Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

LOT:	11-A
BLOCK:	68
SUBDIVISION:	UNIVERSITY HEIGHTS
TITLE CO.:	--
GF NO.:	--
DATE:	9/14/2011
DRAWN BY:	TDJ
PAGE NO.:	2 OF 2

THOMAS D. JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR

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2504 Survey

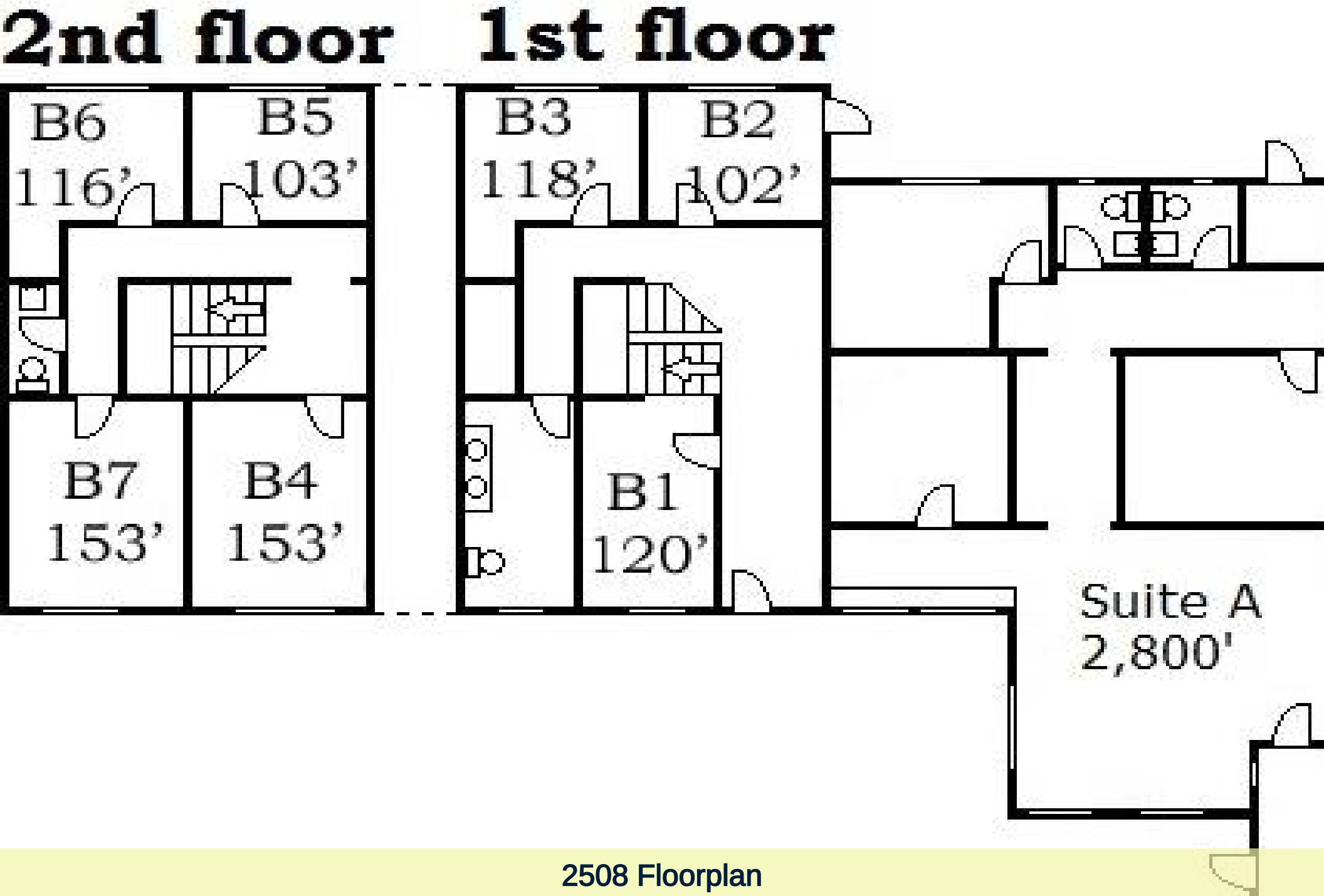


2508 Garfield Office Space

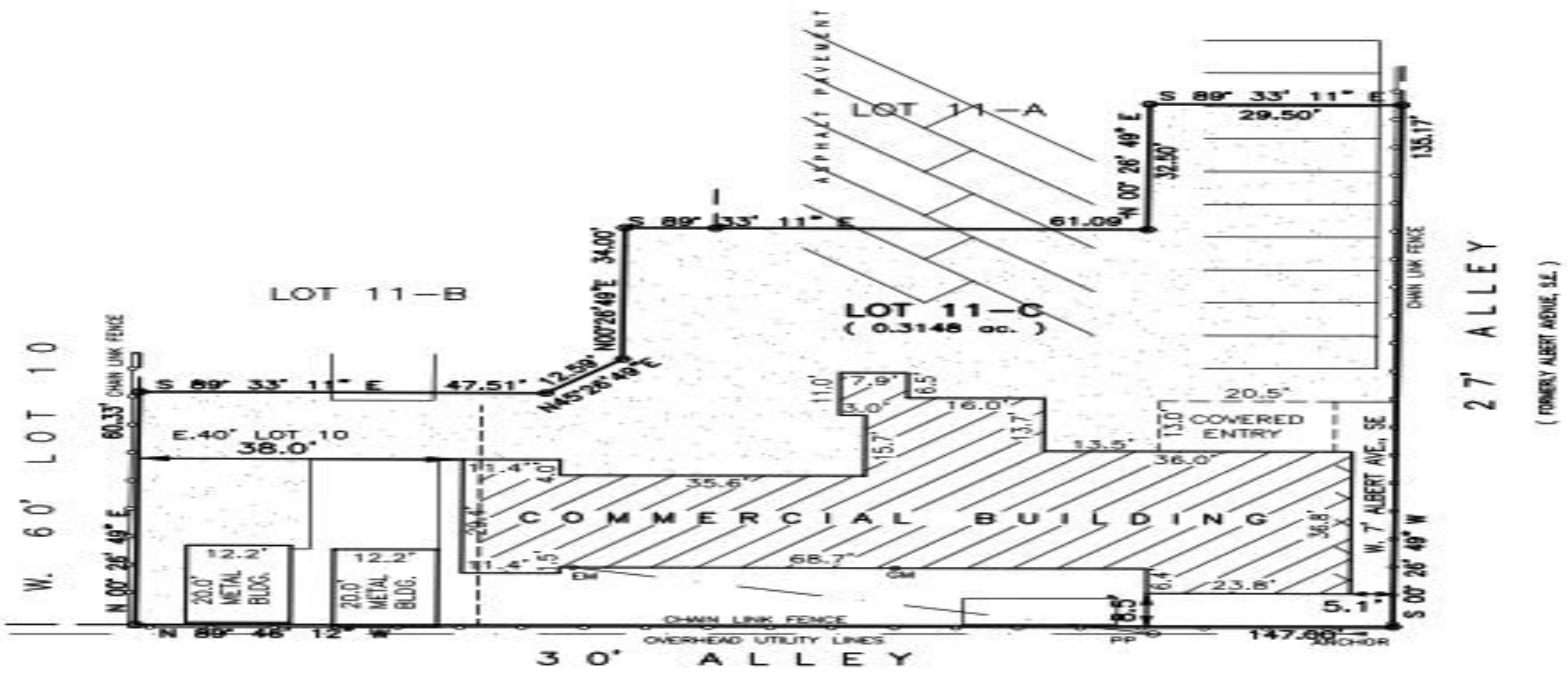








2508 Floorplan



IMPROVEMENT LOCATION REPORT SKETCH

JOB NO.:	SP-7-02-11-ILRC	BUYER:	--	SCALE:	1" = 30'

WAYJOHN SURVEYING INC

330 Louisiana Blvd., NE Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

LOT:	11-C
BLOCK:	68
SUBDIVISION:	UNIVERSITY HEIGHTS
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2508 Survey

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