



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 - Lease/Sale
Suite B 9,593 SF - Lease
Suite D 4,961 SF - Sale



SALE PRICE:

Suite A 8,096 SF (\$874,368)
Suite B 4,961 SF (\$535,788)



LEASE PRICE:

Suite A 8,096 SF \$9 PSF plus NNN
Suite B 9,593 SF \$9 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 DESCRIPTION:

Versatile Industrial/Flex Investment or Owner-User Opportunity
1823 Commercial St NE offers a rare opportunity to purchase or lease high-functioning industrial suites in a centrally located area of Albuquerque. Whether you're looking to invest in income-producing space or occupy your own, this property delivers flexibility, access, and functional layout to suit a variety of users.

Contact us today for financials, site tours, or to make an offer.

PROPERTY HIGHLIGHTS

Sale Opportunities:

- » **Suite A - 8,096 SF**
- » **Price: \$874,368 (\$108/SF)**
- » **Ideal for Owner-User or Investment**

- » **Suite D - 4,961 SF**
- » **Price: \$535,788 (\$108/SF)**
- » **8% Cap Rate | Tenant in Place through May 1, 2028**
- » **Annual Income: \$44,711 (\$3,725/mo) + NNN**

Lease Availability:

- » **Suite A - 8,096 SF**
- » **\$9.00/SF + NNN - Immediate Occupancy**
- » **Suite B - 9,593 SF**
- » **\$9.00/SF + NNN - Tenant in Place Needs 60 day notice to vacate**



EXECUTIVE SUMMARY

(Continued)

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PORTFOLIO OVERVIEW

ADDRESS: 1823 Commercial St NE
Albuquerque, NM 87102

AVAILABLE SPACE
Suite A 8,096 SF - Lease/Sale
Suite B 9,593 SF - Lease
Suite D 4,961 SF - Sale

PRICE:
SALE PRICE:
Suite A 8,096 SF (\$874,368)
Suite B 4,961 SF (\$535,788)

LEASE PRICE:
Suite A 8,096 SF \$9 PSF plus NNN
Suite B 9,593 SF \$9 PSF plus NNN

BUILDING SF: 28,477

LEASE ASKING PRICE: \$9 PSF PLUS NNN

5 MILE POPULATION: 256,247

**5 MILE AVERAGE
HOUSEHOLD INCOME:** \$110,168

TRAFFIC COUNT: 10,000 Broadway and McKnight

KEY HIGHLIGHTS:

- Excellent Access to Major Interstates
- Shared Yard & Parking Space: 26,114 SF
- Ceiling Height: 16' Clear
- Electrical: 3-Phase, 480 Volt
- Loading: Dock-High & Box Truck Access
- Roll-Up Doors: 10'x12' in Each Suite
- 5-Mile Population: 256,247 | Avg HH Income: \$110,168
- Traffic Count: 10,000 VPD at Broadway & McKnight



SUITE OVERVIEW

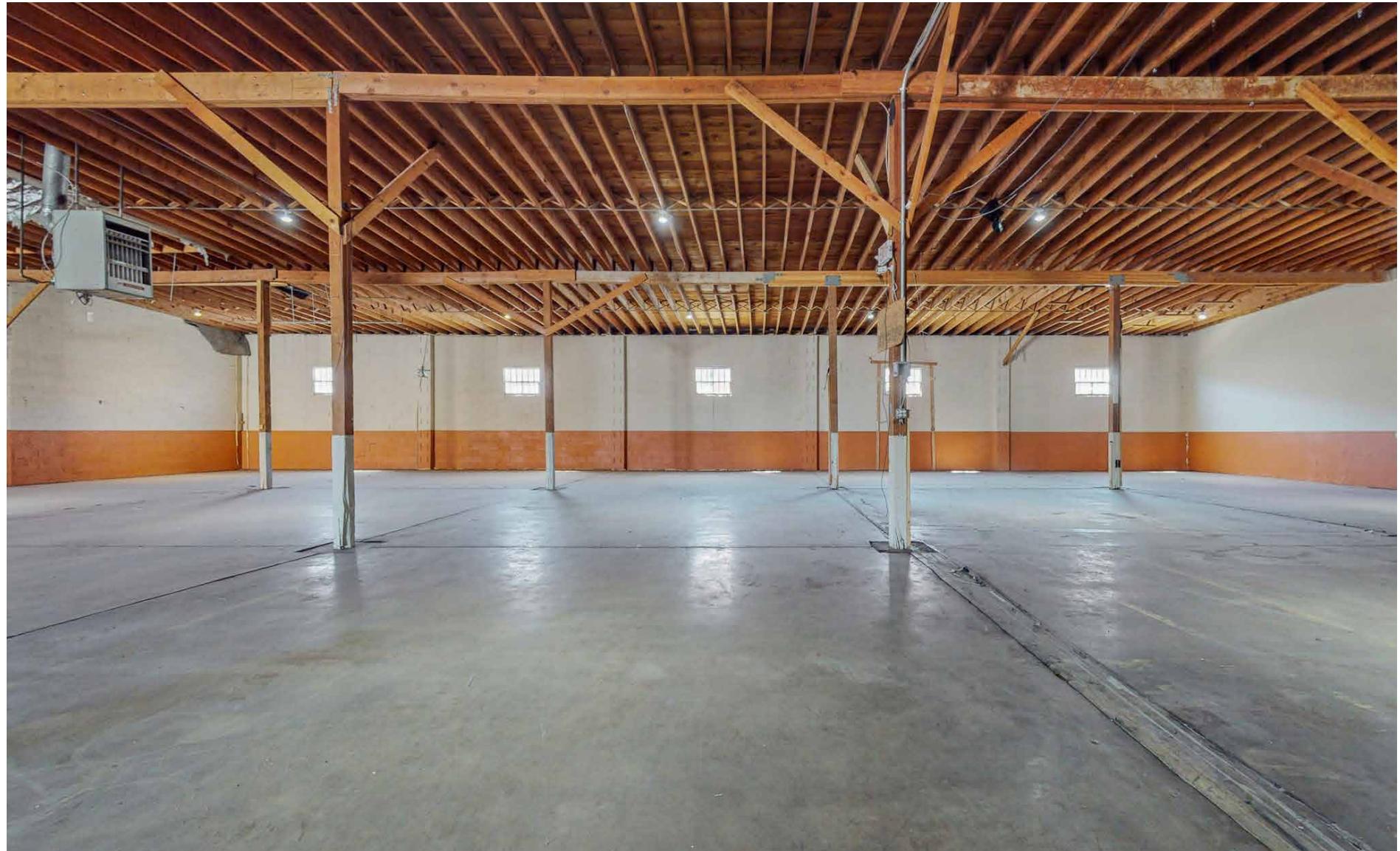
Suite	Size (SF)	Status	Use Option
A	8,096	Available	Sale or Lease Immediate Occupancy
B	9,593	Occupied	Lease Tenant Needs 60 day notice to vacate
D	4,961	Leased	Sale Only (8% Cap) Sale Only

SUITE A

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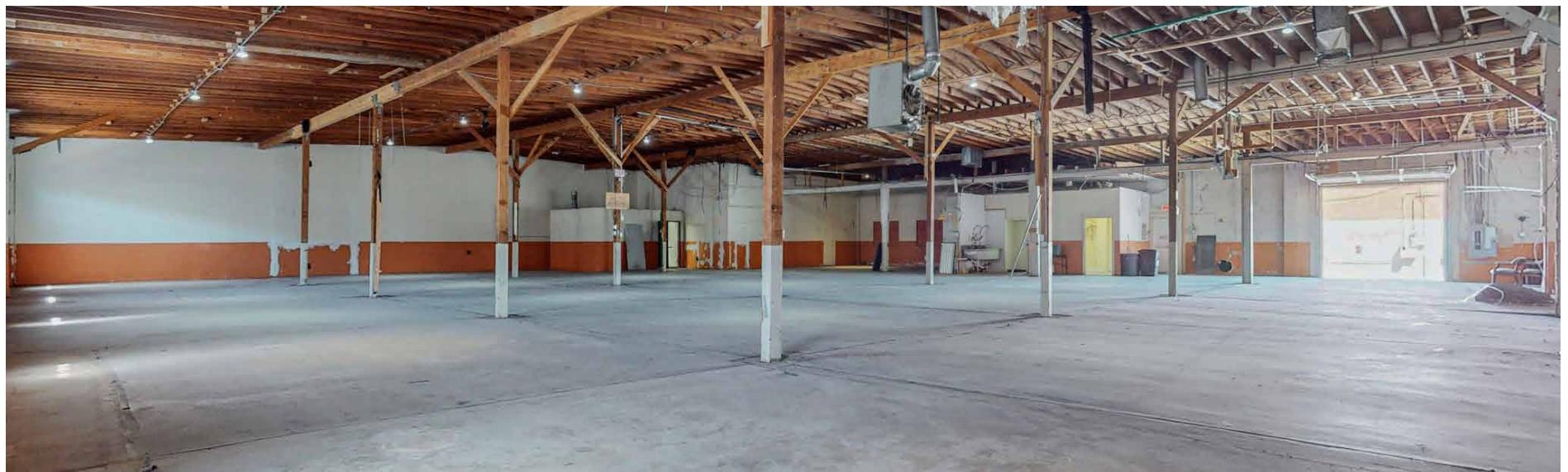


SUITE B

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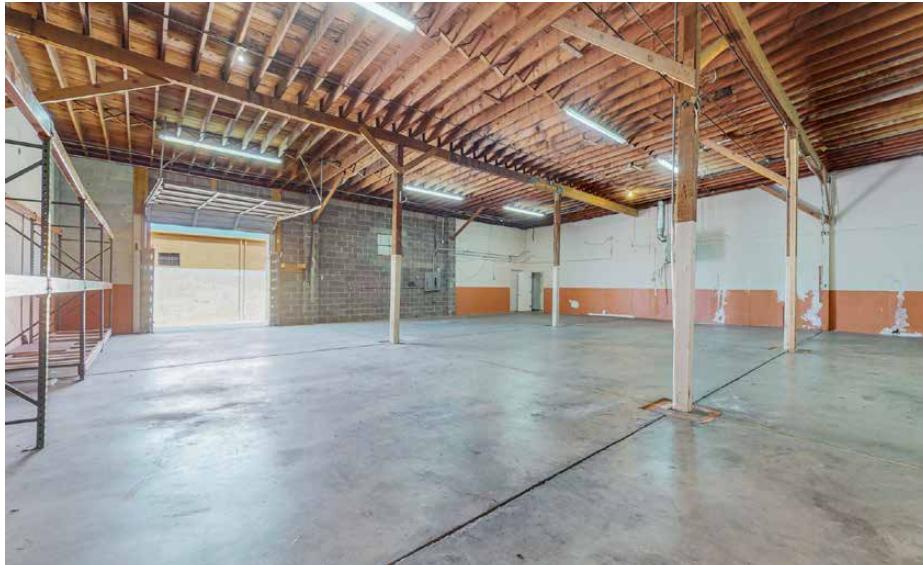


SUITE C

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SUITE D

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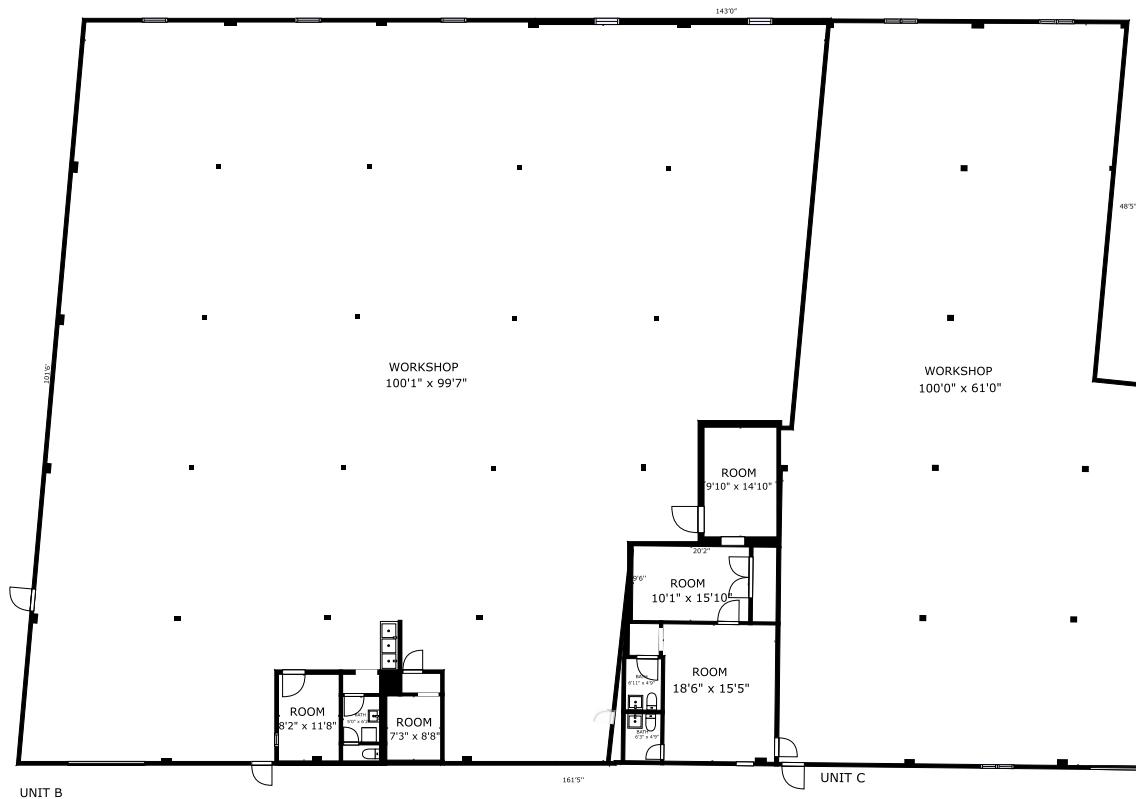


SUITE C AND B FLOOR PLAN

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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 COSTS. ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

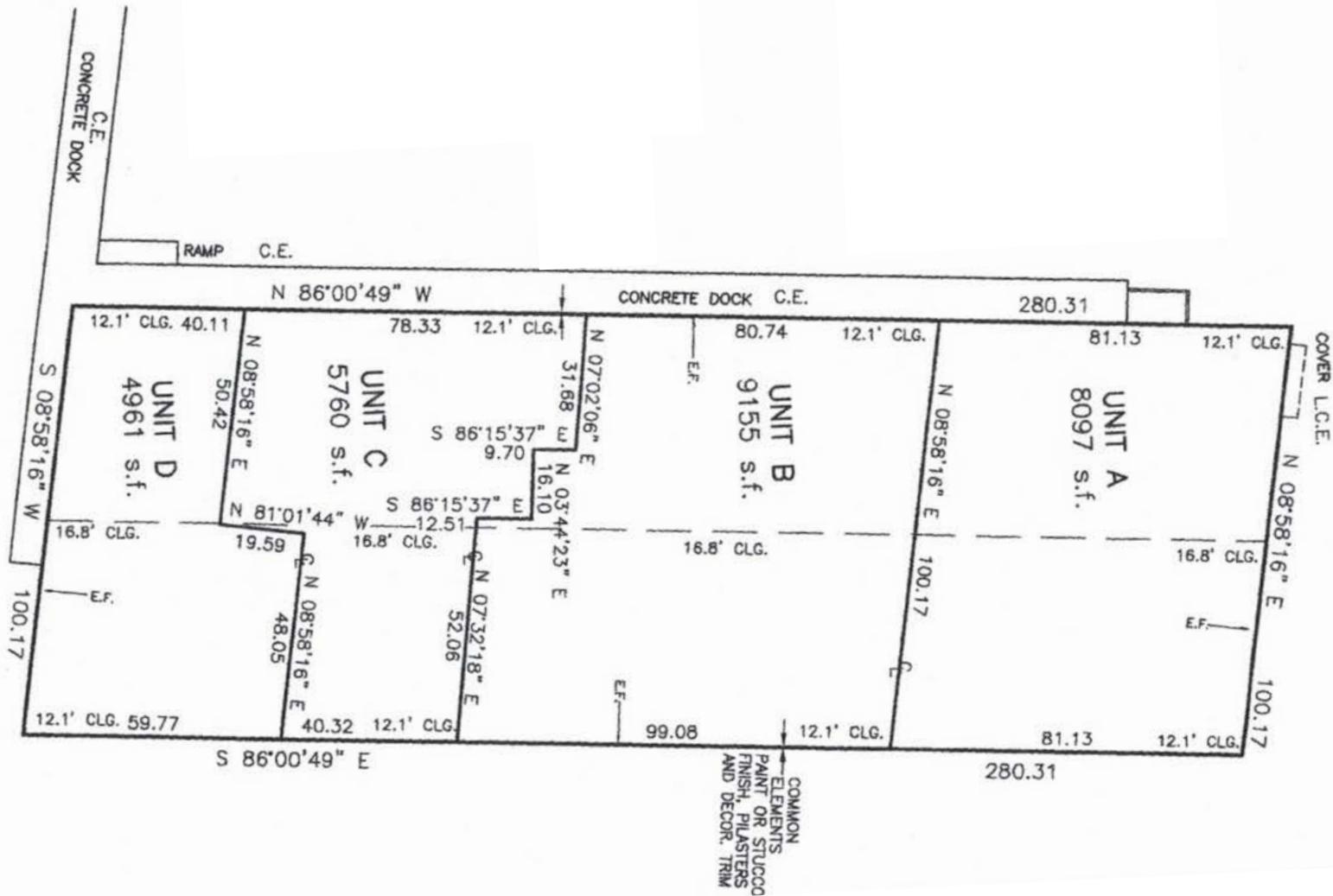
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SURVEY

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LOCATION OVERVIEW

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AREA OVERVIEW

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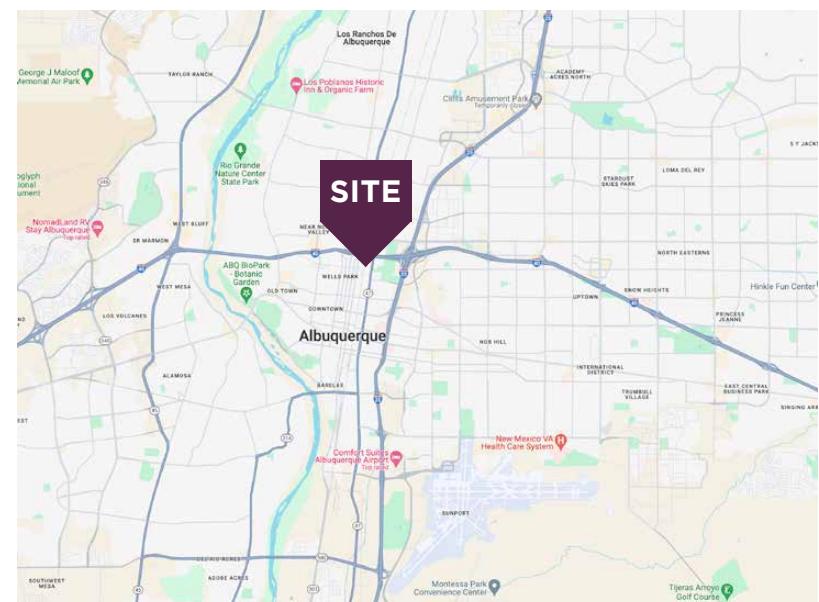
ALBUQUERQUE

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.

 **BERKSHIRE HATHAWAY**
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LISTING AGENTS

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CHRISTIAN FILE

VICE PRESIDENT

505.235.8518

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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

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.

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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FOR MORE INFORMATION
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