

FOR SALE

5321 WILSHIRE AVE NE
ALBUQUERQUE, NM



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SINGLE TENANT 100% LEASED INDUSTRIAL INVESTMENT

#1 Industrial sub-market in Albuquerque | North Interstate 25

CBRE

THE OPPORTUNITY

CBRE is pleased to present the opportunity to acquire 5321 Wilshire Ave, a 100% leased, 44,800 SF manufacturing/industrial property in Albuquerque New Mexico.



The property, situated on 2.35 acres, is located in the desirable North I-25 Corridor along Interstate 25. The property benefits from its proximity to Interstate 25, providing direct access to all quadrants of the City and easy access throughout the state of New Mexico. 5321 Wilshire offers an exceptional opportunity to derive a predictable income stream and return from a stable tenant.

American Fire Protection Group, Inc has occupied the building since November 2024. The lease features an NNN structure and 3% rent increases in years 2 & 4 and 6% increase in years 3 & 5.

The North I-25 corridor is the most desirable office and industrial submarket in Albuquerque. Due to its proximity to the highly trafficked Interstate 25 and the ease of access, this location offers industrial users an ideal location and industrial use zoning. The Albuquerque Metro Area (population 939,316±) features a high quality of life, low cost of business, an educated workforce, as well as, various state and local economic incentives. The area's workforce population is in excess of 380,000+, including more than 261,000+ college-educated individuals. Albuquerque's affordable cost of living, diverse population, and growing tech sector make it a desirable business location.

INVESTMENT HIGHLIGHTS



SINGLE-TENANT INDUSTRIAL BUILDING

Exceptional investment opportunity in Albuquerque's top light industrial/flex submarkets, North I-25. Low management responsibilities and annual rent increases make this asset a smart addition to an investor portfolio.



NNN LEASE

Tenant responsible for repairs, replacements, maintenance, property insurance, property taxes and property management. Lease structure provides for limited Landlord responsibility and low management making this an ideal investment for out of state investors.



ANNUAL RENT INCREASES

Rent increases alternate between 3% in Years 2 & 4 and 6% in Years 3 & 5. Cumulative increase during the hold period is 19.1% providing ample ability to hedge against inflation.



CREDIT-TENANCY

American Fire Protection Group, Inc. is a wholly owned subsidiary of API, Inc. (NYSE: APG), a best-in-class national company with \$8.1 Billion in assets and \$7 Billion in 2024 annual revenue.

INVESTMENT SUMMARY

Address	5321 Wilshire Ave NE Albuquerque, NM
Building Size	44,800± SF
Parcel Size	2.35± Acres
Price	\$6,882,048
Cap Rate	7.0%
NOI (Year 2)	\$481,743.36
Tenant	American Fire Protection Group, Inc.
Lease Term	60 Months



PROPERTY OVERVIEW

BUILDING SIZE

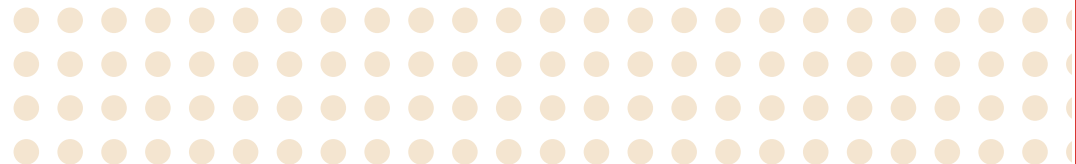
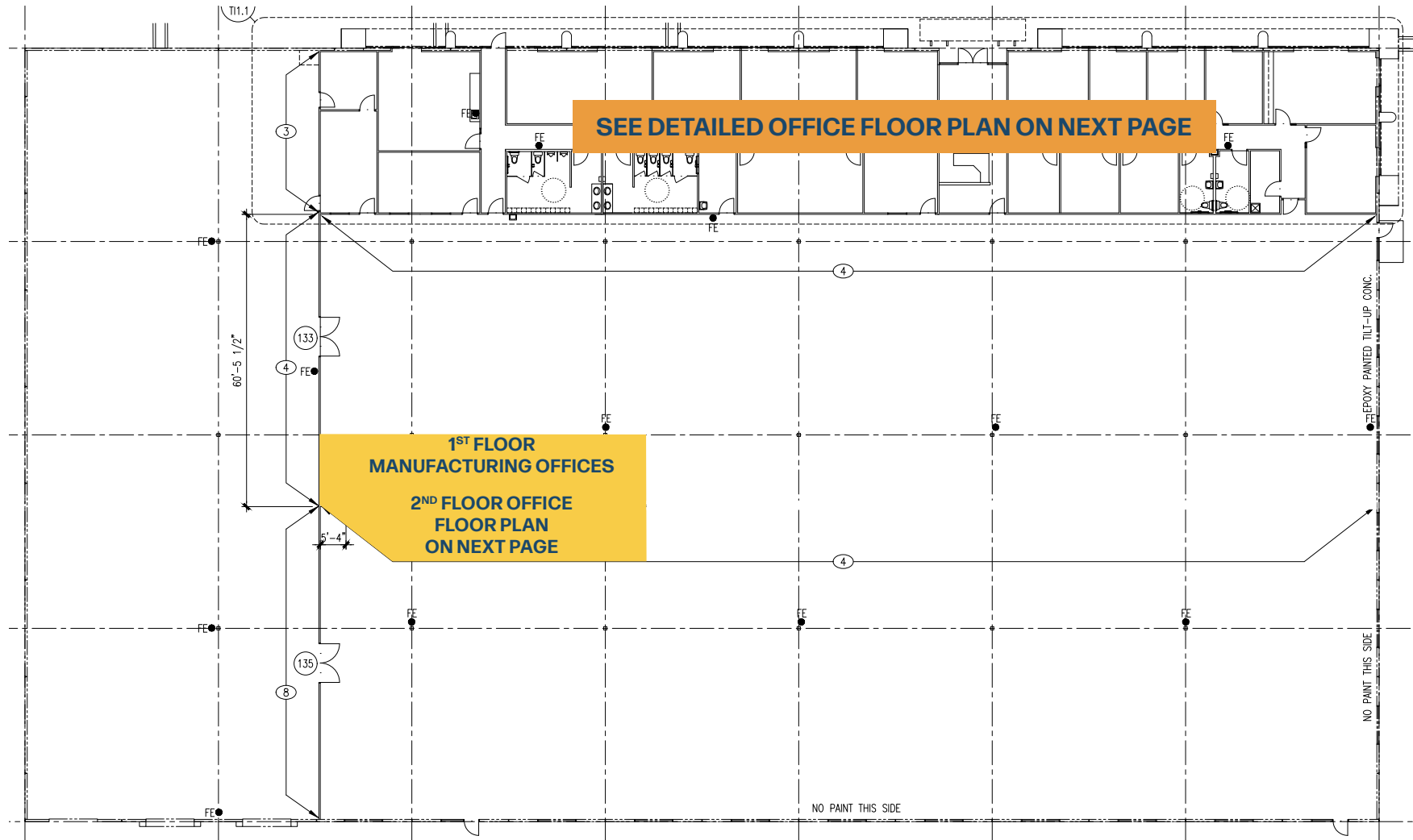
- 44,800± SF Total on 2.35± Acres
- Manufacturing Area:
22,500± SF
- Manufacturing Office:
3,500± SF
- Administrative Office:
7,500± SF
- Warehouse
11,300± SF

PROPERTY HIGHLIGHTS

- Two (2) dock doors, one (1) ramped drive in
- Sprinkler system
- Office, Manufacturing, and Warehouse/Shipping & Receiving
- Heavy Power 3-phase, 277/480 V
- Fiber to Building
- 20' Clear Height in Warehouse
- Drop Grid Ceiling in Manufacturing Area
- Column Spacing 39' 5" X 39' 6"
- HVAC throughout

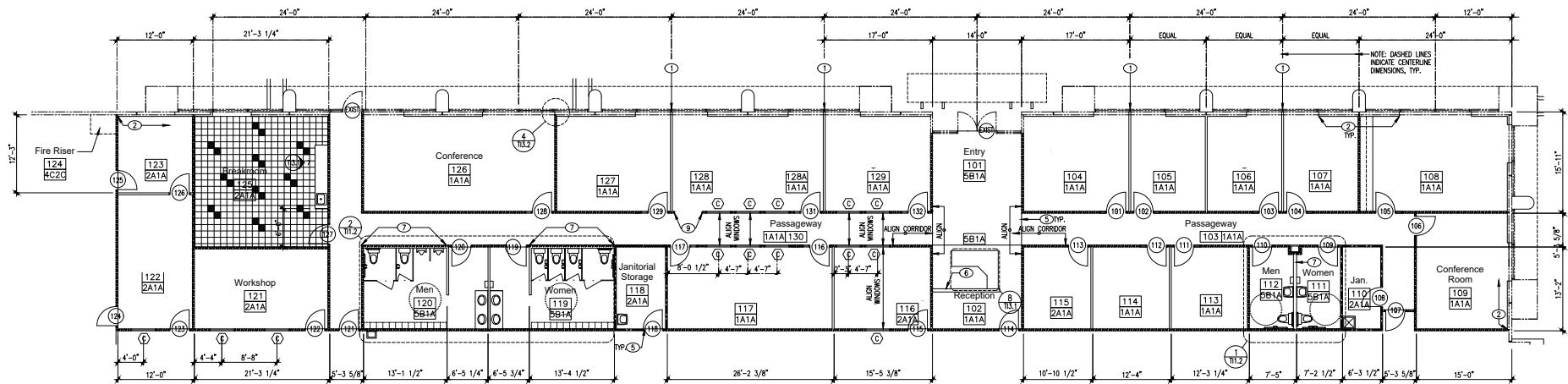


FLOOR PLANS

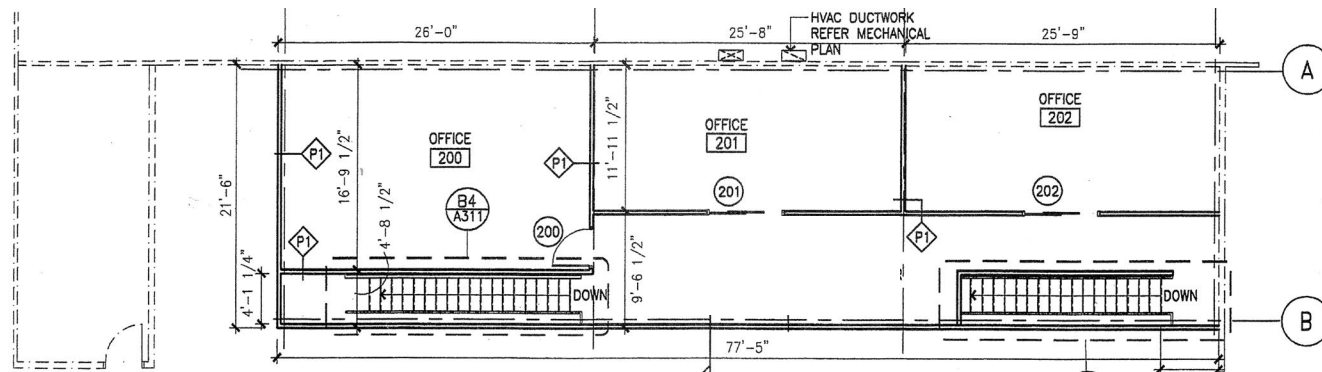


FLOOR PLANS

DETAILED OFFICE FLOOR PLAN



2ND FLOOR OFFICES (LOCATED ABOVE MANUFACTURING OFFICES)









PRES Now
24/7 Urgent and Emergency Care

TARGET **LOWE'S**
Starbucks **Freddy's**
STARBURGER

Cabela's

**Journal Center
Business Park**
13,000+ Employees

PASEO DEL NORTE

SITE

WILSHIRE AVE NE

87,900 VPD
PAN AMERICAN FWY

I-25

CARMAX

SITE PLAN



NORTH I-25 SUBMARKET OVERVIEW

16.8M SF

North I-25 Corridor
Industrial Space

3.9%

North I-25 Corridor
Industrial Vacancy

\$11.61

North I-25 Corridor
Industrial Avg Asking
Lease Rate (NNN/Yr)

(414) SF

North I-25 Corridor
Industrial Absorption

90K SF

North I-25 Corridor
Industrial
Construction

MARKET OVERVIEW

The Albuquerque industrial market continued to face headwinds in Q1 2025. However, increased lease activity characterized the period, rising by 180% year-over-year to a total of 777,035 sq. ft. This surge was largely driven by Maxeon Solar Technologies leasing 505,388 sq. ft. in the North I-25 submarket. Despite this growth, the total vacancy rate continued to increase gradually for the seventh consecutive quarter, rising by 30 basis points (bps) quarter-over-quarter and by 70 basis points year-over-year to 3.6%. Delayed leasing decisions and a slowdown in leasing activity in prior quarters hindered occupancy gains in Q1 2025, resulting in 82,602 sq. ft. of negative net absorption, a decline from the positive occupancy gains observed in Q4 2024 and during the same period the previous year.

The average direct asking rent continued to rise in Q1 2025, increasing by 8.2% quarter-over-quarter and by 4.2% year-over-year, reaching \$10.67 per sq. ft. Meanwhile, the construction pipeline continued to expand over the previous 12 months. By the end of Q1 2025, the total sq. ft. under construction had more than doubled year-over-year, with eight projects underway. Additionally, the market witnessed the completion of two new industrial properties in Q1 2025, including the 16,640 sq. ft. Duke City Sports Complex, which was 100% pre-committed.

FIGURE 3: Historical Net Absorption in Three Key Submarkets (MSF)

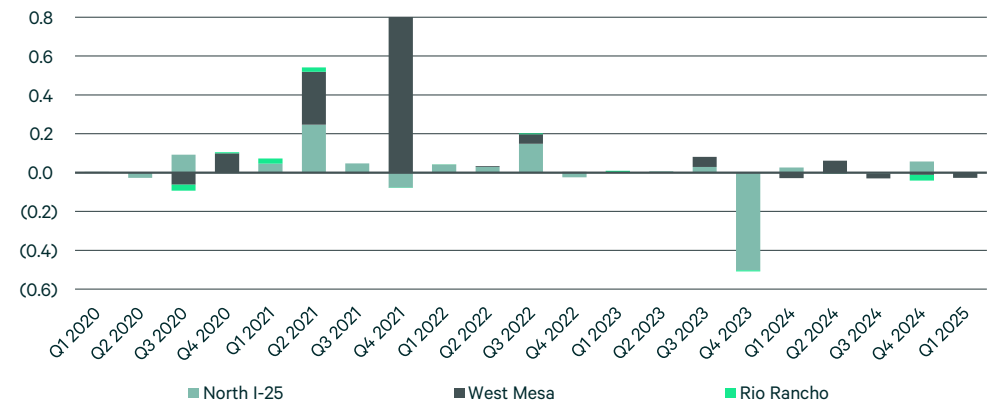
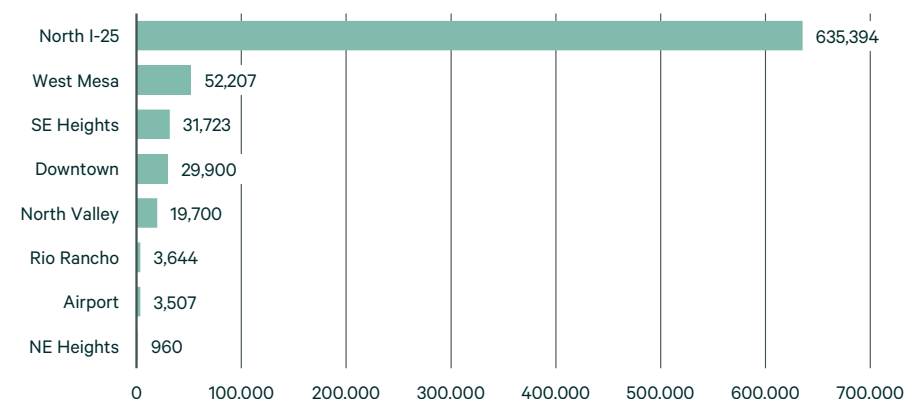


FIGURE 7: YTD Total Area Leased by Submarket (SF)



Source: CBRE Research Q1 2025

ALBUQUERQUE MARKET OVERVIEW

As the most dynamic city and largest urban area in New Mexico, Albuquerque is the state's major commercial center, serving as a hub for business, trade, finance, industry and government. With a substantial labor force, the Albuquerque metro area accounts for nearly 45% of the state's total employment. With a young population and the presence of the University of New Mexico, the Albuquerque metro area will continue to provide employers with an abundant, diverse and well-educated work force. The Albuquerque metropolitan area has a current population of more than 926,835 residents, expanding to a 60-minute drive time from the I-25/I-40 intersection, you'll find a thriving population of over 1,058,923. This figure is expected to expand by another 0.56% by year 2029, nearly double the expected national growth rate of 0.38%.



ALBUQUERQUE HIGHLIGHTS



1,058,923

POPULATION

Population within
a 60-minute drive
time of I-40/I-25
Interchange
(Esri 2024)



63%

DIVERSE POPULATION

Compared to 42% nationally
(Lightcast 2024)



94.9

LOW COST OF LIVING

on a national
scale of 100
(C2ER 2024)



\$408,297

MEDIAN HOUSING VALUE

**National
\$423,503**
(Realtor.com 2025)

EXCEPTIONAL QUALITY OF LIFE

- 4 seasons
- 5,312 feet in elevation - higher than Denver
- **24.2** minute average commute time
- Abundant outdoor adventure options
- **3rd-largest** art market in the U.S. located in Santa Fe
- Award-winning breweries, wine bars and restaurants
- Eclectic and iconic culture, arts and entertainment



MOST DIVERSE WORKFORCE

**63% of All Workers Identify
as a Person of Color**
(Lightcast 2024)

WORKFORCE

- **37.0%** have a Bachelor's degree or higher (Esri 2023)
- **111,470** students enrolled in two-year and four-year colleges and universities (National Center for Education Statistics)
- Very high density of educated population
- **23.1%** increase in freshman enrollment from 2021 to 2024 (NM Department of Education)

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