

NOB HILL OFFICE CONDO FOR SALE

217 -219 Sierra Dr SE | Albuquerque, NM

OFFERING MEMORANDUM



Richard Hanna, CCIM
Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Hanna Commercial LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



Nob Hill Office Condo For Sale

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

03 Property Description

Property Features

Site Plan

Parcel Map

Property Images

04 Demographics

General Demographics

Exclusively Marketed By



Richard Hanna, CCIM

Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158



Amy Monarch

Hanna Commercial LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



Brokerage License No.: 9158

NOB HILL OFFICE CONDO FOR SALE

01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	217 -219 Sierra Dr SE Albuquerque NM 87108
COUNTY	Bernalilo
MARKET	Nob-Hill
BUILDING SF	2,000 SF
LAND ACRES	.1377

FINANCIAL SUMMARY

PRICE	\$345,000
PRICE PSF	\$172.50
OCCUPANCY	100%
NOI (CURRENT)	\$28,280
CAP RATE (CURRENT)	8.20%



Richard Hanna, CCIM
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057

Nob Hill Investment Opportunity

- Fully renovated 2,000 SF commercial property in the heart of Albuquerque's Nob Hill district. The property features a long-term tenant with approximately three years remaining on a triple-net (NNN) lease and a 5-year renewal option, providing reliable cash flow with minimal landlord responsibilities. A roof replacement completed in 2024 further reduces near-term capital expenditure risk.

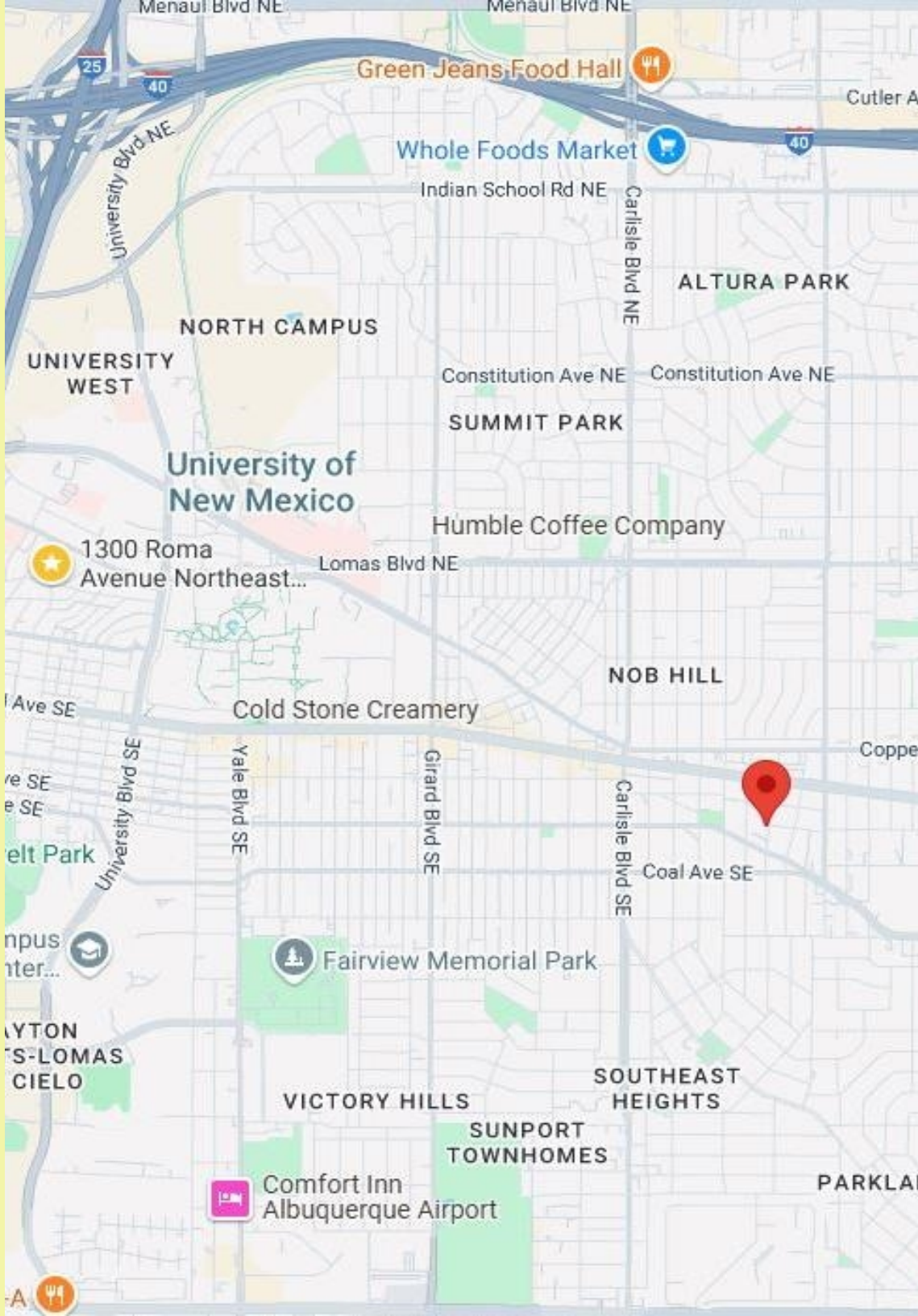
Located along the historic Route 66 corridor between Lead Avenue and Central Avenue, Nob Hill is one of Albuquerque's most vibrant submarkets. The area benefits from strong foot traffic, a dense mix of retail and dining establishments, and sustained tenant demand driven by its walkability and central location.

Offered at an attractive 8.2% cap rate, this property blends stable income, prime location, and long-term upside, making it an ideal investment for those seeking dependable returns in a high-demand urban corridor.



Richard Hanna, CCIM
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057

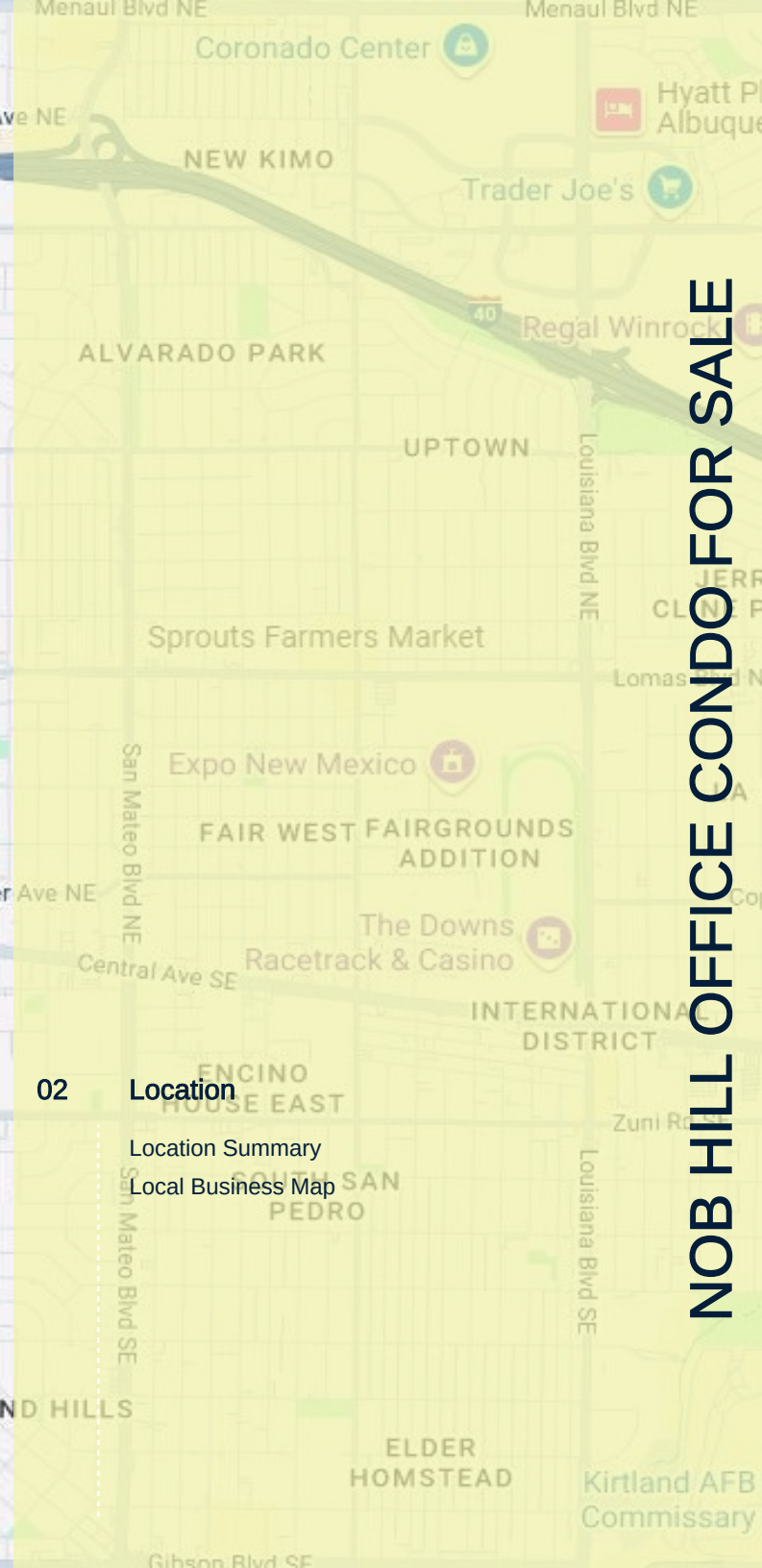


02

Location

Location Summary

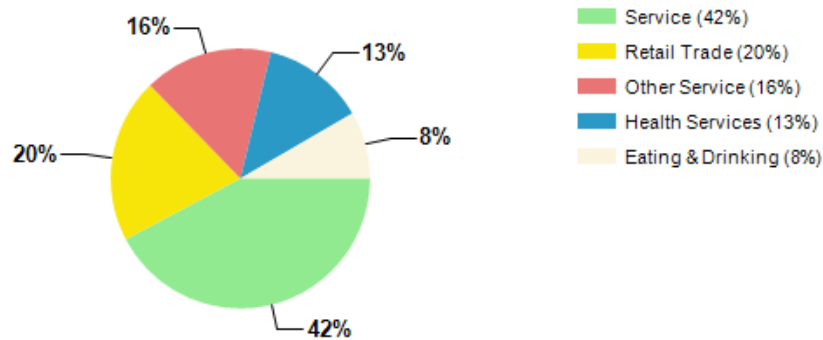
Local Business Map



Nob Hill Location

- The Nob Hill area of Albuquerque is one of the city's most established and high-performing commercial corridors, offering strong fundamentals for long-term investment. Positioned along the historic Route 66 between Lead Avenue and Central Avenue, the area benefits from consistent consumer traffic, a dense concentration of retail and dining operators, and a proven track record of tenant demand. Its walkability and central location continue to drive steady economic activity, supporting stable occupancy and strong rental growth. Additionally, the property's proximity—approximately 2.1 miles to Interstate 25 and 2.3 miles to Interstate 40—provides efficient regional access, further enhancing its appeal to a wide range of commercial users and investors alike.

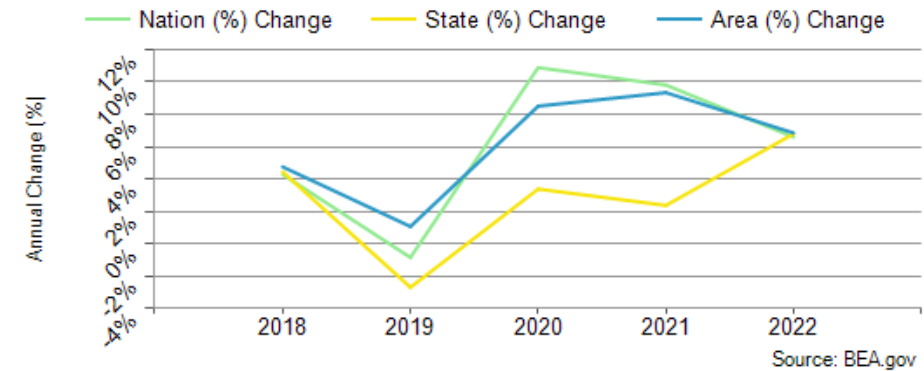
Major Industries by Employee Count

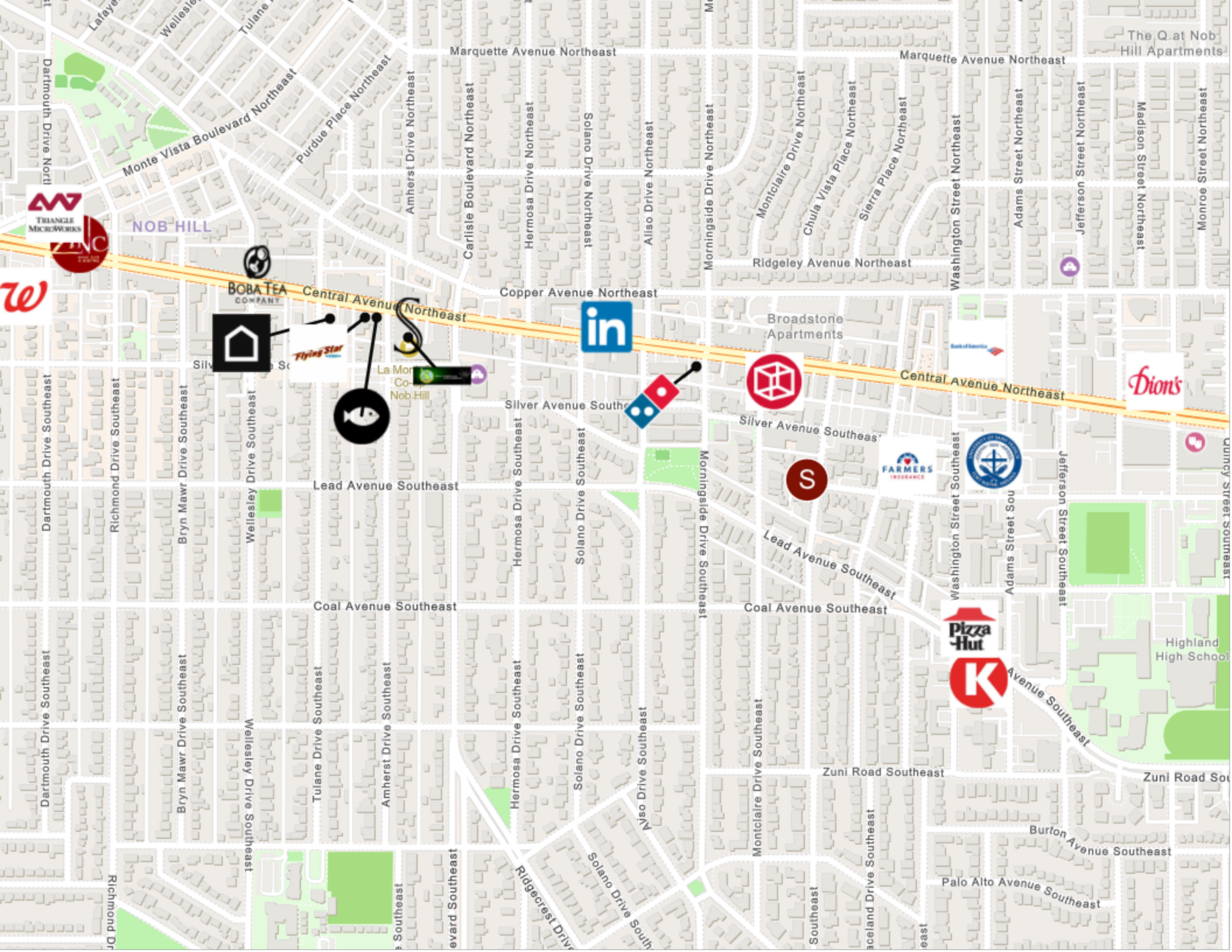


Largest Employers

Kirtland Air Force Base	23,000
University of New Mexico	22,000
Sandia National Laboratories	12,206
Presbyterian Healthcare Services	12,000
Albuquerque Public Schools	10,297
City of Albuquerque	5,800
Lovelace Health System	3,659
Intel Corporation	1,750

Bernalillo County GDP Trend







03

Property Description

Property Features

Site Plan

Parcel Map

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	2,000
LAND ACRES	.1377
ZONING TYPE	MX-T
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MECHANICAL

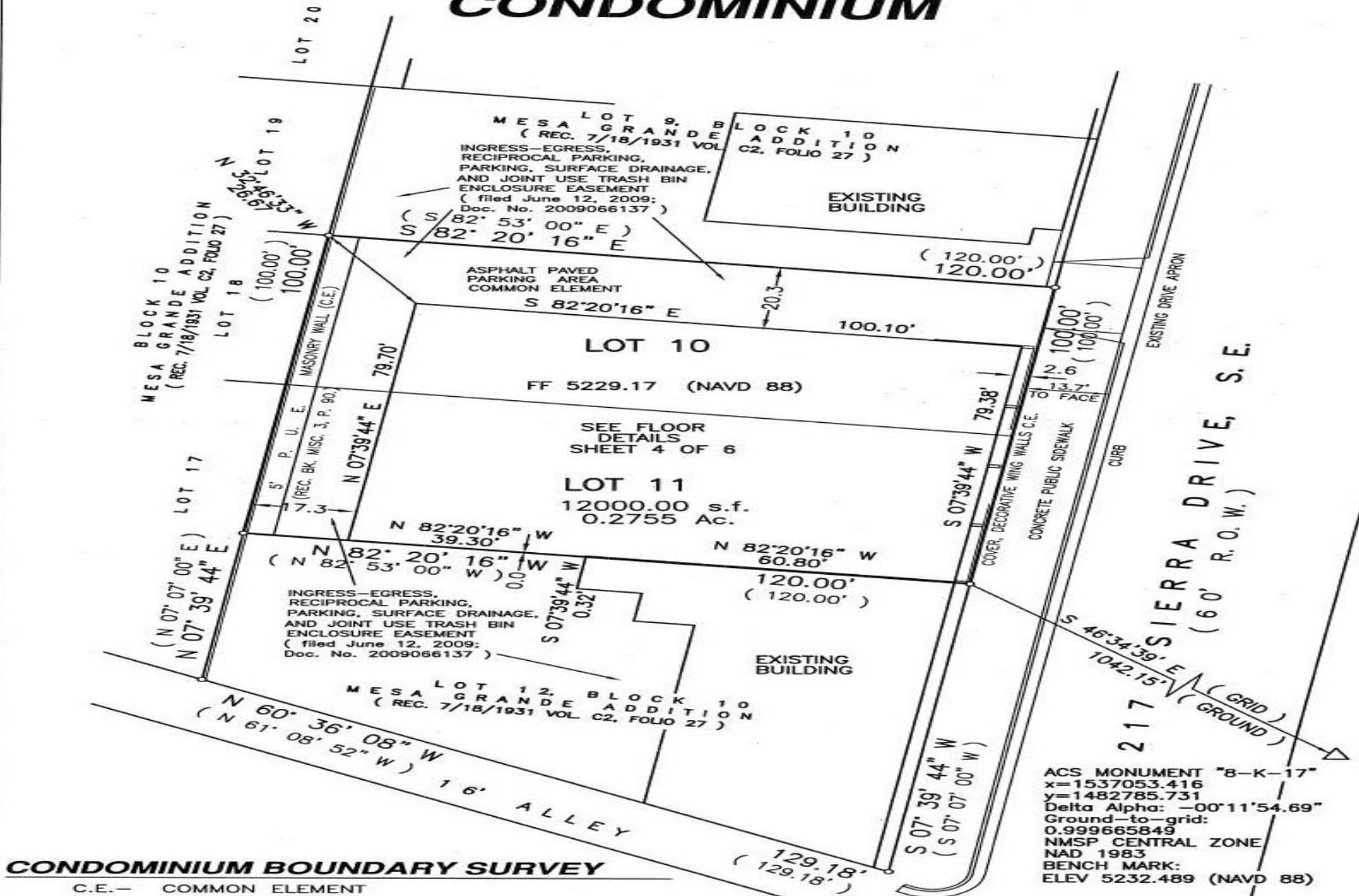
HVAC	HVAC
FIRE SPRINKLERS	PNM



Richard Hanna, CCIM
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

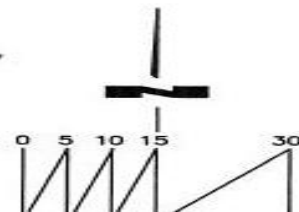
Amy Monarch
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057

SIERRA CONDOMINIUM

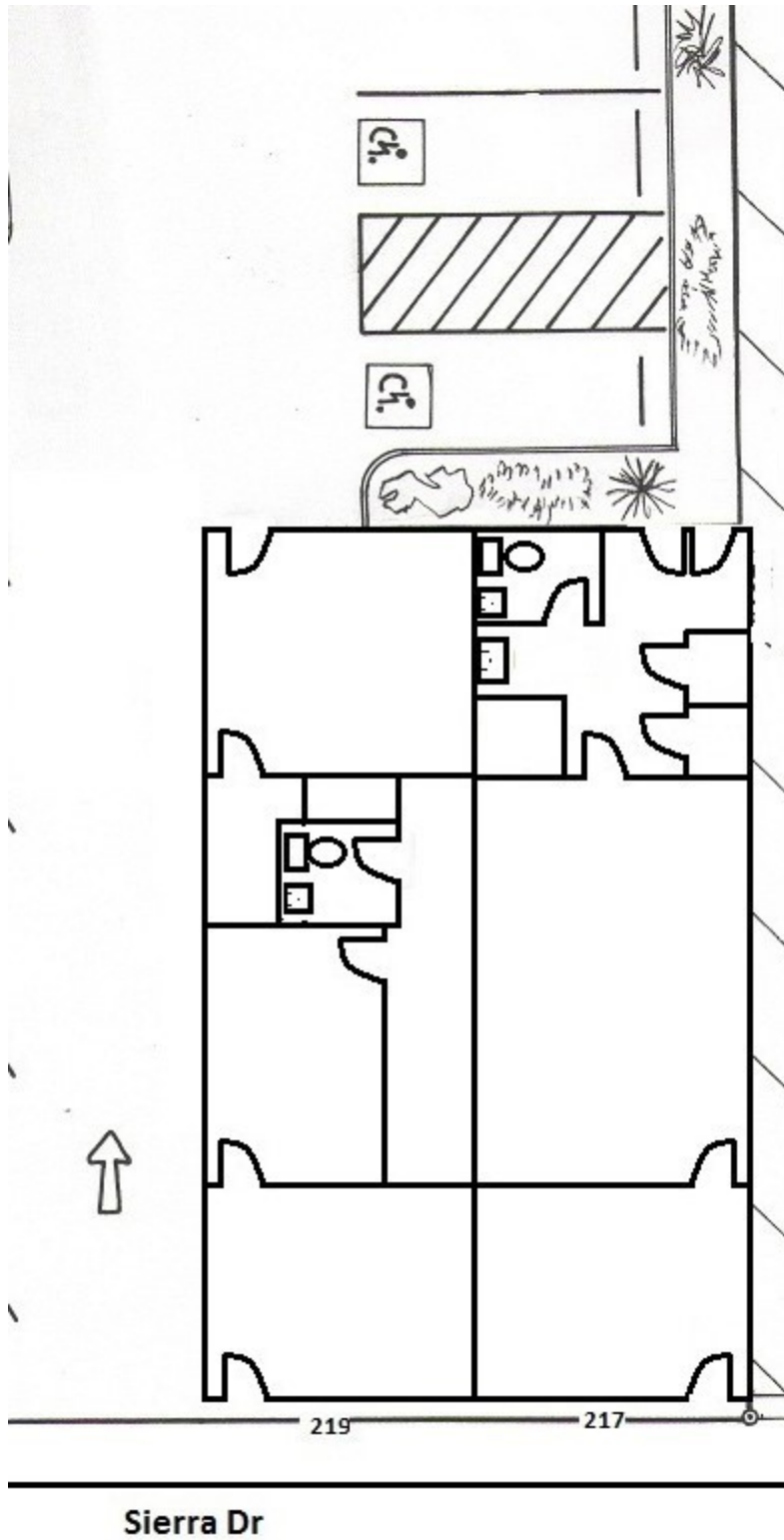


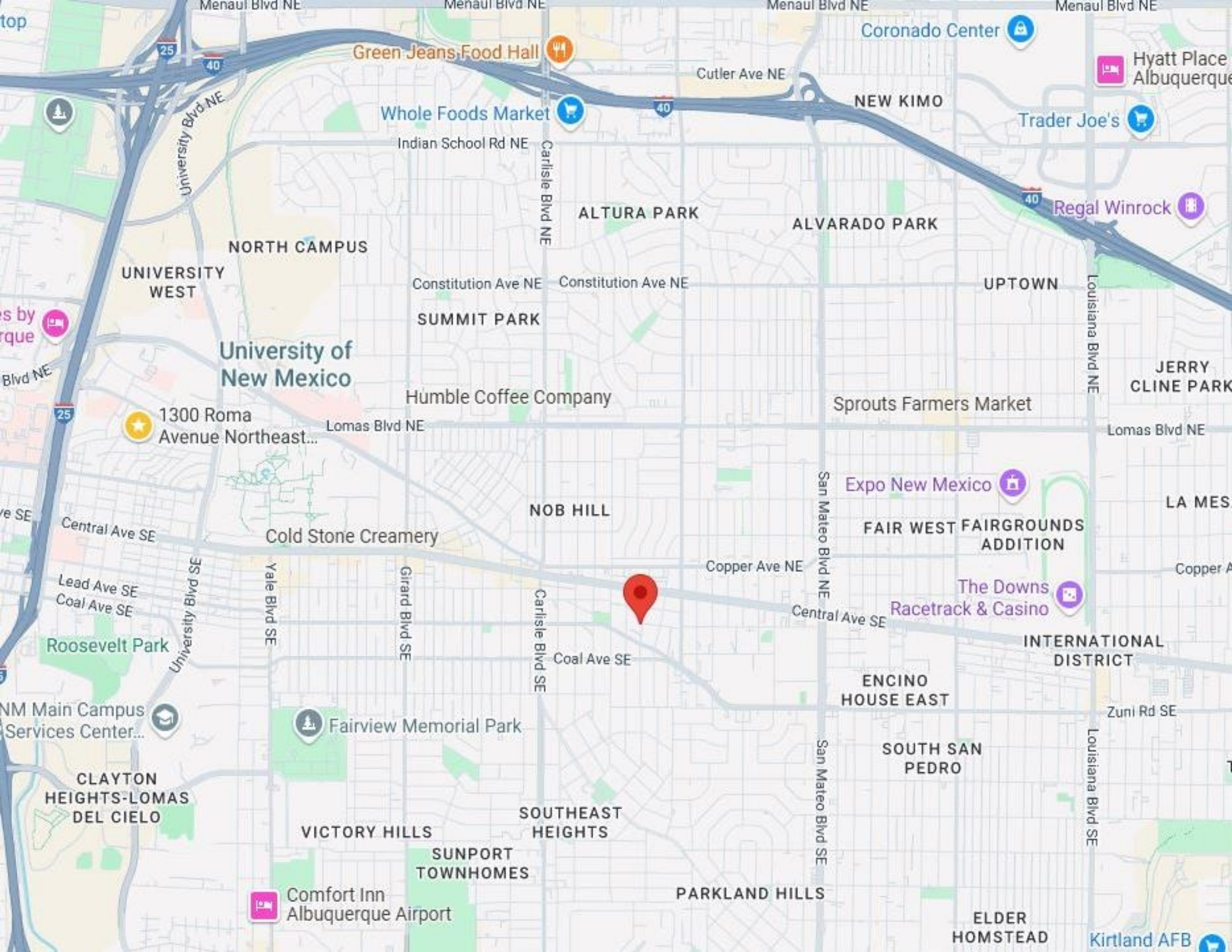
CONDOMINIUM BOUNDARY SURVEY

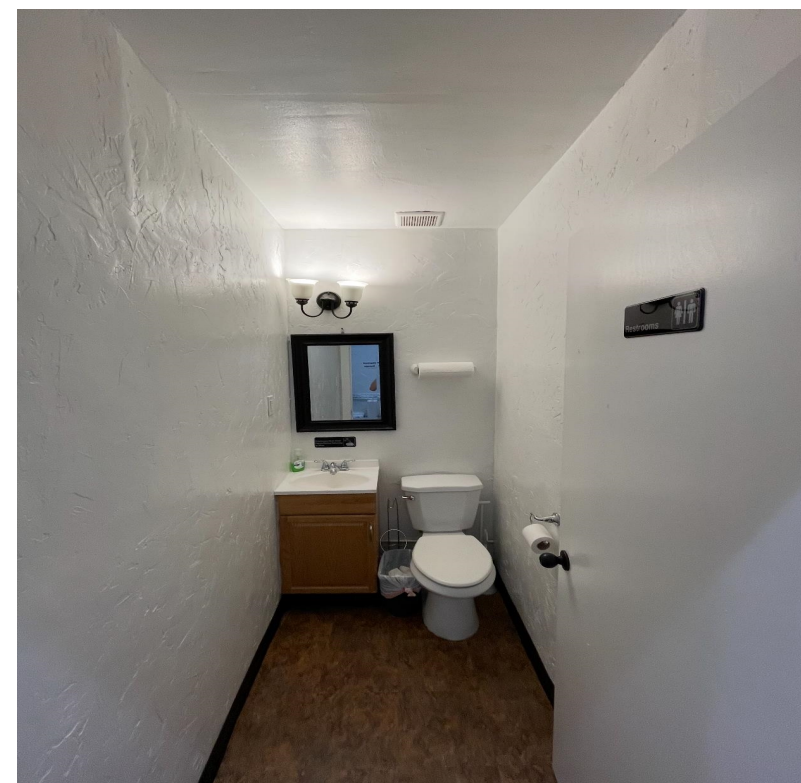
C.E. - COMMON ELEMENT



330 Louisiana Blvd, N.E.
Albuquerque, NM 87102







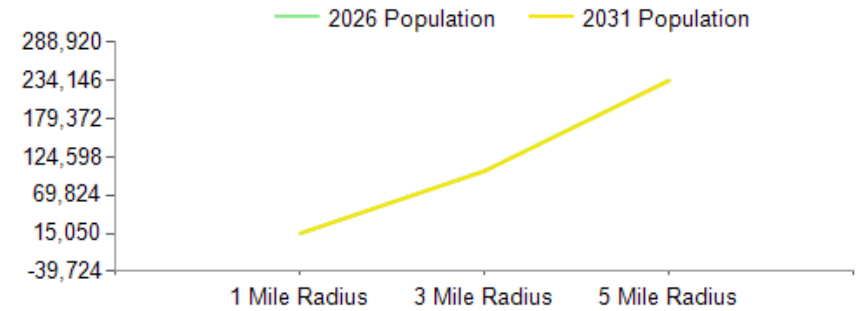
04

Demographics

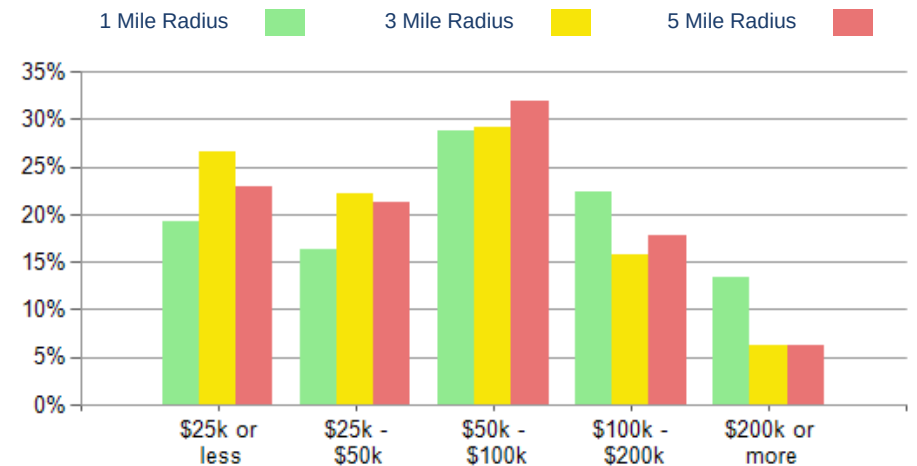
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,737	107,202	231,735
2010 Population	15,378	107,233	238,134
2026 Population	15,050	104,571	234,146
2031 Population	15,079	104,393	233,809
2026 African American	481	4,986	9,635
2026 American Indian	795	7,949	16,453
2026 Asian	416	3,623	7,681
2026 Hispanic	4,366	46,769	110,497
2026 Other Race	1,184	15,224	35,032
2026 White	9,544	52,267	117,232
2026 Multiracial	2,599	20,348	47,776
2026-2031: Population: Growth Rate	0.20%	-0.15%	-0.15%

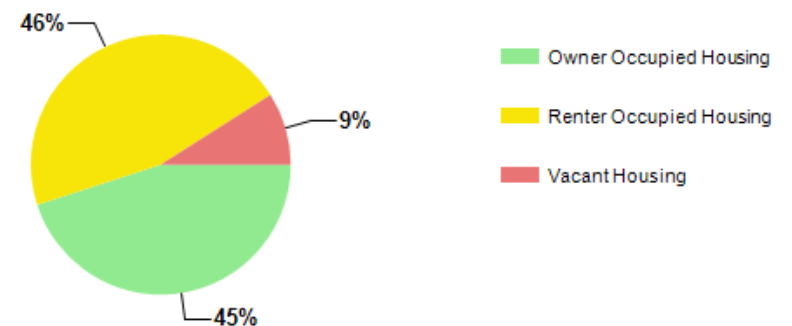
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	717	7,112	12,890
\$15,000-\$24,999	839	5,841	11,493
\$25,000-\$34,999	561	5,070	10,470
\$35,000-\$49,999	767	5,784	12,254
\$50,000-\$74,999	1,455	9,369	21,517
\$75,000-\$99,999	888	4,883	12,464
\$100,000-\$149,999	1,283	5,294	12,807
\$150,000-\$199,999	532	2,415	6,052
\$200,000 or greater	1,079	3,004	6,611
Median HH Income	\$69,991	\$51,396	\$57,357
Average HH Income	\$99,770	\$73,594	\$77,717



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

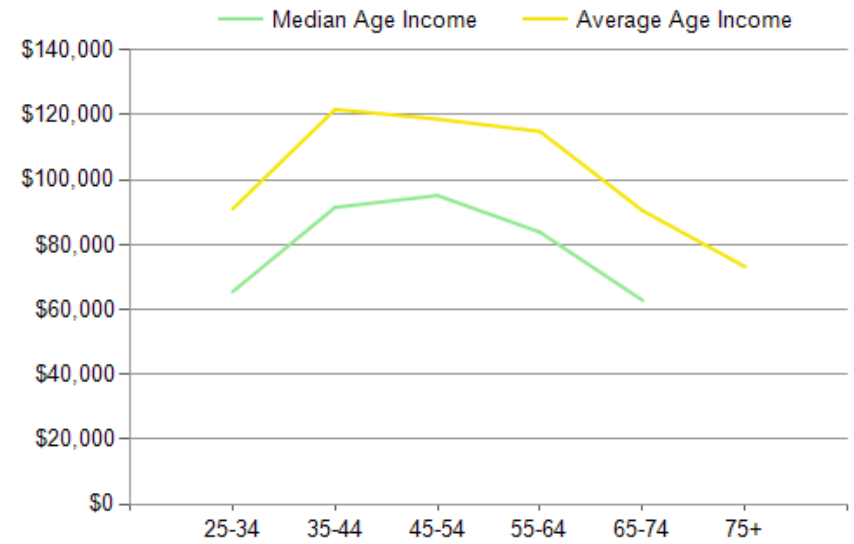
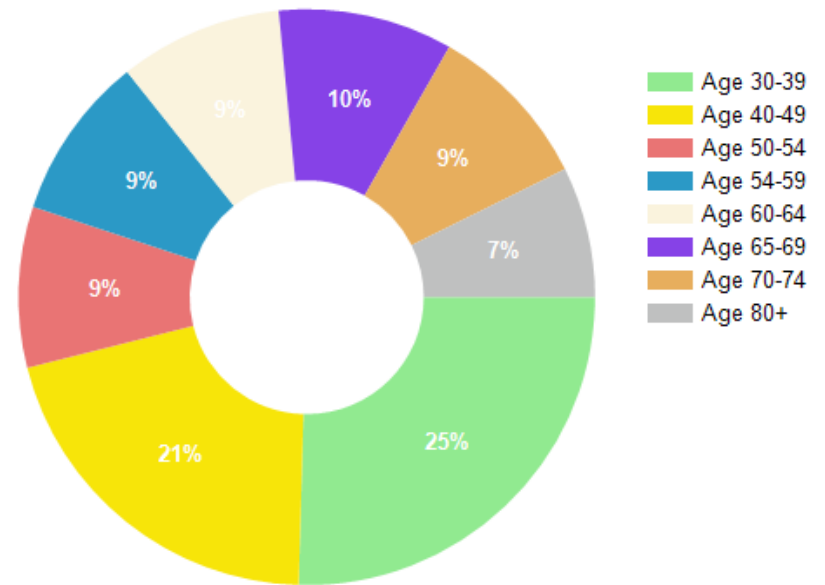


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,281	8,722	18,539
2026 Population Age 35-39	1,293	7,740	17,165
2026 Population Age 40-44	1,158	6,965	15,774
2026 Population Age 45-49	926	5,881	13,465
2026 Population Age 50-54	913	5,744	12,953
2026 Population Age 55-59	932	5,620	12,654
2026 Population Age 60-64	925	6,098	14,023
2026 Population Age 65-69	990	5,850	13,755
2026 Population Age 70-74	954	4,999	11,766
2026 Population Age 75-79	742	3,596	8,755
2026 Population Age 80-84	402	2,096	5,328
2026 Population Age 85+	405	1,988	4,847
2026 Population Age 18+	13,115	87,533	192,749
2026 Median Age	44	38	39
2031 Median Age	45	39	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,513	\$54,231	\$57,385
Average Household Income 25-34	\$91,016	\$72,021	\$75,992
Median Household Income 35-44	\$91,514	\$59,857	\$65,925
Average Household Income 35-44	\$121,708	\$88,655	\$93,095
Median Household Income 45-54	\$95,176	\$59,244	\$65,912
Average Household Income 45-54	\$118,731	\$86,079	\$91,853
Median Household Income 55-64	\$83,870	\$51,789	\$57,486
Average Household Income 55-64	\$114,917	\$77,136	\$82,706
Median Household Income 65-74	\$62,854	\$42,980	\$49,968
Average Household Income 65-74	\$90,523	\$67,108	\$69,861
Average Household Income 75+	\$73,214	\$58,522	\$59,174

Population By Age



Nob Hill Office Condo For Sale

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Hanna Commercial, LLC and it should not be made available to any other person or entity without the written consent of Hanna Commercial, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Hanna Commercial, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Hanna Commercial, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Hanna Commercial, LLC has not verified, and will not verify, any of the information contained herein, nor has Hanna Commercial, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed By



Richard Hanna, CCIM

Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158



Amy Monarch

Hanna Commercial LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



Brokerage License No.: 9158