

6000

UPTOWN BLVD NE



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Agreement

CBRE

THE OFFERING

CBRE is proud to offer 6000 Uptown (the 'Property' or 'Offering'), a $\pm 67,993$ SF, Class B, multi-tenant office building located at 6000 Uptown Boulevard NE in Albuquerque, NM. 6000 Uptown represents an exceptional opportunity to acquire a stabilized office building with prime positioning in the market and potential for upside through lease up of the remaining vacancy.

Built in 1981 with significant recent renovations, 6000 Uptown contains $\pm 67,993$ GLA and offers 24 suites ranging in size from ± 597 SF to $\pm 7,701$ SF. The Property has a mix of professional tenants with staggered lease expirations, contractual escalations, and extension options. The Property, currently 89.2% occupied, offers a stable income stream in a tight market. The Uptown submarket has ± 1.81 Million SF of office space with vacancy rate of 10.2% (Q1-2026) with an average asking lease rate of \$21.93 PSF.

\$8,232,000

PURCHASE PRICE

8.25%

CAP RATE

\$121

PRICE PSF

\$679,881 (In-Place)

NOI

3.53 Years

WALT





INVESTMENT HIGHLIGHTS

- + ±67,993 SF, Class B, Multi-Tenant Office Building Ideally Situated on a Corner Lot Across from Coronado Mall
- + ±89.2% Percent Occupied with Strong Market Interest and Great Position Within the Market
- + Occupied by a Mix of Professional Tenants with Staggered Lease Expirations, Contractual Escalations, and Extension Options; Stable Employment Market With Large Government Sector
- + Recent Upgrades Include Lobby Remodel, Restroom Remodel, Exterior Paint, HVAC Upgrades, Energy Audit and Weather Sealing of Exterior Windows
- + High Barriers to Entry; No New Construction in the Office Market Providing A Significant Runway for Investors Entering the Market
- + Highly Accessible, Amenity-Rich Location Ideally Positioned in the Uptown Submarket Within Walking Distance to Both Coronado Center Mall and ABQ Uptown
- + Positioned in the Heart of Uptown's Retail Shopping Node Within a Highly Amenitized Submarket with a Large Concentration of Dining, Retail Shops, Shopping Malls and Entertainment Options
- + Strategic Location Offering Excellent Accessibility and Easy Access to I-40; Also Conveniently Located Minutes From I-25 Near the Uptown Transit Center

PROPERTY OVERVIEW

ADDRESS	6000 Uptown Blvd. NE
MARKET/SUBMARKET	Albuquerque – Uptown Submarket
SQUARE FOOTAGE	67,993 SF
LOT SIZE	2.59 Acres
YEAR BUILT	1981 (Renovated 2024)
OCCUPANCY	89.2%
OPERATING EXPENSES	\$8.39/ SF/ Year
TAXES	\$103,637



UPTOWN OVERVIEW

The Uptown submarket is highly sought-after, garnering the attention of many top Albuquerque tenants. It is known for its plethora of amenities, Class A/B office properties, manicured office-park atmosphere and proximity to Interstate 40.

The Uptown area is Albuquerque's premiere shopping and entertainment district. It has evolved over the past 15-years from two midcentury regional malls to a bustling 21st-century mix of open-air lifestyle centers, active nightlife, and premiere entertainment venues. Uptown hosts major destination centers such as Winrock Town Center, the ABQ Uptown Shopping Center, and the Coronado Mall, and over 960 businesses. Daytime employment in the Uptown submarket is over 10,400 employees.

Uptown Highlights:

- Exceptional accessibility and connectivity to all quadrants of the city
- Impeccable dining, hospitality, shopping and entertainment amenities all within walking distance
- Vibrant "Live, Work, Play" Environment
- Albuquerque Public Transit HUB

Q1 2026 Uptown Office Figures

1.81M SF

Office
Inventory

10.2%

Vacancy
Rate

12.7%

Availability
Rate

\$21.93/SF

Avg Asking Rate

0 SF

Under Construction

Source: CBRE Research





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NORDSTROM
rack DSW
Dillard's
REGAL
Red Robin
TJ-maxx

Marriott
HOTELS & RESORTS

RUTH'S
CHRIS
STEAK HOUSE
jason's deli
Japanese Kitchen
oh, so good!

Hilton
Garden
Inn

I-40

WINROCK
TOWN CENTER
83-Acre
Mixed Use
Re-development

TARGET

Uptown Mass
Transit HUB

Total Wine
& MORE

PLANNED 400
APARTMENTS &
RETAIL SPACE

UPTOWN BLVD

ABQ
uptown

197,585± SF
Lifestyle Center

NUSENDA
CREDIT UNION
NEW BRANCH OPENING Q1 2027

Coronado
1,107,810± SF
Regional Mall

TRADER
JOE'S

Apple
Starbucks
POTTERY
BARN
GAP
lululemon
ANTHROPOLOGIE
McALISTER'S
DELICIOUS
BRVO!
THE MELLING POT
MICHAEL KORS
THE NORTH
FACE
MAC
PISA BANK

AMERICAS PARKWAY
LOUISIANA BLVD

CHUBB
HUT
CITIBANK

DICK'S
SPORTING GOODS
JCPenney
Panera
BREAD
macy's
ROUND
FIVE GUYS
The Container Store
Giesecake
Factory
H&M
J.J. GILLETTE

MENAU BLVD

chili's

Sheraton

CHEESE
& COFFEE
CAKE FETISH
BAKERY & DESSERT BAR

GREATER ALBUQUERQUE REGION DEMOGRAPHICS



60 MIN DRIVE TIME FROM I-25/I-40 INTERCHANGE DEMOGRAPHIC HIGHLIGHTS



1,058,923
POPULATION



429,886
HOUSEHOLDS



\$95,843
AVERAGE HH INCOME



\$412,332
MEDIAN HOUSING
VALUE



37.0%
OF POPULATION HAS AN
BACHELOR'S DEGREE
OR HIGHER

Source: Esri



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