



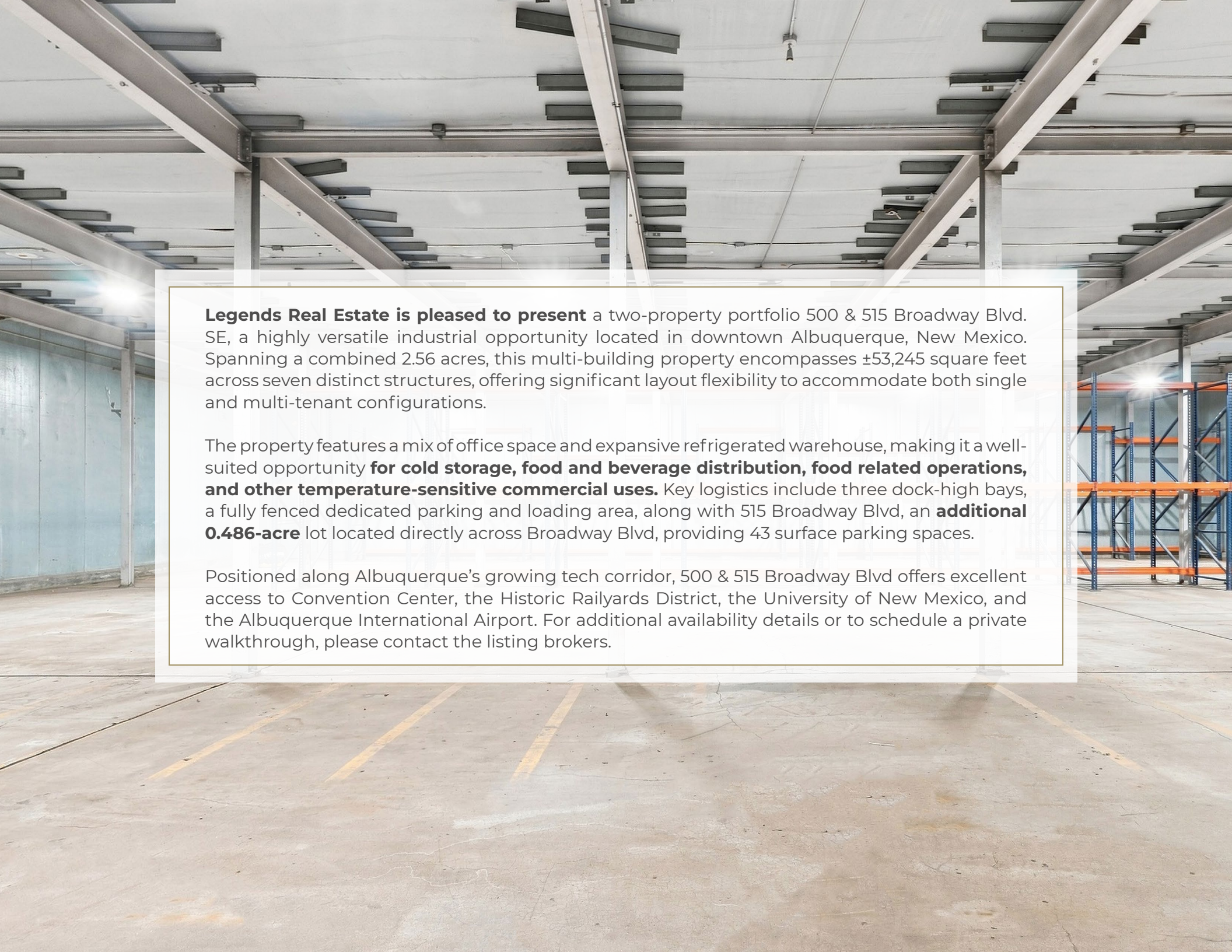
OFFERING MEMORANDUM

FOR SALE OR LEASE

500 & 515 BROADWAY BLVD. SE
ALBUQUERQUE, NM 87102


LEGENDS
REAL ESTATE

 **SVN**
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.



Legends Real Estate is pleased to present a two-property portfolio 500 & 515 Broadway Blvd. SE, a highly versatile industrial opportunity located in downtown Albuquerque, New Mexico. Spanning a combined 2.56 acres, this multi-building property encompasses ±53,245 square feet across seven distinct structures, offering significant layout flexibility to accommodate both single and multi-tenant configurations.

The property features a mix of office space and expansive refrigerated warehouse, making it a well-suited opportunity **for cold storage, food and beverage distribution, food related operations, and other temperature-sensitive commercial uses.** Key logistics include three dock-high bays, a fully fenced dedicated parking and loading area, along with 515 Broadway Blvd, an **additional 0.486-acre** lot located directly across Broadway Blvd, providing 43 surface parking spaces.

Positioned along Albuquerque's growing tech corridor, 500 & 515 Broadway Blvd offers excellent access to Convention Center, the Historic Railyards District, the University of New Mexico, and the Albuquerque International Airport. For additional availability details or to schedule a private walkthrough, please contact the listing brokers.

LOCATION HIGHLIGHTS

NEARBY



MILNE STADIUM

5 MIN (1.0 MILE) DRIVE

UNIVERSITY STADIUM

5 MIN (1.8 MILES) DRIVE



ALBUQUERQUE CONVENTION CENTER

3 MIN (0.8 MILES) DRIVE

UNIVERSITY OF NEW MEXICO

6 MIN (1.7 MILES) DRIVE



RAIL YARDS MARKET

3 MIN (0.6 MILES) DRIVE

AIRPORT



ALBUQUERQUE INTERNATIONAL SUNPORT

6 MIN (3.5 MILES) DRIVE



FRANK SEELY, Broker

512-750-8150 | Frank@legendsrealestate.com

KATELYNN NUNEZ

512-216-8805 | Katelynn@legendsrealestate.com

WALT ARNOLD SIOR, CCIM

505.269.9358 | waltarnold.com

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AERIAL



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AERIAL

AVAILABLE

BUILDING 1:

±5,044 SF OFFICE/WAREHOUSE

BUILDING 2:

±8,315 SF WAREHOUSE

BUILDING 3:

±12,293 SF WAREHOUSE

BUILDING 4:

±8,832 SF WAREHOUSE

BUILDING 5:

±12,410 SF WAREHOUSE

BUILDING 6:

±3,884 SF WAREHOUSE

BUILDING 7:

±2,466 SF OFFICE

TOTAL: ±53,245 SF



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FLOOR PLAN



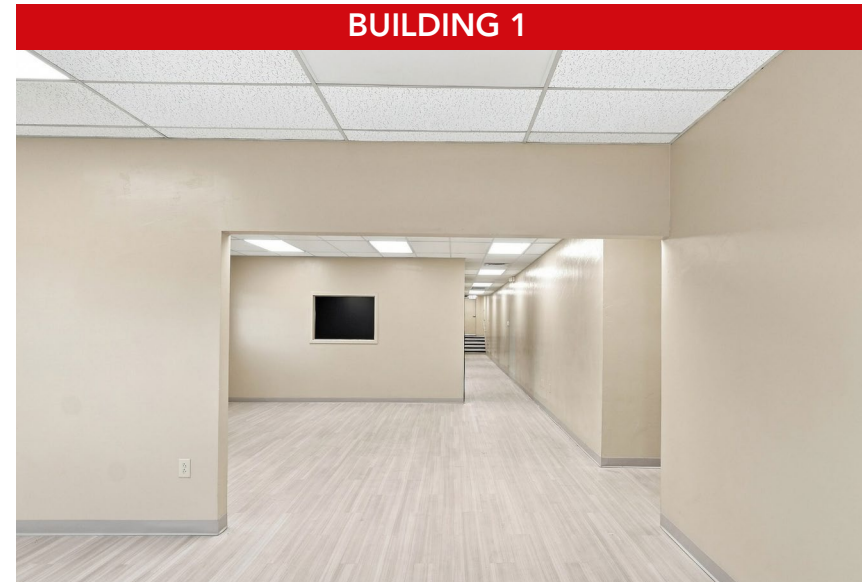
BUILDING 1:

±5,044 SF OFFICE/WAREHOUSE

BUILDING 2:

±8,315 SF WAREHOUSE

DOCK-HIGH ACCESS, 21' CEILINGS AND AN EXTRA ±1,600 SF OF MEZZANINE NOT INCLUDED IN SF



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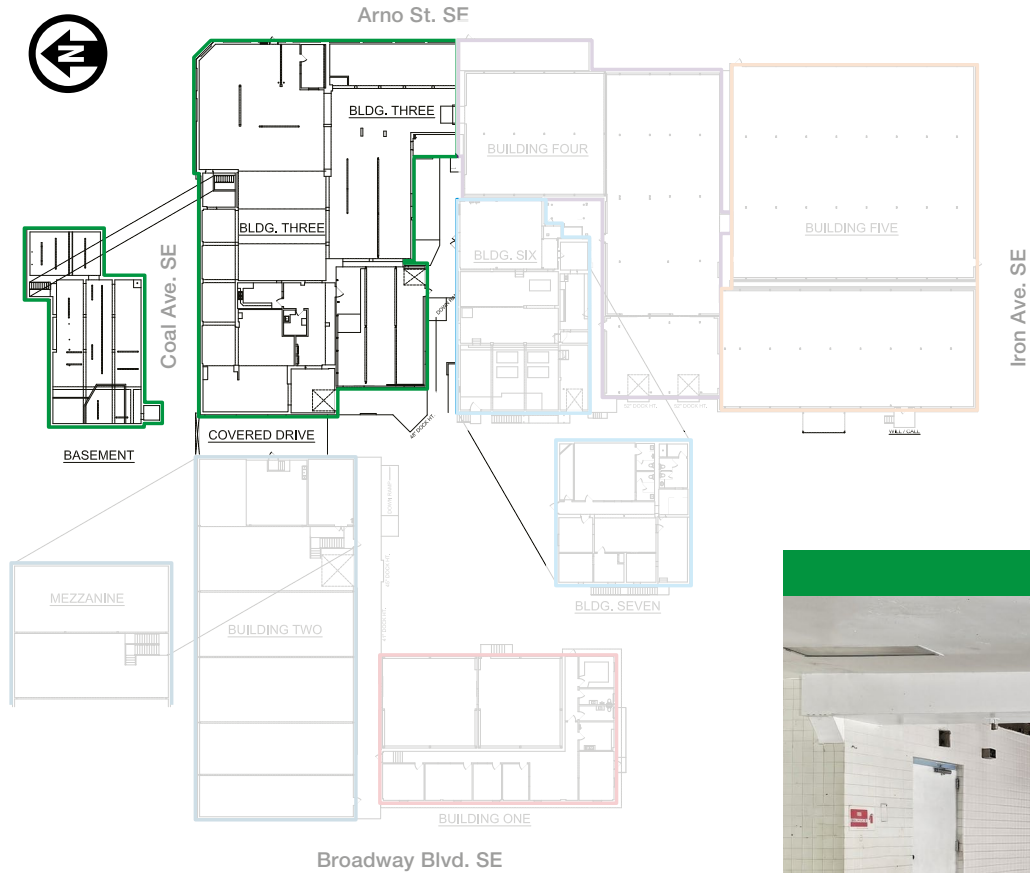
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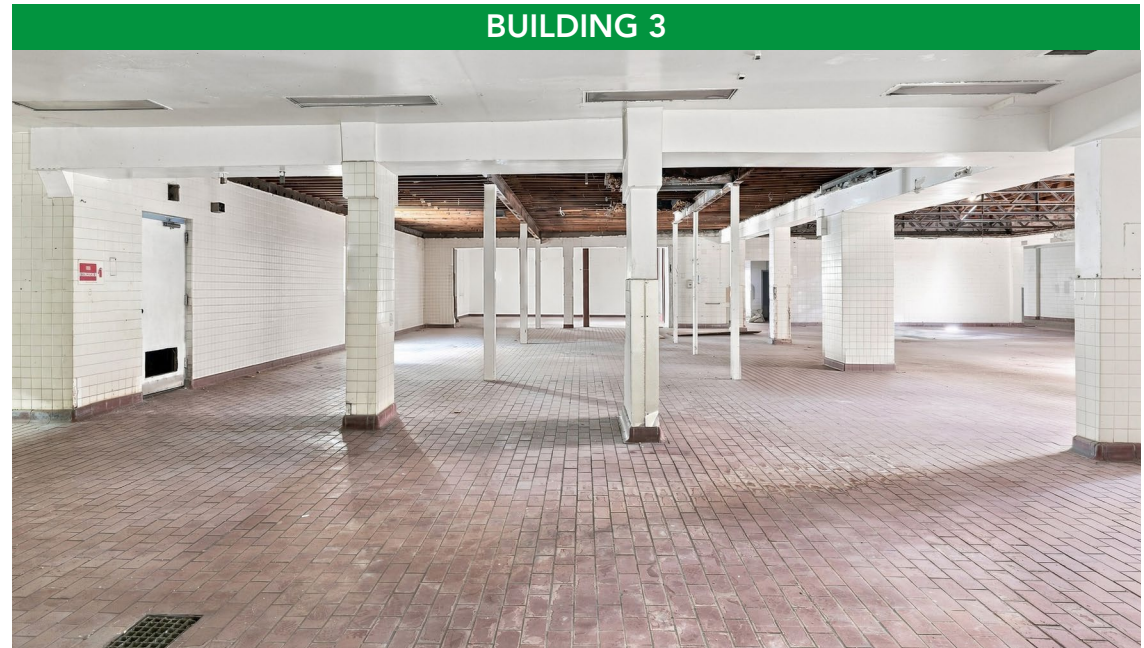
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FLOOR PLAN



BUILDING 3:

±12,293 SF WAREHOUSE
FORMER KITCHEN WITH DOCK-HIGH ACCESS AND
A ±2,431 BASEMENT NOT INCLUDED IN THE SF



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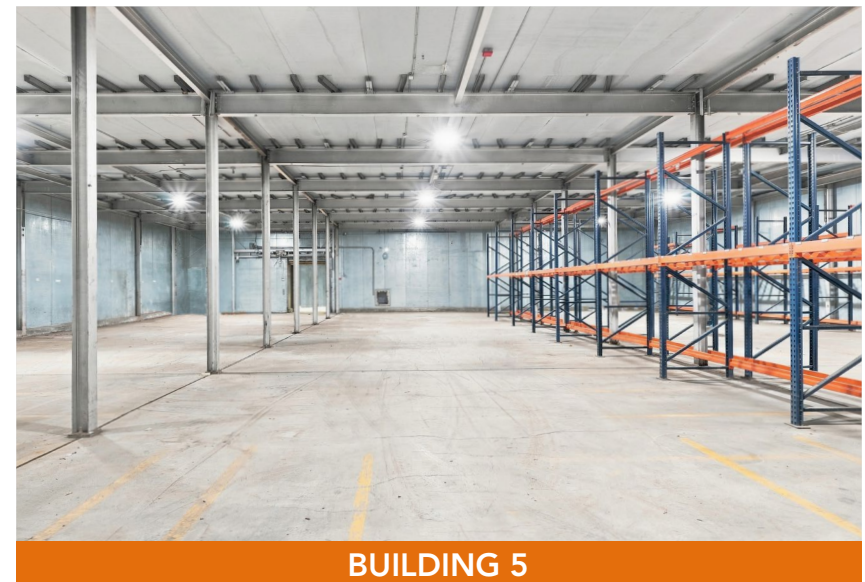
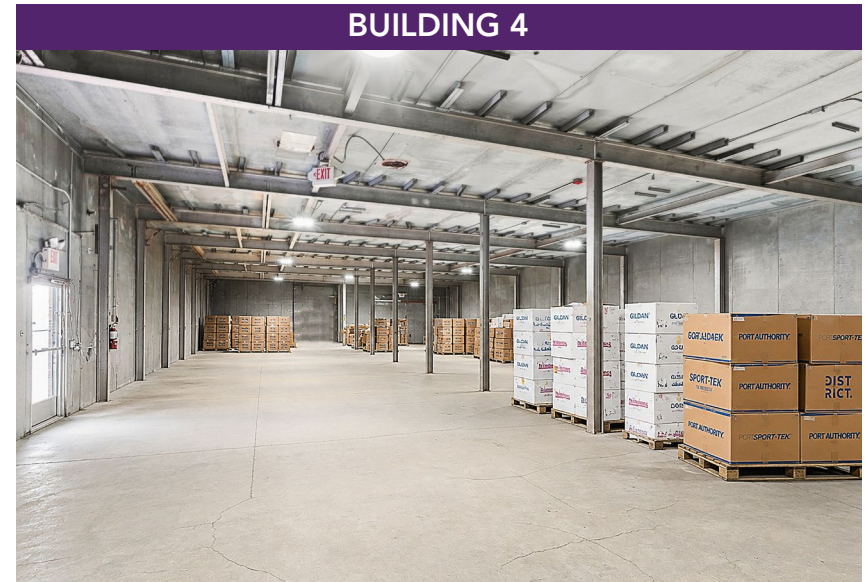


BUILDING 4:

±8,832 SF WAREHOUSE WITH COOLER WALLS, DOCK-HIGH ACCESS, AND POTENTIAL ACCESS TO BUILDING 5

BUILDING 5:

±12,410 SF WAREHOUSE
WITH COOLER WALLS AND POTENTIAL ACCESS TO BUILDING 4



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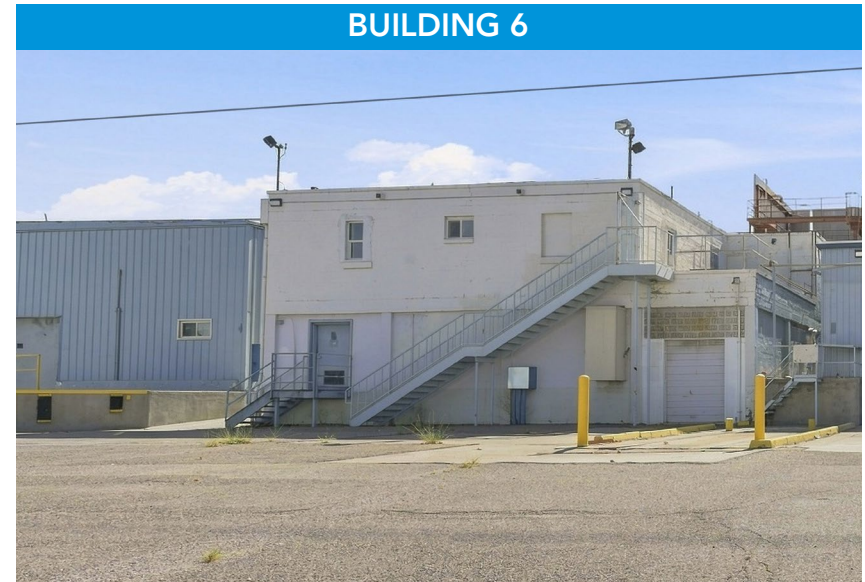
BUILDING 6:

±3,884 SF WAREHOUSE

BUILDING 7:

±2,466 SF OFFICE

JUST ABOVE BUILDING 6, CAN BE LEASED TOGETHER



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PROPERTY PHOTOS



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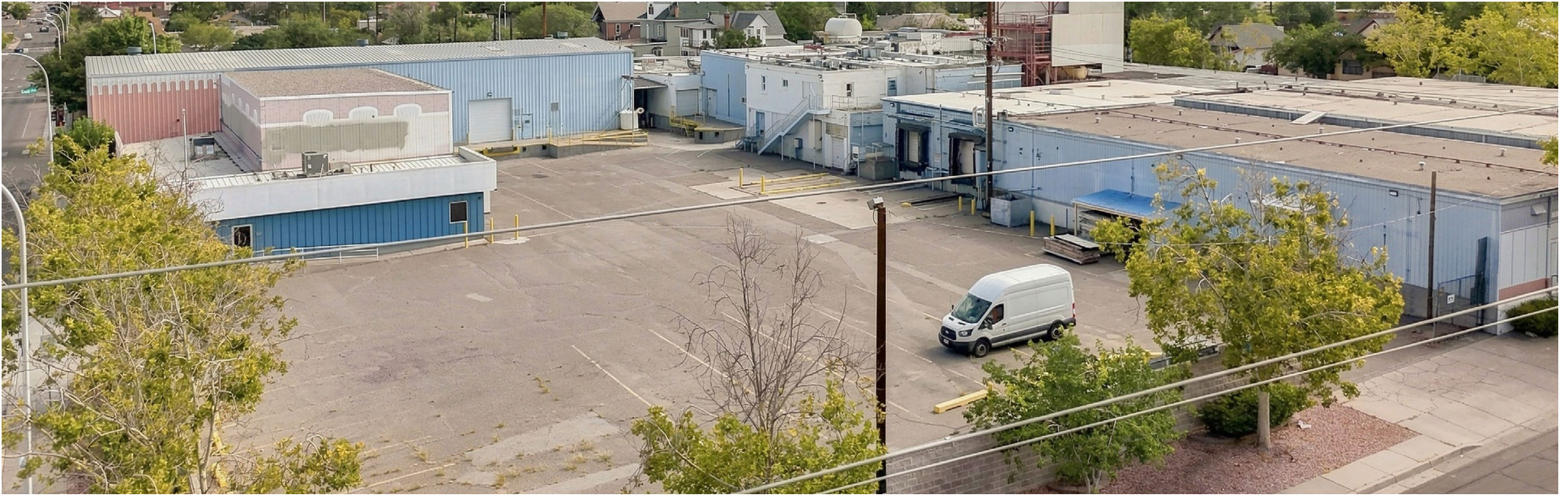
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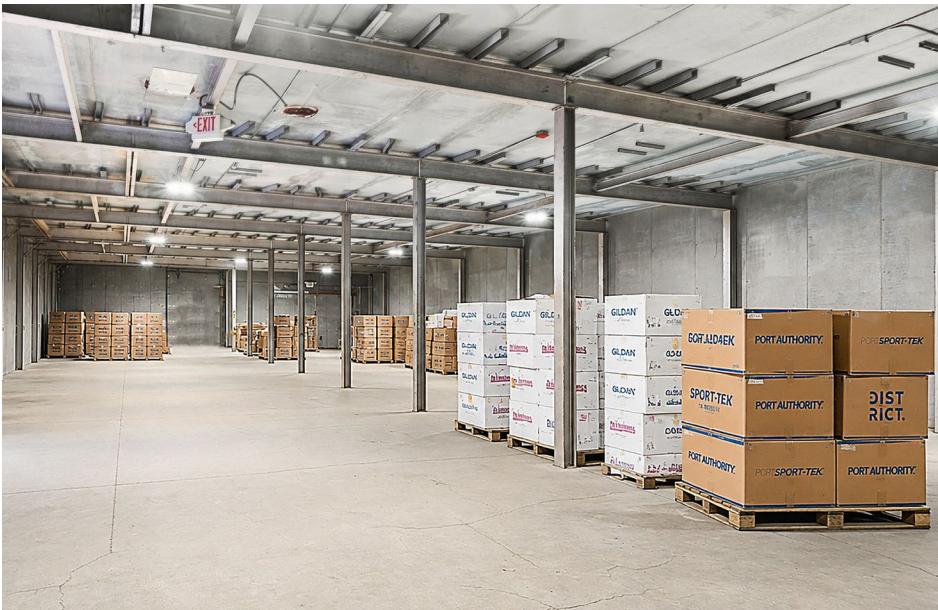
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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Legends Real Estate LLC	9014951	Contact@legendsrealestate.com	512-457-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Frank Seely	283168	frank@legendsrealestate.com	512-750-8150
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Katelynn Nunez	744589	Katelynn@Legendsrealestate.com	512-216-8805
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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Commercial Brokerage, Inc.



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