

Investment Property For Sale

6201 Jefferson N.E. Albuquerque, New Mexico 87109



OFFERING SUMMARY

SALE PRICE:	\$6,150,500
BUILDING SIZE:	31,500 SF
LOT SIZE:	3.44 Acres
PRICE / SF:	\$195.25
CAP RATE:	7.60%
NOI:	\$467,476
YEAR BUILT:	1995
ZONING:	NR-BP
MARKET:	Albuquerque
SUBMARKET:	North I-25
TRAFFIC COUNT:	10,412
APN:	101706230823720143

PROPERTY OVERVIEW

Discover an outstanding multi-tenant investment opportunity at 6201 Jefferson St. NE, Albuquerque, NM, 87109. This 31,500 SF office/warehouse property, built in 1995, offers an ideal option for investors. With NR-BP zoning and a prime location in Albuquerque, this property is a valuable addition to any investment portfolio.

PROPERTY HIGHLIGHTS

- Great location in Albuquerque
- Electric gated security fence
- Expansion pad available
- Outdoor shaded lunch picnic area
- Spacious parking area surrounding building
- Lighted parking lots for extra security
- Well-maintained property
- Excellent Office/Warehouse Investment Opportunity
- Fenced control access for vehicles



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NM #9117



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BUILDING INFORMATION

BUILDING SIZE	31,500 SF
BUILDING CLASS	A
OCCUPANCY %	90.0%
TENANCY	Multiple
CEILING HEIGHT	24 ft
NUMBER OF FLOORS	1
YEAR BUILT	1995
GROSS LEASABLE AREA	31,500 SF
CONSTRUCTION STATUS	Existing
CONDITION	Verified in Due Diligence
ROOF	Flat single ply roofing
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FLOOR COVERINGS	Carpet, VCT, Concrete
FOUNDATION	Concrete

PROPERTY INFORMATION

PROPERTY TYPE	Yes
PROPERTY SUBTYPE	Office Warehouse
ZONING	NR-BP
LOT SIZE	3.44 Acres
APN #	101706230823720143
CORNER PROPERTY	Yes
TRAFFIC COUNT	10412
TRAFFIC COUNT STREET	Jefferson

AMENITIES

Shopping, Banks, Restaurants and many other amenities located within minutes of the site. Every amenity imaginable is less than three minutes from the site, with access to all points in the North I-25 corridor. and also the west side with access to Paseo del Norte.

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	Approx. 122



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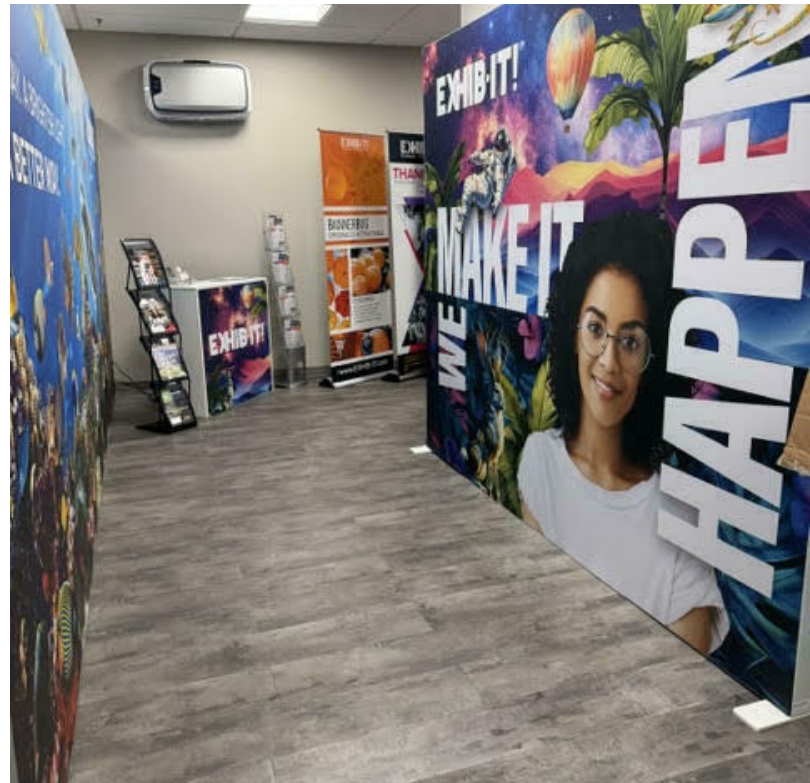
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HOLMANS USA

IT Solutions & Innovation

From a small map shop in 1955 to a trusted national technology partner, HOLMANS USA has spent 70 years helping professionals build, measure, and innovate. What began as Holman's House of Maps in Albuquerque, New Mexico grew into a leader in enterprise computing, surveying, and IT solutions. This video celebrates seven decades of progress, partnerships, and people who helped shape the HOLMANS story.

TENANT OVERVIEW

COMPANY:	Holmans USA
FOUNDED:	1955
LOCATIONS:	Albuquerque, NM Los Alamos, NM Knoxville, TN Livermore, CA
WEBSITE:	www.holmans.com



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EXHIB-IT!

6201 Jefferson

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EXHIB-IT!™

VISUAL CONCEPTS

At EXHIB-IT!, we specialize in crafting unforgettable trade show experiences that elevate your brand. Our trade show management services include custom booths, modular displays, and eye-catching stands. Our expertise includes top-tier graphic design, print services, and comprehensive event management. Trust EXHIB-IT! to transform your vision into memorable exhibits with unparalleled service and standout results.

TENANT OVERVIEW

COMPANY:	EXHIB-IT!
FOUNDED:	2000
LOCATIONS:	Albuquerque, NM
WEBSITE:	www.exhib-it.com



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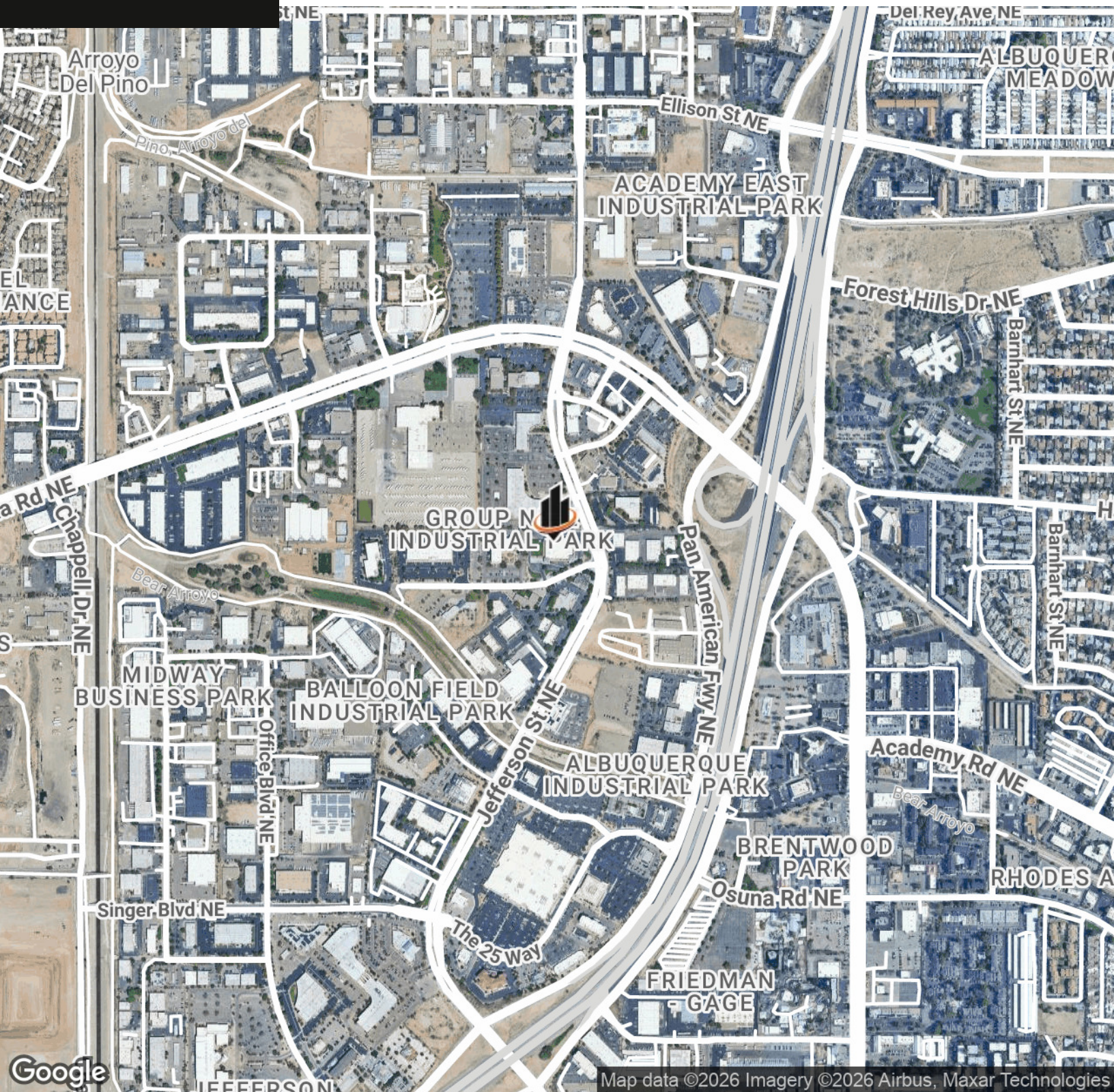




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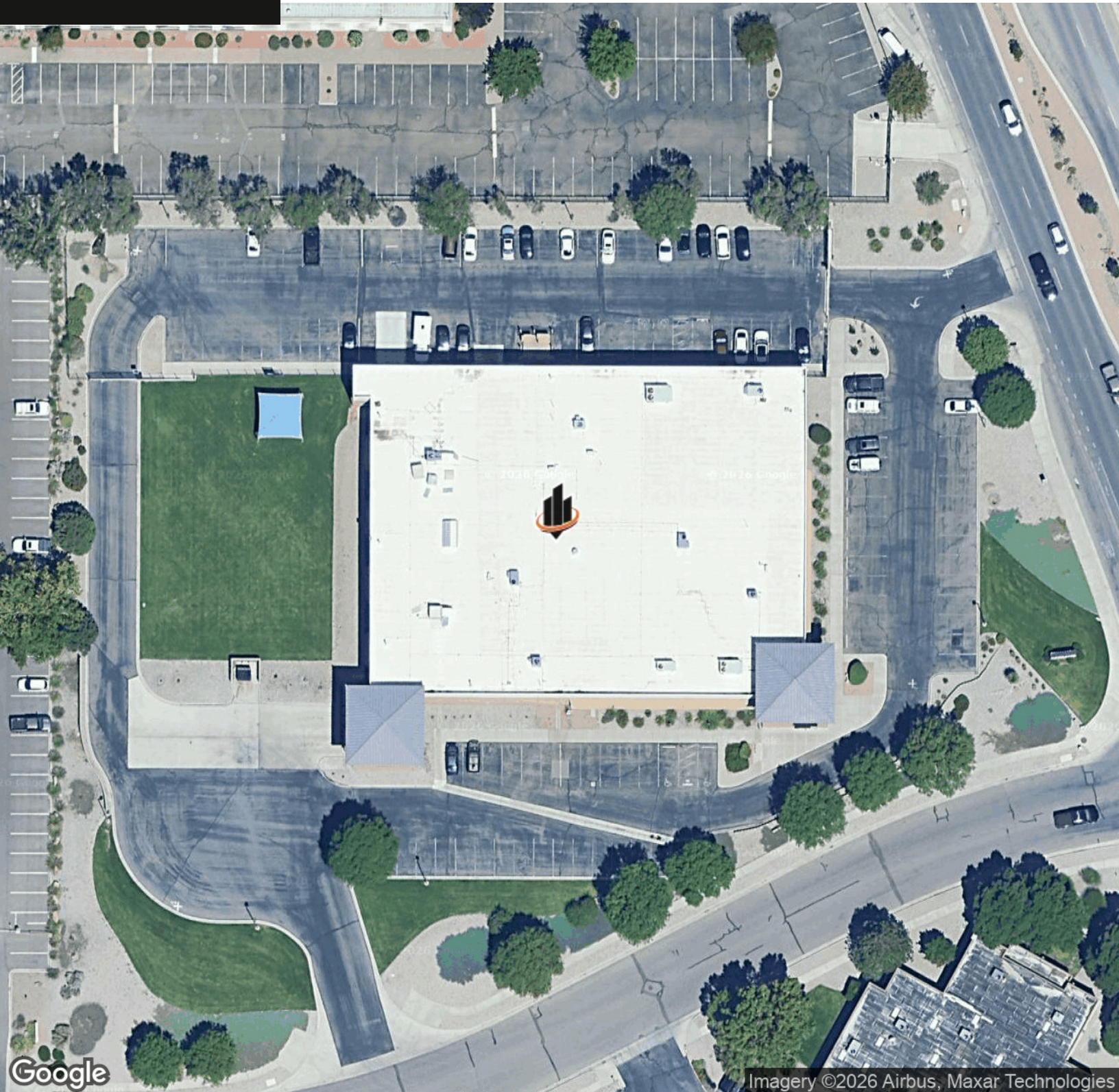
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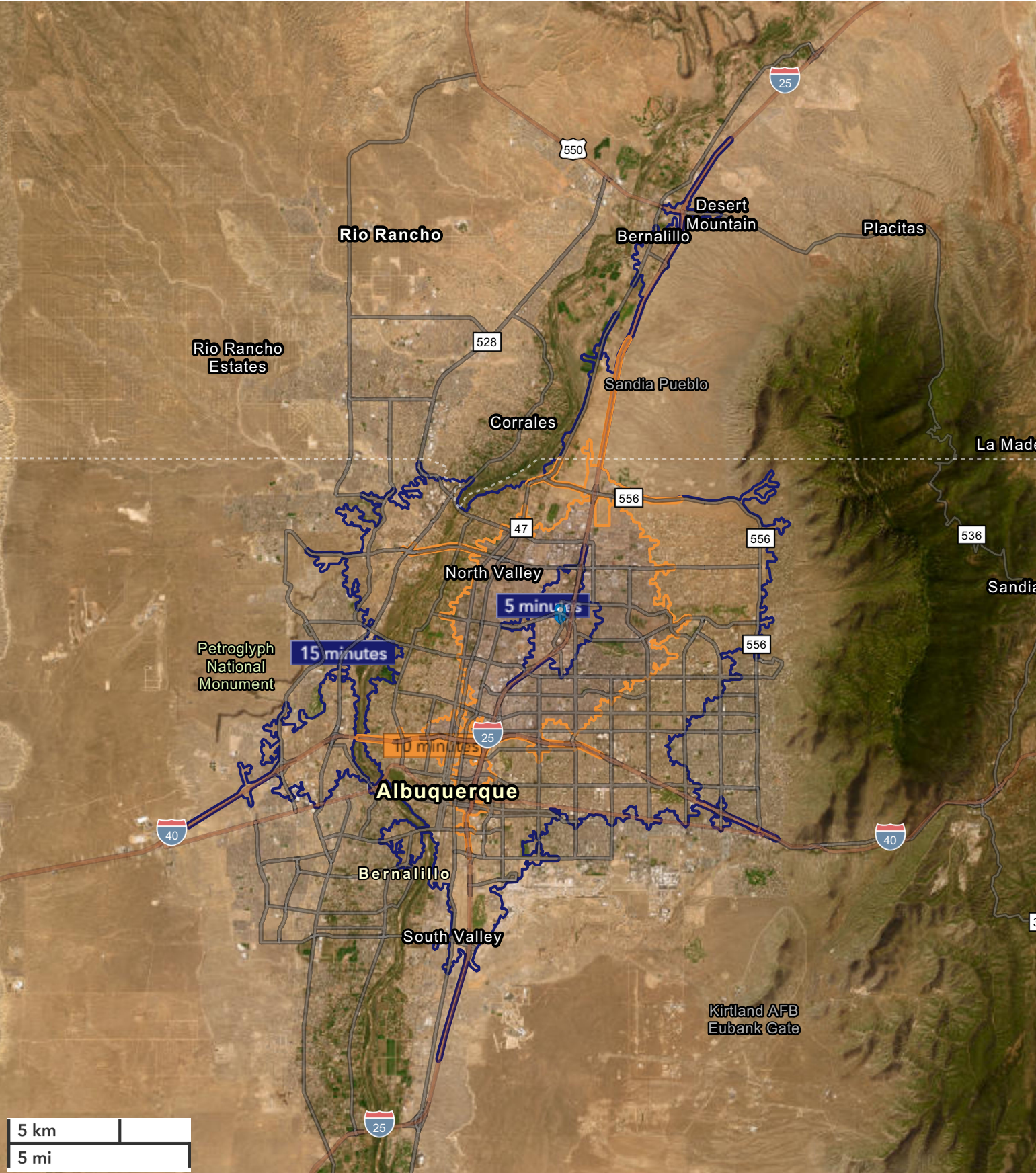


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Drive Time Map

5, 10, 15 Minutes



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Key Facts

6201 Jefferson St NE, Albuquerque, New Mexico, 87109 2
Drive time of 5 minutes

KEY FACTS

5,528

Population



Average
Household Size

43.2

Median Age

\$57,499

Median Household
Income

EDUCATION

7%

No High School
Diploma



25%

High School
Graduate



29%

Some College



39%

Bachelor's/Grad/Pr
of Degree

BUSINESS



1,892

Total Businesses



32,190

Total Employees

EMPLOYMENT



64.2%

White Collar



11.0%

Blue Collar



24.8%

Services

4.6%

Unemployment
Rate

INCOME



\$57,499

Median Household
Income



\$36,419

Per Capita Income



\$117,665

Median Net Worth

2025 Households by income (Esri)

The largest group: \$15,000 - \$24,999 (17.2%)

The smallest group: \$200,000+ (3.8%)

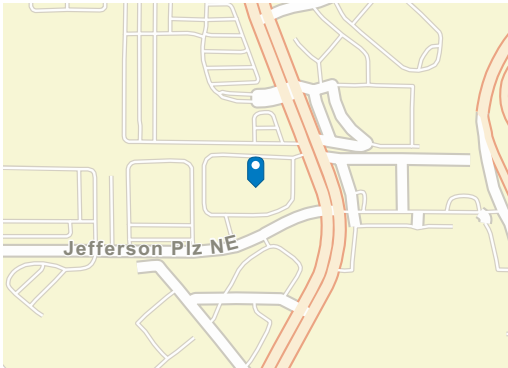
Indicator ▲	Value	Diff	
<\$15,000	6.9%	-2.0%	
\$15,000 - \$24,999	17.2%	+9.4%	
\$25,000 - \$34,999	9.6%	+2.3%	
\$35,000 - \$49,999	11.4%	+1.4%	
\$50,000 - \$74,999	16.8%	-2.6%	
\$75,000 - \$99,999	11.2%	-1.5%	
\$100,000 - \$149,999	15.8%	+0.5%	
\$150,000 - \$199,999	7.4%	-1.8%	
\$200,000+	3.8%	-5.6%	

Bars show deviation from Bernalillo County



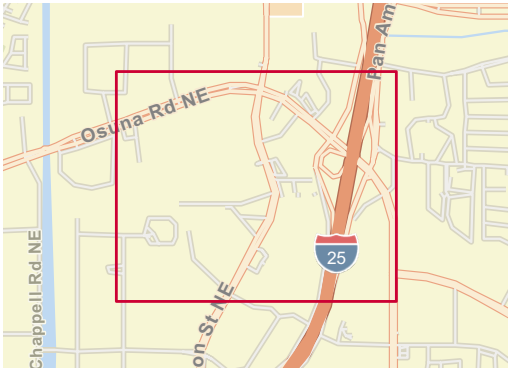
Traffic Count Map - Close Up

6201 Jefferson St NE, Albuquerque, New Mexico, 87109 4
6201 Jefferson St NE, Albuquerque, New Mexico, 87109
Drive time: 5, 10, 15 minute radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



6201 Jefferson St. NE Zoning Map

