

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.The background image is a photograph of a single-story commercial building with a tan-colored stucco exterior. The words "BUSINESS NAME" are mounted on the wall in large, blue, sans-serif capital letters. There are two trees with green foliage in the foreground, one on the left and one on the right of the entrance. The entrance has a teal-colored awning and glass doors. Two blue handicapped parking signs are visible in the foreground. The sky is overcast with grey clouds.

**BUSINESS
NAME**

BUSINESS NAME

Excellent Owner-User / Investment Opportunity

For Sale

**1500 N Renaissance Blvd NE
Albuquerque, NM 87107**

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Property Overview

Sale Price	\$5,300,000 (\$143.83 PSF)	
Building Size	± 36,850 SF	± 70% Office ± 30% Warehouse
Suite A	± 10,679 SF	Graphic Connection
Suite B	± 6,419 SF	Treetop ABA
Suite C	± 19,780 SF	Available for Occupancy
Lot Size	± 2.93 Acres	
Parking	148 Spaces (±4 : 1,000)	
Submarket	North I-25 Corridor	
Zoning	NR-BP (Non-Residential Business Park)	
Year Built	1998	
Construction	Tilt-up concrete and steel frame	
Electrical	3-Phase power	
Fire Suppression	Fully sprinkled	
Dock	Shared dockwell	
Clear Height	24' in warehouse	
HVAC	14 Units replaced in 2020	
Roof	TPO roof (2020)	

Tenants



Features

Owner-User Opportunity

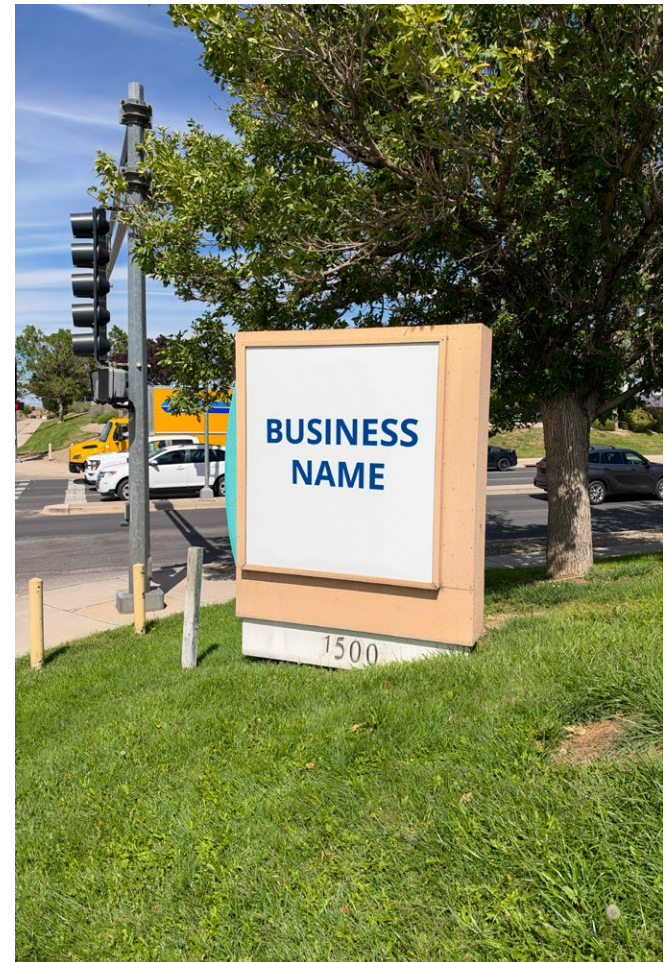
1500 N. Renaissance offers the benefit of existing rental income, together with the potential longer-term financial benefits associated with owning commercial real estate.

Suite C contains approximately 19,780 SF, or approximately 54% of the building, creating an opportunity for a purchaser to occupy a majority of the property while continuing to receive income from the existing tenants. Suites A and B currently generate approximately \$178,000 in annual contractual base rent.

Advantages & Amenities

- Ample on-site parking for employees and visitors.
- Immediate I-25 Access with excellent connectivity throughout the Albuquerque metro area.
- Recent Capital Improvements – TPO roof and 14 HVAC units replaced in 2020, reducing near-term capital needs.
- 3-Phase Power – Provides flexibility for a variety of users and equipment requirements.
- Excellent Nearby Amenities – Convenient to Costco, The Home Depot, Sam's Club and numerous restaurants and services.

Property Photos



Suite C Photos

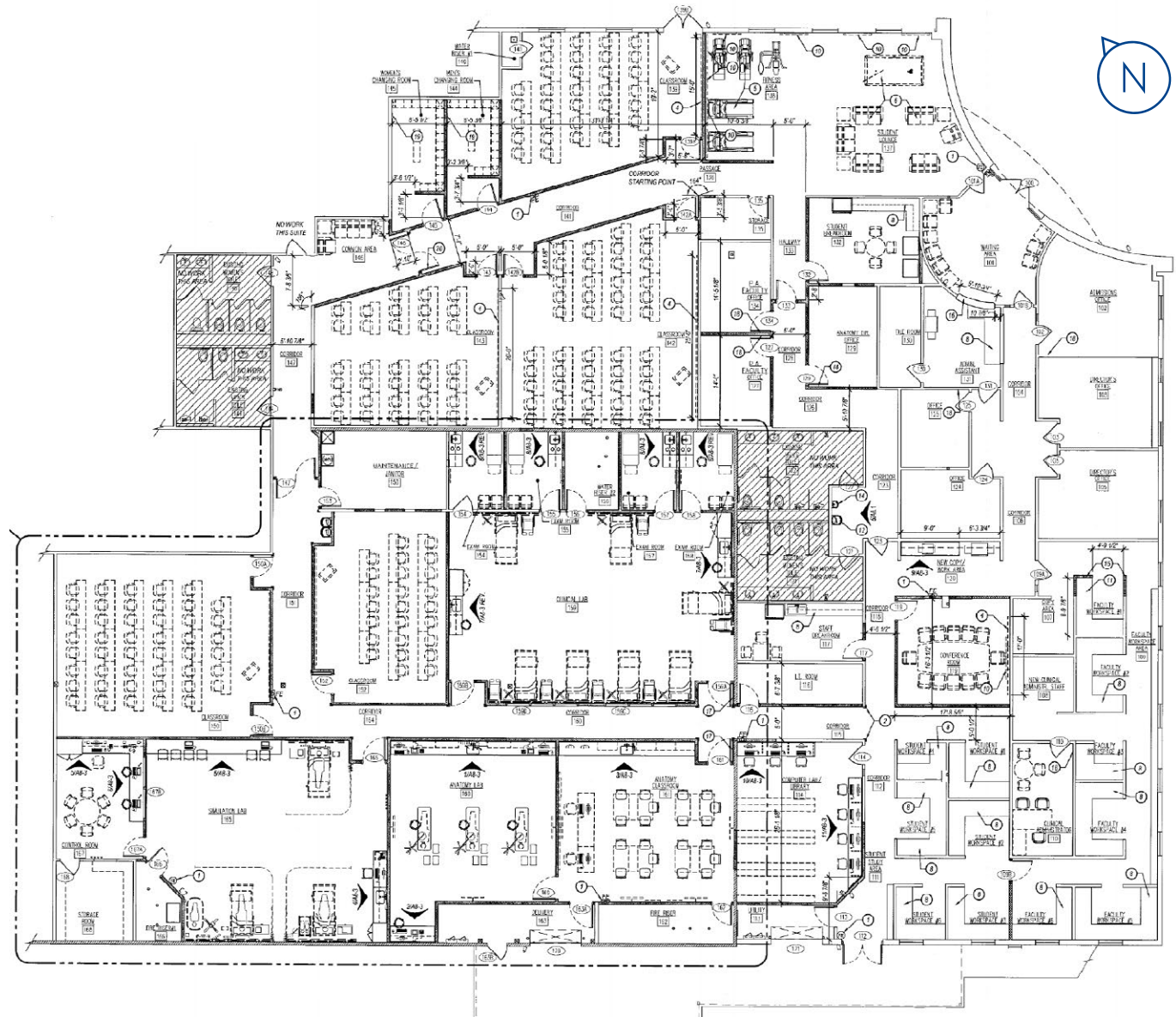


** Photos shown depict the space during a prior tenant's occupancy and are provided for illustrative purposes only. Current conditions may vary.*

Suite C Floor Plan

- Available for occupancy
- ± 19,780 SF
- Suite C was recently utilized as an educational facility and features an extensive existing buildout consisting of classrooms, administrative offices and supporting spaces.
- The existing improvements* offer a significant advantage for educational, training, institutional or similar owner-users seeking a functional facility with the potential to minimize upfront renovation costs and accelerate occupancy.
- Furniture not included

* Prospective buyers are responsible for independently verifying that the existing improvements, zoning and all applicable governmental requirements are suitable for their intended use.



Survey



Intersection Aerial



Trade Area



Albuquerque, New Mexico

Strategically located at the intersection of I-40 and I-25, Albuquerque is an emerging commercial hub offering a balance of affordability and quality of life. Companies are attracted by low operating costs, state incentives, and a skilled labor force, while residents and visitors enjoy vibrant local culture, sunny weather, and more than 29,000 acres of open space.



MSA POPULATION

935K



MEDIAN HH INCOME

\$67K



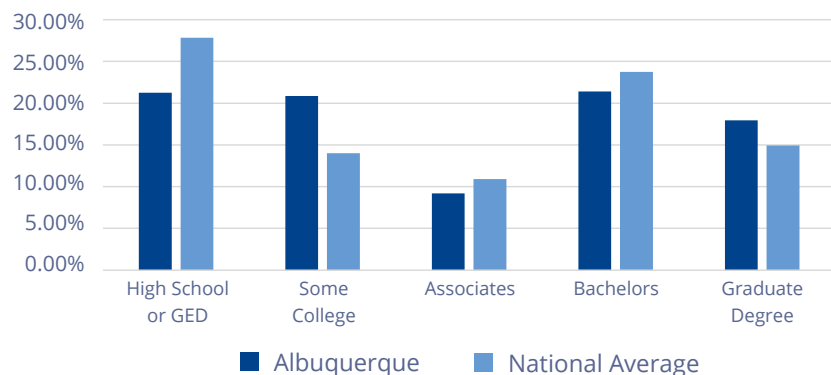
EMPLOYMENT RATE

96.4%

HOUSING AFFORDABILITY

	Albuquerque	National Average
Cost of Living Index	94.3	100.0
Average Home Price	\$351K	\$423K

EDUCATIONAL ATTAINMENT



18% of adults hold advanced degrees, well above the national average of 14.9%

AEROSPACE & DEFENSE

BAE SYSTEMS

FIREFLY AEROSPACE

LOCKHEED MARTIN

BLUEHALO

Castellon

AVS

RAVEN DEFENSE

AFRL

ROCKETLAB

BIOSCIENCE & RESEARCH

NM HEALTH SCIENCES

Los Alamos NATIONAL LABORATORY

SARTORIUS

NM STATE UNIVERSITY

JABIL

Sandia National Laboratories

NEW MEXICO TECH

curia

ntx. nature's toolbox

VERUS

INDUSTRIAL & ADVANCED MANUFACTURING

Qunnect

General Mills

niagara

PACIFIC FUSION

OPTOMECH

TEMPUR-PEDIC

intel

FILM

NETFLIX

NBCUniversal

RECENT DEVELOPMENTS

- Quantum Frontier Project: A \$315 million investment to expand quantum research in New Mexico by DARPA and the State of New Mexico.
- Pacific Fusion's \$1 billion nuclear research and manufacturing campus is slated for construction in 2026.
- Project Ranger, the nation's largest hypersonic manufacturing operation under construction on 1,000 acres in Rio Rancho.



Colliers

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