

JEFFERSON COMMONS II

5411 JEFFERSON ST.
ALBUQUERQUE, NM 87109

INVESTOR/USER OPPORTUNITY
WITH IN-PLACE INCOME



CBRE

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EXECUTIVE SUMMARY

ICONIC NORTH I-25 CORRIDOR OFFICE/FLEX BUILDING AVAILABLE FOR SALE. INVESTOR / USER OPPORTUNITY.

Jefferson Commons II offers a rare opportunity to combine owner / occupier space with a predictable income stream on a portion of the building from existing tenants. Priced well below replacement cost, the building offers a flexible design and myriad of demising options that will allow the owner to adjust the amount of space dedicated to future income producing tenants or occupied space for owner/user requirements.

Jefferson Commons II offers investors a premier office building with tremendous lease-up and income potential. For the owner/user, the property has 4,744 - 33,987± of available office space and an income stream from and in-place long-term tenant.

- › Priced well below replacement cost
- › Eye-catching architecture and cutting-edge design
- › Adjacent to major north/south arterial - Interstate 25
- › Surrounded by amenities including walking trails, dining, shopping, grocery, hospitality, banks and entertainment
- › Building & Monument signage available
- › 29'10" ceiling height (floor to roof deck)
- › Property located in HUB Zone and Opportunity Zone.

VALUATION SUMMARY

NOI	\$315,826
Cap Value	\$3,715,596 (8.50%)
PSF	\$217.12
Unoccupied	33,987
Value PSF	\$125.00
Value - Unoccupied	\$4,248,375
Total Value	\$7,963,971 (\$142.21/SF)



North I-25
Corridor



56,000± SF
4.6± Acres



Sale Price:
\$7,963,971
\$142.21/SF



Lease Income and
Premium Unoccupied
Suites



Up to 33,987± SF
Available



Numerous Nearby
Amenities



**JEFFERSON
COMMONS II**

JOURNAL
CENTER

I-25

JEFFERSON ST

SINGER BLVD

SAN MATEO BLVD

CENTURY RIO
CINEMARK
The Best Seat in Town

FAIRFIELD
by
Marriott

TownePlace
SUITES
Marriott

RED
ROBIN

Crackin' Crab

Cheddar's
Bubba's

PAPPADEAUX

FLOOR
DECOR

TEXAS
Olive Garden
Bank of America

PF CHANG'S
GENGHIS GRILL
Panera
Hampton
Residence
Inn
Marriott
DRURY
INN & SUITES
Jersey
JACKS
Minis
Cafe
CRAFT REPUBLIC
FIRST AMERICAN BANK



ALBUQUERQUE AIRPORT
KIRTLAND AIR FORCE BASE

DOWNTOWN

PF CHANGS
GENCHI GRILL
Panera
Hampton
DRURY INN & SUITES
Jewey JACKS
Mimis Cafe
CRAFT REPUBLIC BAR & GRILL

Cheddar's
Bubba's
RED KIDNEY BEANS
PAPPADIAUX
CENTURY RIO CINEMARK
The Best Seat in Town



**JEFFERSON
COMMONS II**

PETSMART
IHOP
Wendy's
McDonald's
Starbucks
Arby's

COSTCO WHOLESALE
SAMS CLUB
SPORTSMAN'S MARIJUANA

JOURNAL
CENTER



Hello Deli
Starbucks
BOLLY TEA
Tosinos' @ home
THE SEASONAL PALATE

Gap Inc.

MASHEAD ST

DEKKER PERICH SABATINI
Pulte

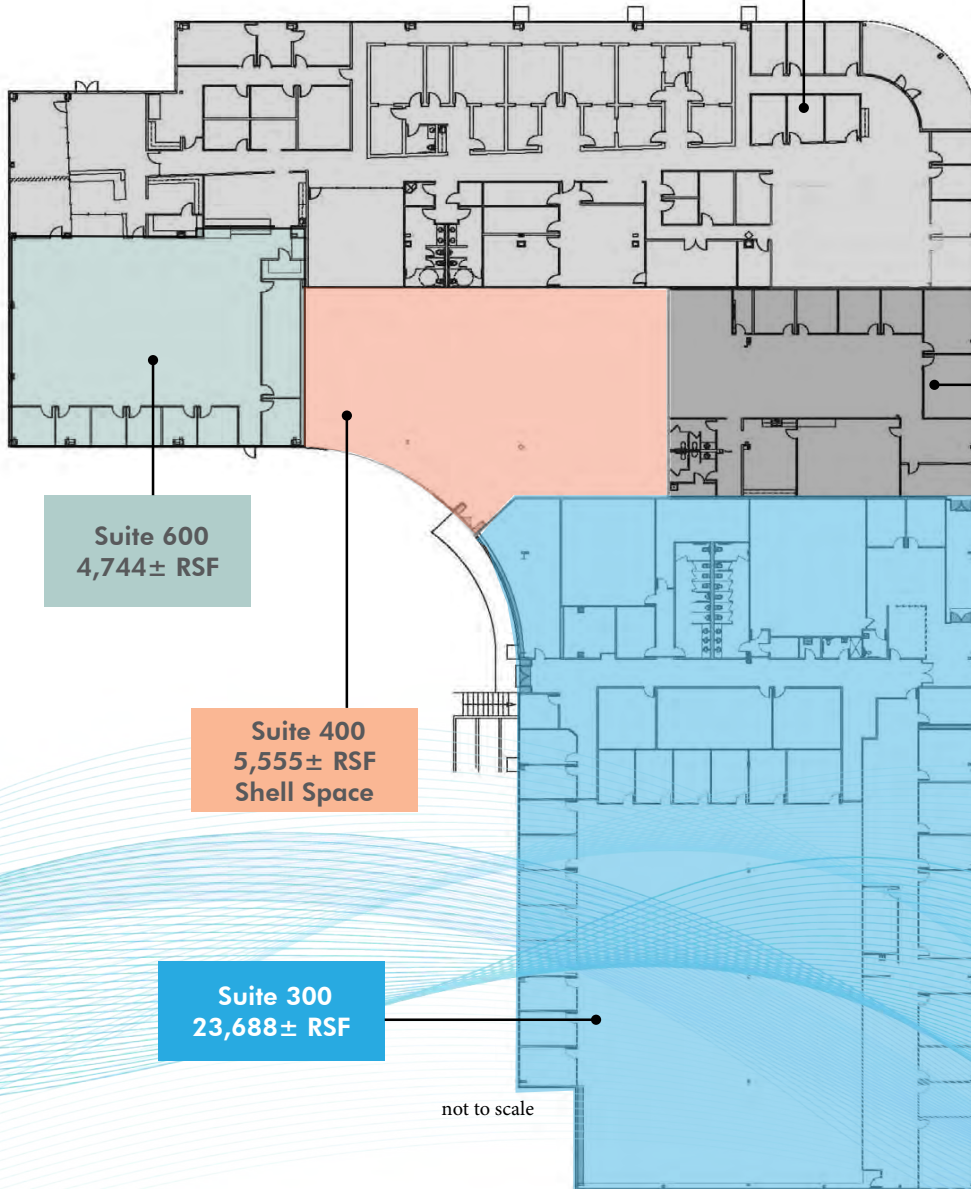
TIBURON ST

ALBUQUERQUE JOURNAL

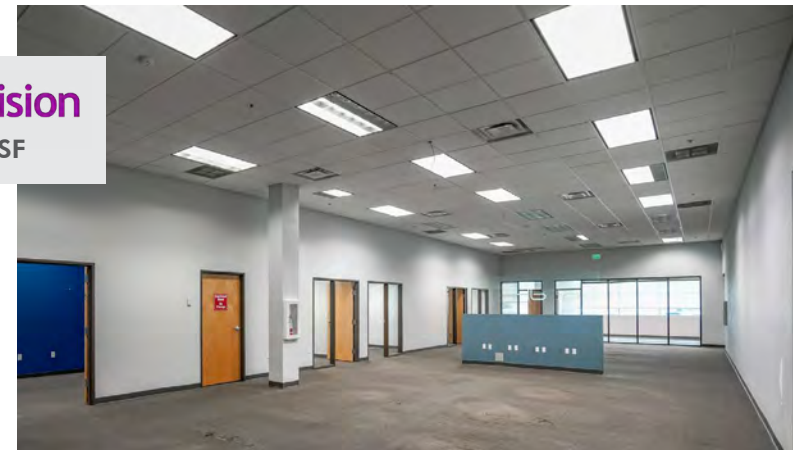
PROPERTY DESCRIPTION

Contiguous RSF
33,987±


17,113± RSF




4,900± RSF



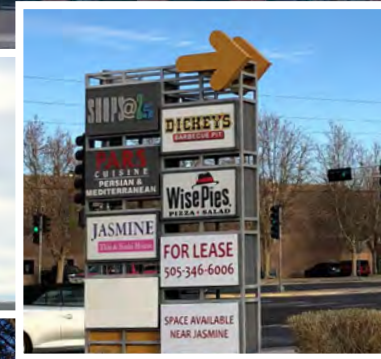
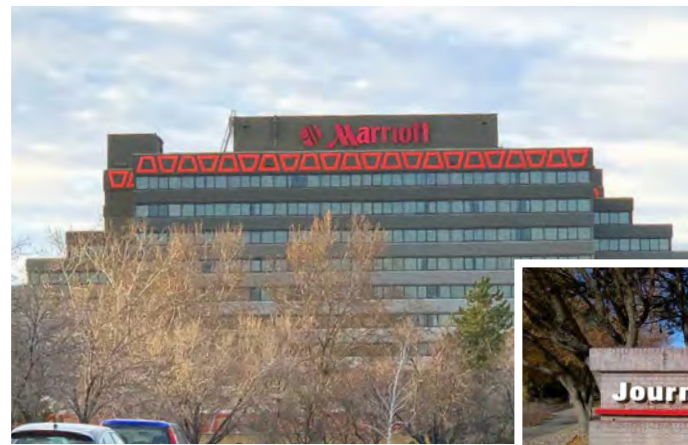


SUBMARKET OVERVIEW

North I-25 Corridor

Jefferson Commons II is located within the North I-25 Corridor. This is a highly sought after submarket and as a result, has Albuquerque's highest daytime population with more than 68,000 employees. It also has one of the highest concentrations of office space in the City. The area is home to a variety of industries including finance, accounting, legal, insurance, government, education, medical, technology and back office sectors. Notable tenants in the area include: Clear Channel, The Gap, US Forest Service, Bank of Albuquerque, Wells Fargo, Albuquerque Journal, Genesis Healthcare, Devita Healthcare, Bohannon Houston, DPS Architects, just to name a few.

The property is situated directly adjacent to Interstate 25, North Albuquerque's primary north/south transportation corridor. From this ideal location, Downtown Albuquerque or the Albuquerque International Sunport are within a 15 minute drive. This location makes it preferred by both employers and employees alike as 84% of the MSA population can reach this property in a 20 minute or less commute. The Rio Grande river lies to the west of the property and dissects the established eastside of the City from the fast-growing westside. Jefferson Commons is strategically located to serve the growing westside by being just north of Montano Blvd, which is only one of six bridge crossings in the City and a major crossing point for the vast majority of westside residents.



ALBUQUERQUE OVERVIEW

COMMERCIAL HUB

for business, trade, finance, industry and commerce for New Mexico



LOW COST OF LIVING

93.8

on a national scale of 100

\$412,332

Median housing value

Nation - \$416,633



1,047,699

population in a 60-minute drive time from I-40/I-25 interchange



63% DIVERSE POPULATION

vs. 42% national diversity

WORKFORCE

Abundant, diverse and Well-educated workforce



36.4% have a bachelor's degree or higher

106,934 students currently enrolled in top two-year and four-year colleges and universities

EXCEPTIONAL QUALITY OF LIFE



4 seasons

5,312 feet in elevation -higher than Denver

Abundant outdoor adventure options

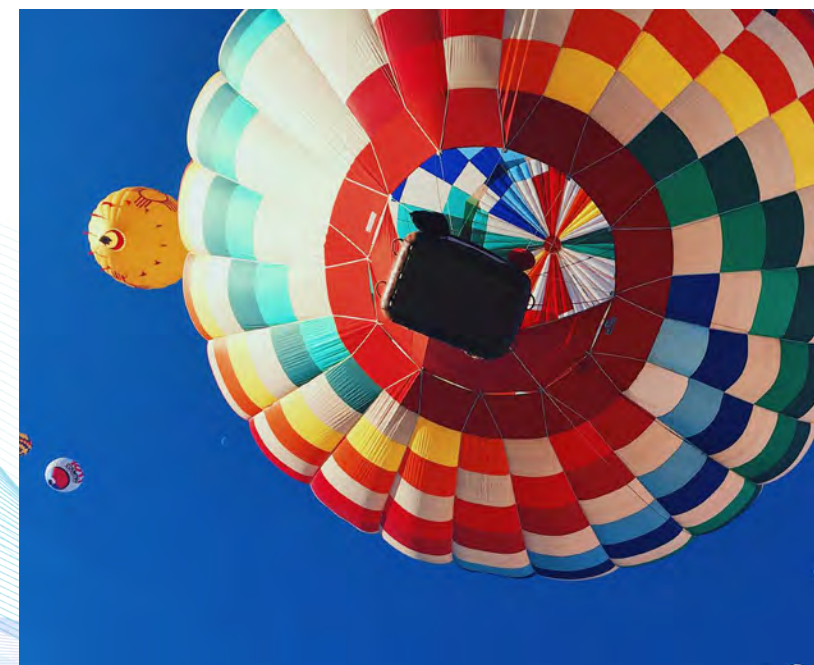
3rd-largest art market in the U.S. in Santa Fe

Award-winning breweries, wine bars and restaurants

24.2-minute average commute time

Eclectic and iconic culture, arts and entertainment

Source: Esri, Lightcast 2023



ACCOLADES

- **#5 Best city to live and work in as a moviemaker**- [Movie Maker 2023](#)
- **Top 25 emerging markets for Tech Talent** - [CBRE 2022 Tech Talent Report](#)
- **#7 On of the Top 10 Best Cities for Recreation** - [Wallet Hub 2022](#)
- **#3 for presence of semi-conductor manufacturing among similar sized markets.** - [Lightcast 2023](#)

QUALITY OF LIFE

The Greater Albuquerque Region averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most graduate degrees per capita and 36.4% of the population holds a bachelor's degree or higher. Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index. With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.

COST OF LIVING INDEX



TRANSPORTATION SYSTEMS

- › **Albuquerque International Sunport** is served by ten airlines with 4.3 million annual passengers.
- › **Commuter Train-** The New Mexico Rail Runner connects the greater Albuquerque region with over 100 Miles of track running from Los Lunas to Santa Fe, New Mexico. The commuter train services over 12M+ passengers since it opened in 2006 and provides stops throughout Los Lunas, Albuquerque and Santa Fe with 15 Rail Runner Express stations.
- › **Two major highways (I-25 and I-40)** bisect the city, providing national access for business and industry in the city as well as for several motor freight companies operating in the Albuquerque area. Albuquerque is only a 6.5 hour drive to Denver, Phoenix, Tucson and only 9.5 hours to Dallas.

MAJOR REGIONAL EMPLOYERS

EMPLOYER	NO. EMPLOYED
Kirtland Air Force Base	33,500
Albuquerque Public Schools	14,810
Sandia National Labs	14,400
Presbyterian Healthcare	13,456
UNM/UNM Hospital	14,033
Lovelace Hospital	3,659
Central New Mexico Community College	2,200
T-Mobile	1,850
PNM	1,850
Tricare Reference Labs	950
Fidelity Investments	900
Safelite AutoGlass	1,000

Source: Albuquerque Region Economic Alliance

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CONTACT US

Jim Dountas
Senior Vice President
+1 505 837 4955
jim.dountas@cbre.com

Jason Lott
Vice President
+1 505 837 4910
jason.lott@cbre.com

Marguerite Haverly
Vice President
+1 505 837 4902
marguerite.haverly@cbre.com

CBRE
6100 Uptown Blvd | Suite 300
Albuquerque, NM 87110
+1 505 837 4999

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