

FOR SALE



OFFICE BUILDING FOR SALE

3121 AMHERST DR NE

Owner/User Opportunity | ±25,642 SF on 2.63 Acres

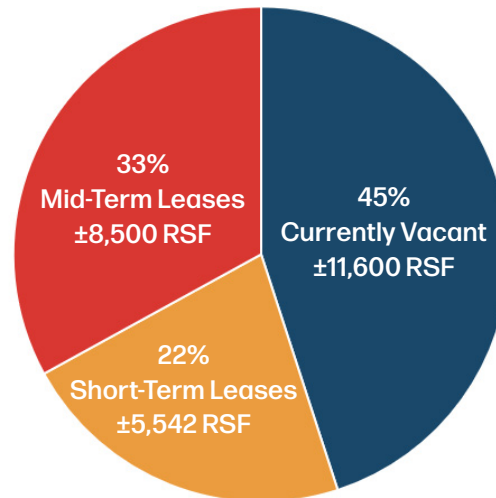
CBRE

OWNER/USER OPPORTUNITY

3121 Amherst is a well-maintained, multi-tenant office building located in a mixed office and industrial area just outside the I-25 Corridor.

The building features a blended occupancy allowing for creative and lucrative refitting opportunities.

An astute owner user can utilize the current vacancy and phased wind-down of revenue to build up their own business.



- Ideal for educational or campus-style use
- Well-parked with a ratio of 3.5:1,000
- Building signage opportunities available
- Mature and up kept landscaping throughout the business park
- Surrounded by a variety of amenities
- Located in a well established residential neighborhood



FOR SALE

\$3,952,500

Sale Price

\$154.14

Price Per Square Foot

±25,642

Square Feet

Platinum Suites

PROPERTY OVERVIEW

The building features high ceilings with masonry construction, and a well maintained roof and HVAC system. The property could easily support drop off zones, staff parking, visitor parking, and potential outdoor gathering or instructional areas.



LOCATION

Highly accessible for commuters from all areas, with easy access to both I-25 and I-40. Multiple public transportation options nearby.



PROPERTY

Large, adaptable multi-tenant office building on 2.63 acres with campus-like atmosphere. Plentiful parking with opportunities for outdoor storage or playgrounds.

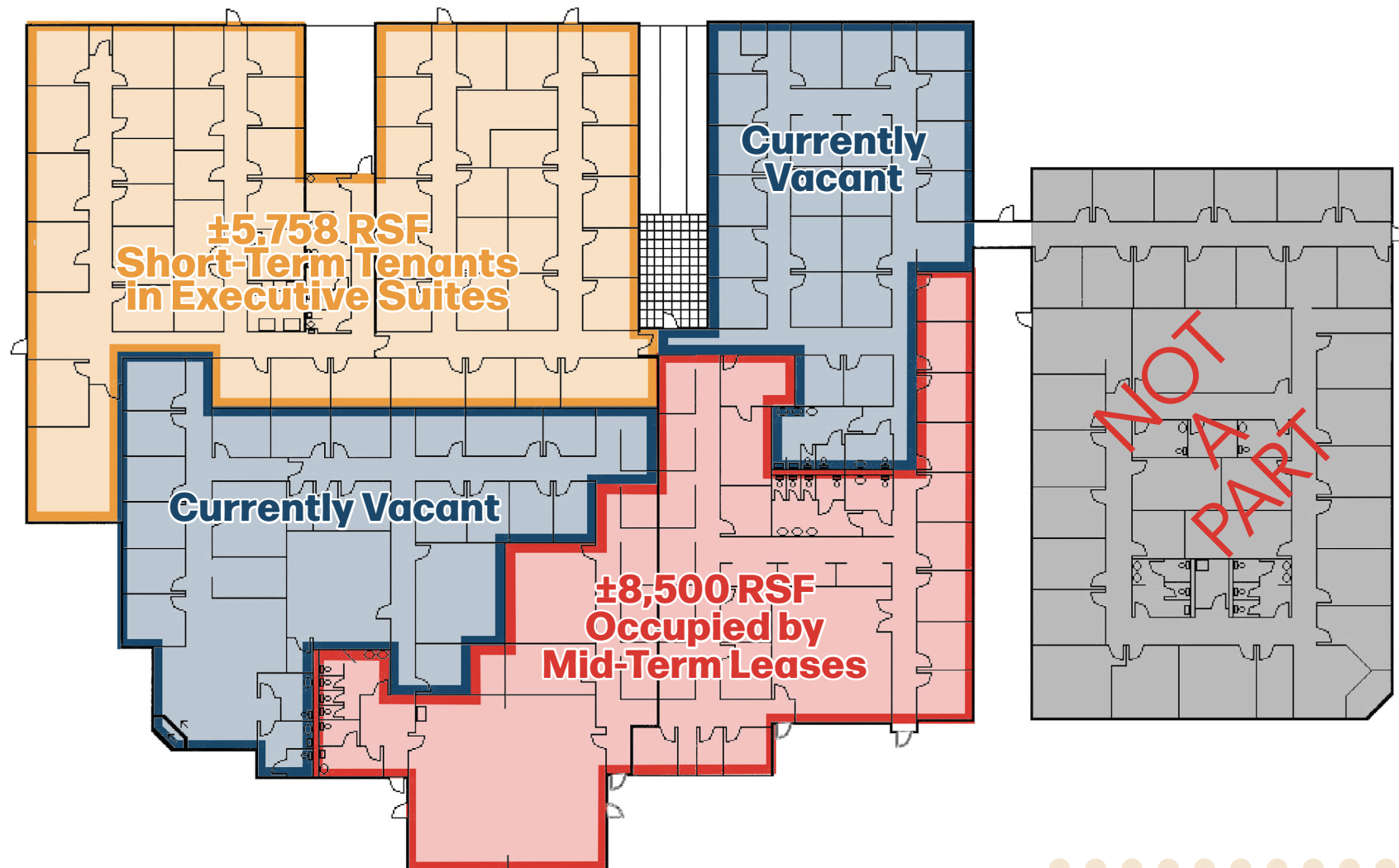


FINANCIALS

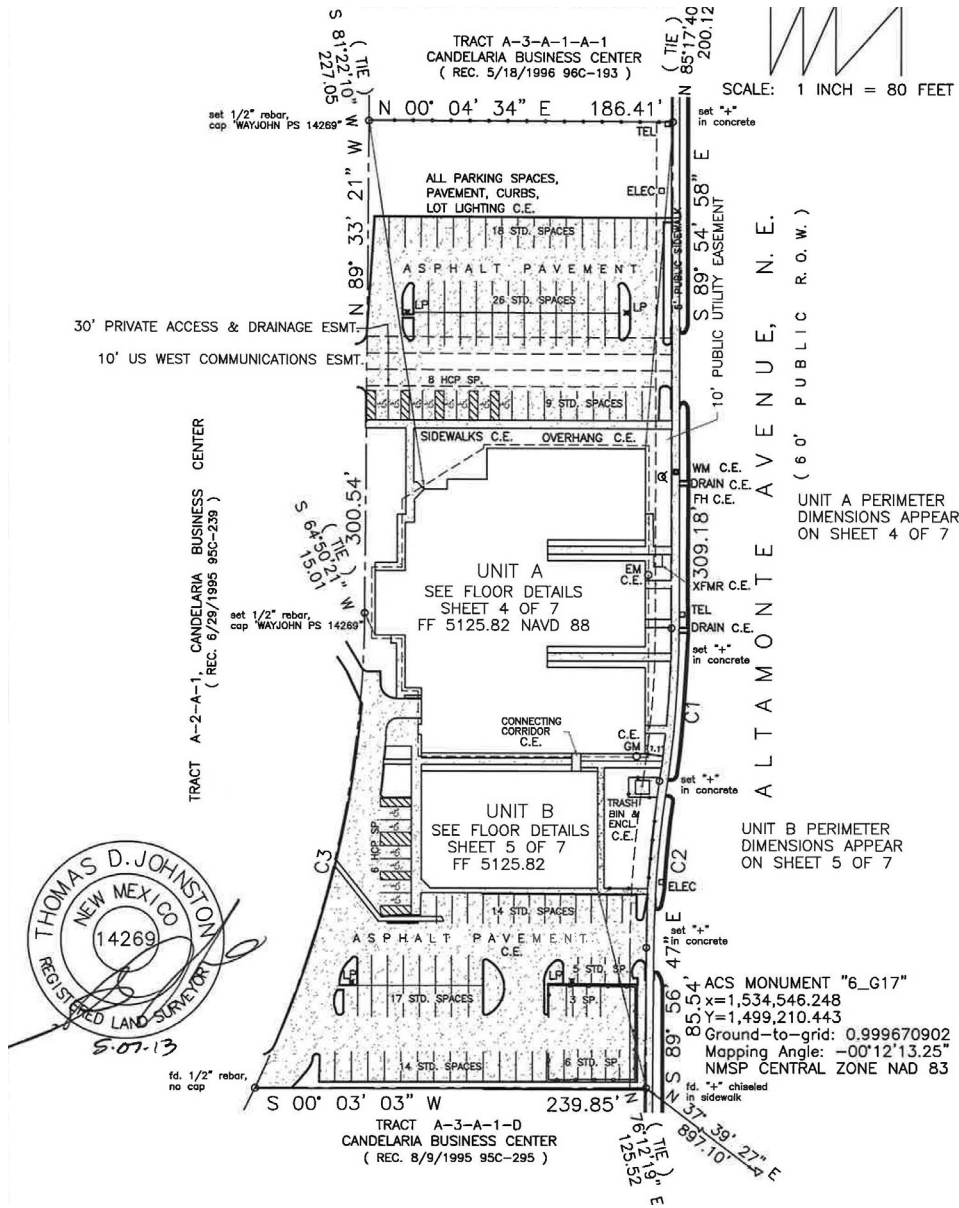
Combined, in-place NOI of \$208,697.40. ±11,600 RSF is currently vacant, ±8,500 RSF is occupied by Mid-Term leases (expiring in 2029-2030), and ±5,542 RSF is occupied by Short-Term leases (expiring by March of 2027).

FLOOR PLAN

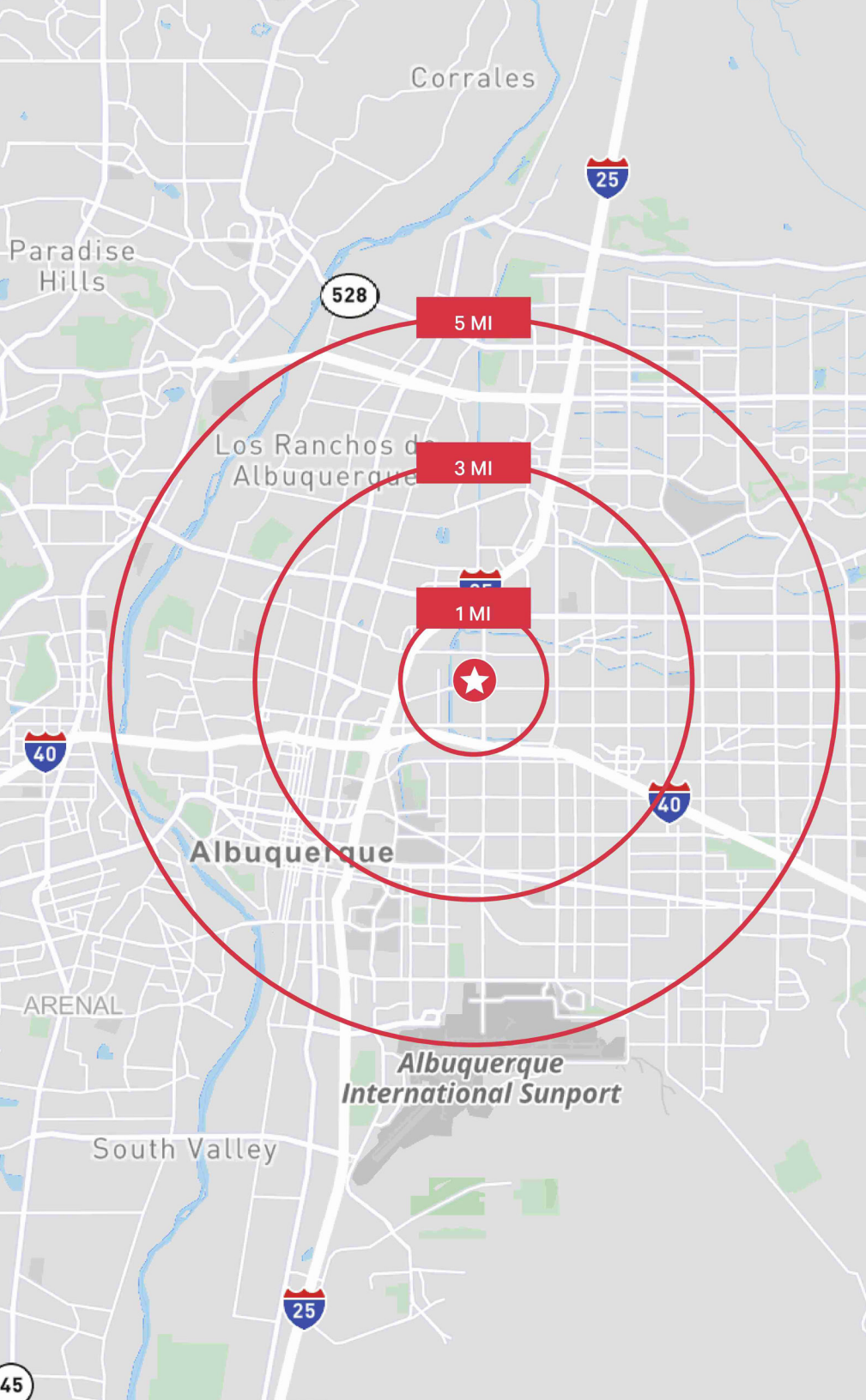
3121 AMHERST DR NE



SITE PLAN







DEMOGRAPHICS & DETAILS

	1 Mile	3 Mile	5 Mile
POPULATION			
2025 Population	11,883	101,058	269,626
Five Year Projection	11,867	101,070	268,909
2025-2030 Population Growth	-0.03%	0.00%	-0.05%
2025 Households	5,638	48,348	125,581

HOUSEHOLD INCOME			
2025 Avg HH Income	\$63,771	\$83,680	\$85,443
2030 Avg HH Income	\$71,569	\$93,728	\$95,934
2025 Median HH Income	\$51,158	\$61,148	\$61,520
2030 Median HH Income	\$59,958	\$66,458	\$67,473

LABOR FORCE			
2025 Civilian Pop 16+	6,661	57,198	145,455
2025 Employed Pop 16+	6,471	55,001	139,071
2025 Unemployed Pop 16+	190	2,197	6,384
2025 Daytime Population	18,474	167,749	371,557



371,557

Daytime Population



\$85,443

Average HH Income



AREA MAP





3121 AMHERST DR NE

ALBUQUERQUE, NM 87107



CONTACTS

Jason Lott

Vice President
+1 505 974 0303
jason.lott@cbre.com
Lic. 47516

Marguerite Haverly

Vice President
+1 505 681 2052
marguerite.haverly@cbre.com
Lic. 45209

CBRE, Inc.

6565 Americas Parkway, Suite 825
Albuquerque, NM 87110
+1 505 837 4999
cbre.com/abq

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