

2500 YALE BLVD. SE

Albuquerque, NM 87106



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



JOIN THE TENANT LINE UP



FOR LEASE



AVAILABLE SPACE

Rentable: 1,400 - 3,510+/- SF



LEASE RATE

\$24 PSF

Christian File

CFile@CREBerkshire.com | 505.235.8518

Jacob Lopez

JLopez@CREBerkshire.com | 505.328.5156

Michael Angelo

MAngelo@CREBerkshire.com | 505.363.7550

OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

TENANT PROFILES

2500 Yale Blvd. SE, Albuquerque, NM 87106 | 2



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



PALETERIA CUAHTEMOC

A locally family owned Paleteria that serves Snows cones, popsicles, milkshakes, shaved ice, prepared drinks, prepared clamatos, snacks, fresh waters, elote, and more.



PERICOS

A local family owned business, which has been in operation since 1982. We strive for excellence, a great product and customer service. We are always fresh, always delicious and only a simple call or stop away. Great homemade chile and “Home of the 1lb burrito.” Having over 20 different burritos to choose from, enchiladas, tamales, stuffed sopapillas, and the best tacos in Albuquerque, We are sure to have something to satisfy everyone’s taste buds. If you would like great tasting authentic New Mexican food.



HONEY HOLE CANNABIS

Honey Hole Cannabis is a full service cannabis dispensary. The main goal is to provide high quality cannabis and cannabis products to the market. We strive to be different, and provide unique flavors and effects the market has yet to see!



FIVE MOUNTAINS BREWERY

Five Mountains Brewery is a new brewery to NM will be offering an exceptional line up of different beers and food products.

EXECUTIVE SUMMARY

2500 Yale Blvd. SE, Albuquerque, NM 87106 | 3



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

ADDRESS:	2500 Yale Blvd SE, Albuquerque, NM 87106
LEASE RATE:	\$24 PSF
LOT SIZE:	1.26 Acres
YEAR BUILT:	1981
ZONING:	NR-BP
SUBMARKET:	Airport
PARKING RATIO:	24:1,000
TIA:	TI negotiable landlord highly motivated



AVAILABLE SPACE

SPACE	SIZE
RENTABLE:	1,400 - 3,510+/- SF includes patio and interior

PROPERTY OVERVIEW

Yale Landing offers a unique multi-tenant retail experience, featuring prime leasing opportunities tailored to meet diverse business needs. Located in a bustling area with high traffic, ample parking, and a strong demographic profile, this development promises optimal visibility and accessibility for businesses aiming to thrive in a dynamic retail environment.

Creative Space Configurations Available:

- The remaining total square footage available is 3,510+/- SF
- Owner is willing to get creative and make accommodations for space configurations that suite the tenants needs between 1,400 and 3,510+/- SF

EXECUTIVE SUMMARY

2500 Yale Blvd. SE, Albuquerque, NM 87106 | 4



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY FEATURES:

- **Parking:** 480 shared parking spaces available for tenants and customers, ensuring convenience and ease of access.
- **Tenant Improvement Package:** Benefit from a robust tenant improvement package, facilitating customized build-outs to suit individual business requirements.
- **Demographics:**
 - 5-mile population: 184,363
 - 5-mile average household income: \$60,285
 - Vehicle count: 30,000 VPD
 - Strategic location in a thriving community with strong consumer spending power.

LOCATION SUMMARY

Yale Landing is located in the center of exciting new retail and employment activity. The property is located less than 3 minutes to the Albuquerque International Sunport, and 5 minutes to the I-25 exit & UNM. This area has a high saturation of student housing, hotels, and high paying jobs. This location continues to see new retail development due to an increase in these jobs, increase in airport ridership, and new housing & hotel developments being planned. Note that map on page 4 that also shows the sites proximity to the ABQ Tech Park, Max Q, AFRL, and other brand new developments slated to bring 1000's of new high paying jobs to the area. In addition to all the positive activity, it's notable that this area has a low concentration of restaurants, entertainment, and service retail to support all this growth. Shell with Certificate of Occupancy by 03/01/23. Large outdoor spaces provide views of Downtown, Mountains, and surrounding areas. Property contains over 480 shared parking spaces allowing for high occupancy users.

EXTERIOR PHOTOS

2500 Yale Blvd. SE, Albuquerque, NM 87106 | 5



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



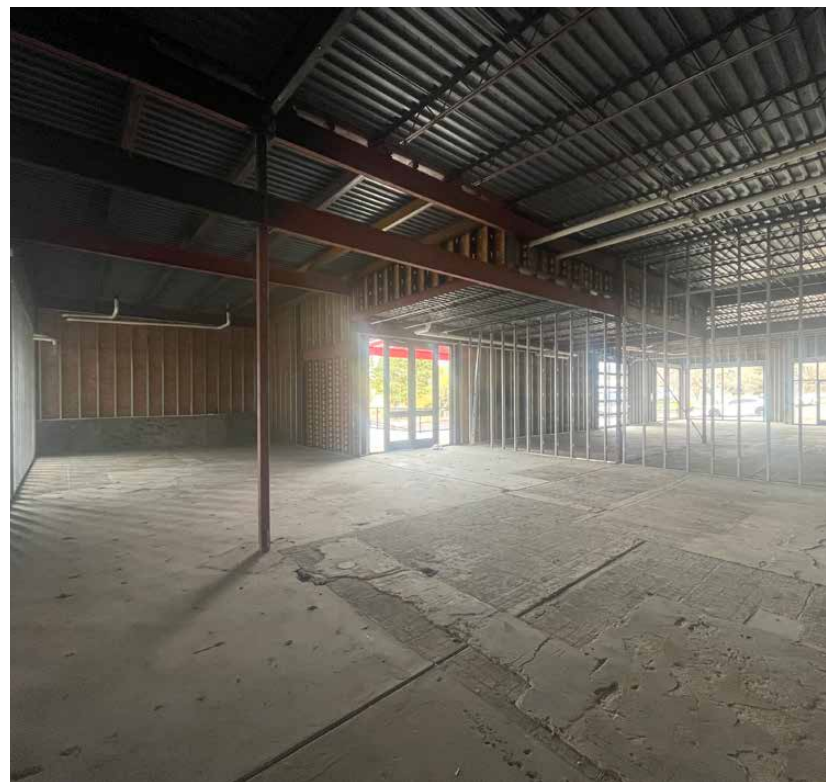
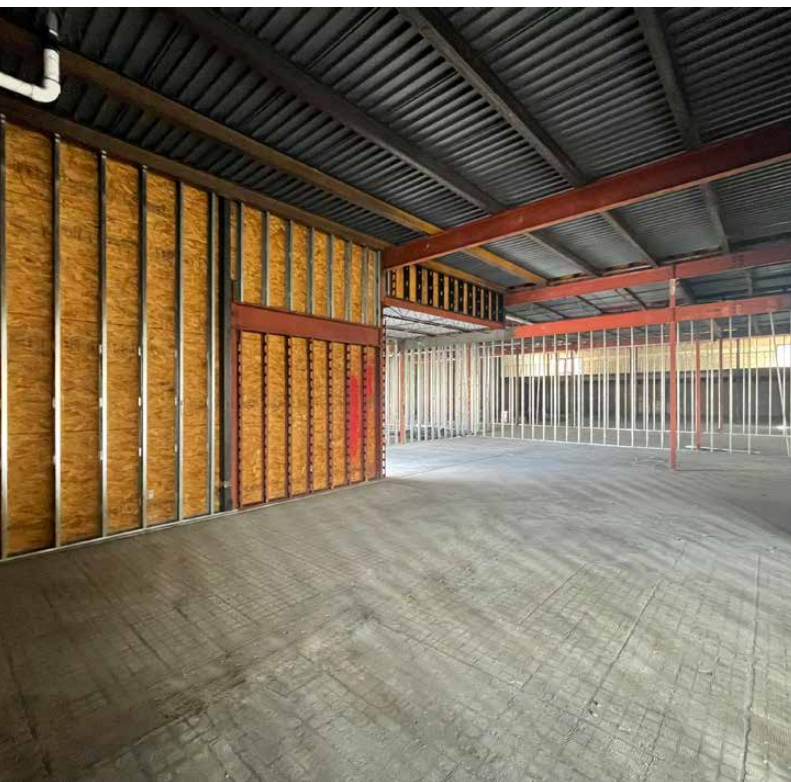
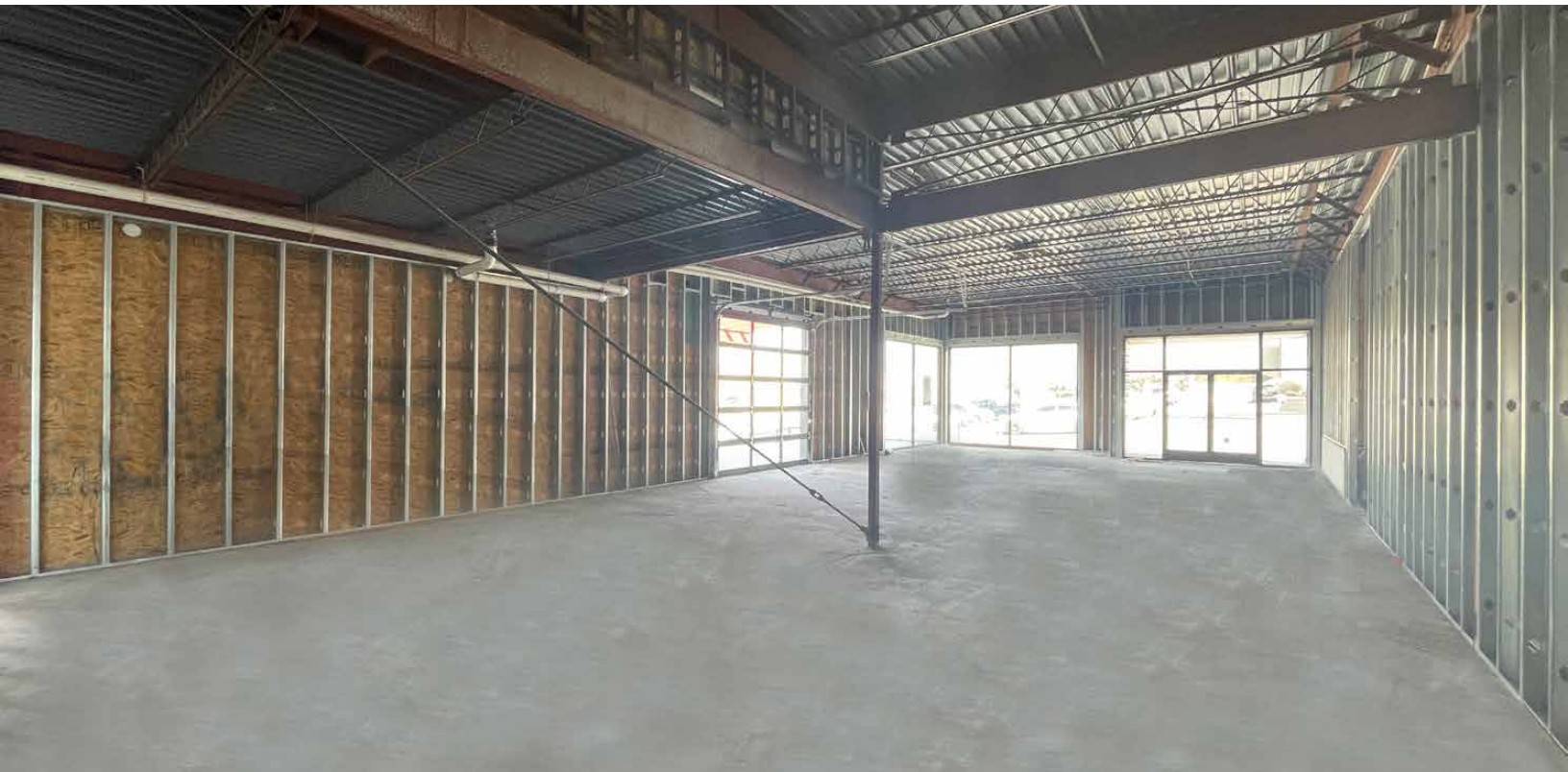
The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

INTERIOR PHOTOS

2500 Yale Blvd. SE, Albuquerque, NM 87106 | 6



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

PATIO PHOTOS

2500 Yale Blvd. SE, Albuquerque, NM 87106 | 7



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

SNAPSHOT

2500 Yale Blvd. SE, Albuquerque, NM 87106 | 8



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



63,994
2022
POPULATION
3-MILE RADIUS



89,680
2022 DAYTIME
POPULATION 3-MILE
RADIUS



\$55,858
2021 AVERAGE
INCOME 3-MILE
RADIUS



13,970 VPD
YALE BLVD SE

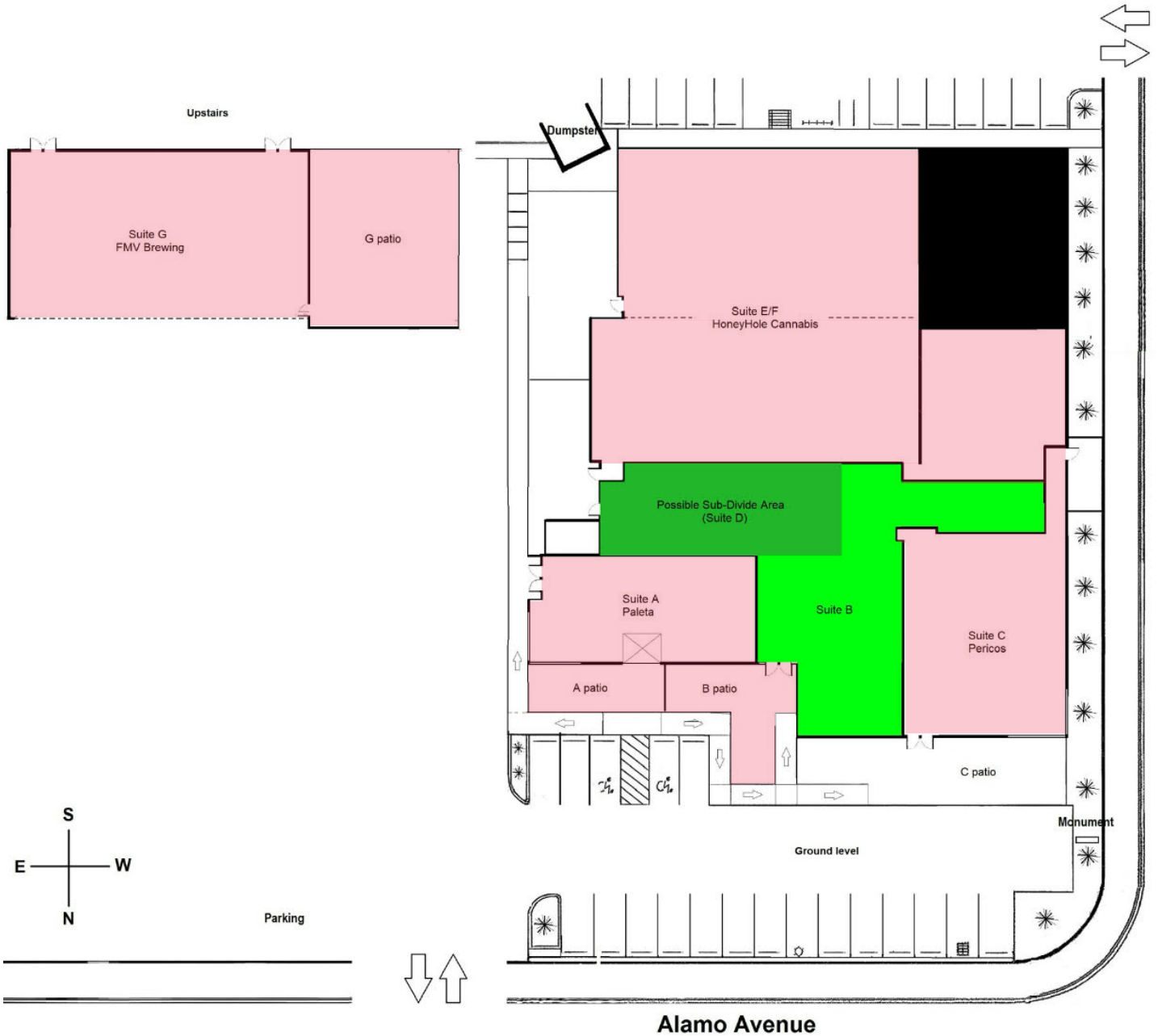
The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

SITE PLAN

2500 Yale Blvd. SE, Albuquerque, NM 87106 | 9



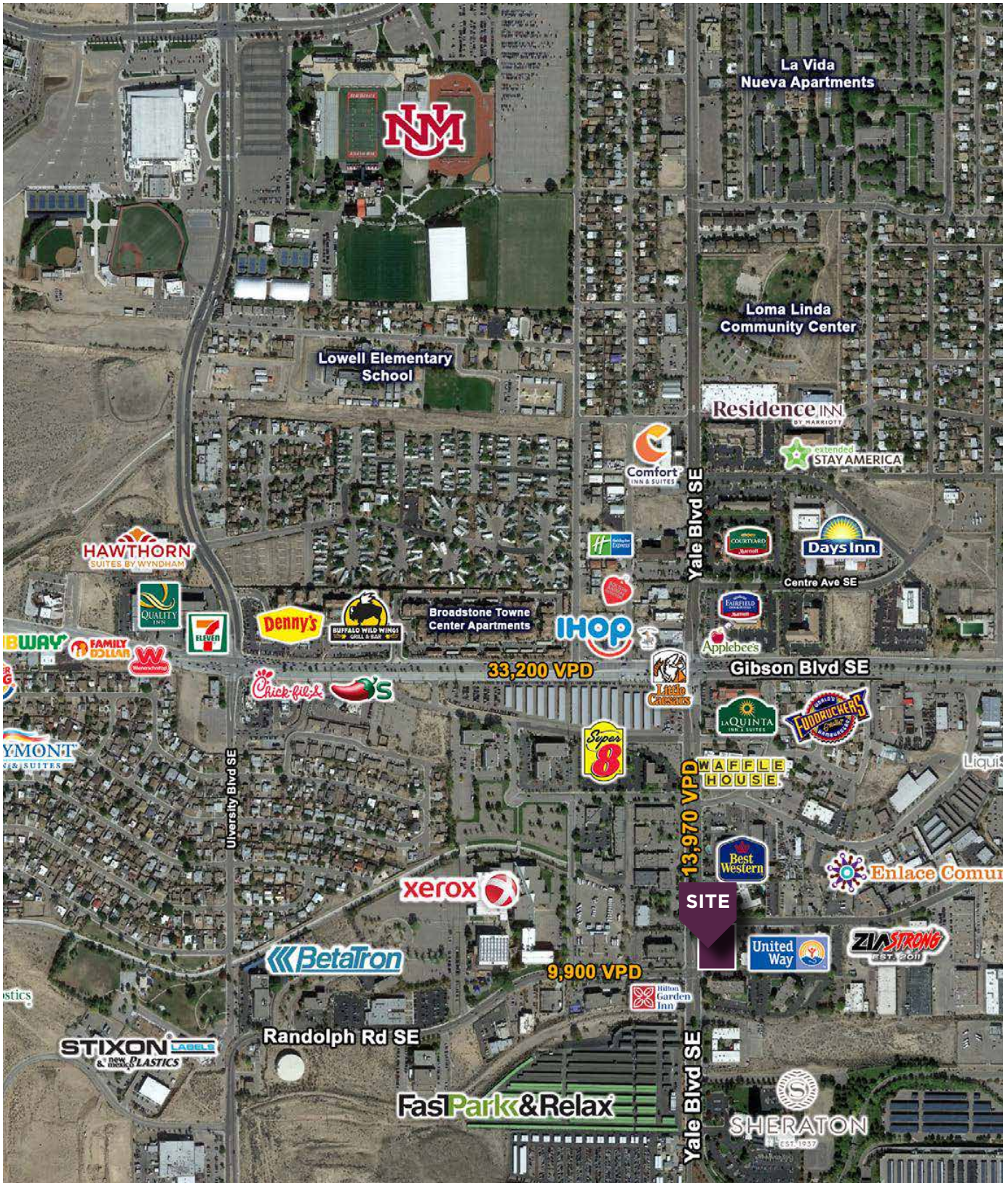
BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



RETAIL MAP

2500 Yale Blvd. SE, Albuquerque, NM 87106 | 10

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



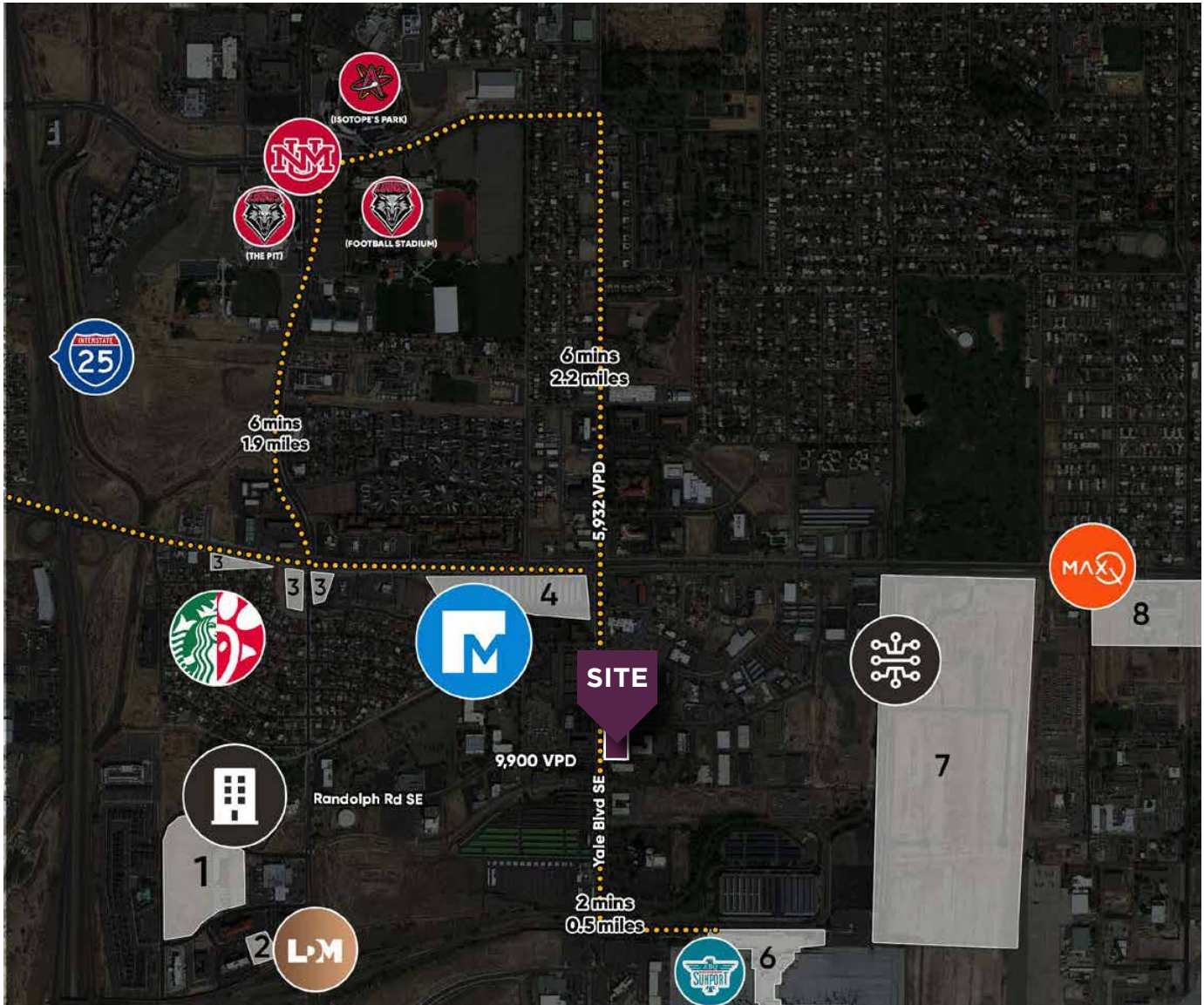
The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

NEARBY DEVELOPMENTS

2500 Yale Blvd. SE, Albuquerque, NM 87106 | 11



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



- | | | | |
|--|---|--|------------------------------|
| | 1. New 300 unit multi-family development | | 5. Site "Yale Landing" |
| | 2. New Legacy Dev hotel | | 6. Albuquerque Sunport |
| | 3. New retail corridor (Chick-fil-a, Starbucks, etc.) | | 7. ABQ Tech Park development |
| | 4. Maestras Dev Group retail development | | 8. Max Q ABQ development |

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

MAJOR AREA EMPLOYERS

2500 Yale Blvd. SE, Albuquerque, NM 87106 | 12



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



- Approximately 10.5K employees
- New \$150 MM National Nuclear Security Administration project (2018)
- Tech transfer with the University of New Mexico
- Average salary of \$112K
- In operation since 1949
- Private defense contractors & engineering firms in close proximity
- Drive time = 1.85 miles



- Approximately 10.125K employees
- Established in 1941
- Median household income is approximately 83.5K
- Largest air force base in Airforce Global Strike Command
- \$2.7 billion economic impact
- Drive time = 400 feet



- Approximately 3K employees
- 370 daily take-offs and landings
- Approximately 5MM visitors per year
- Service to 24 cities
- \$1.9 billion dollars of economic impact
- Drive time = 1.25 miles



- Over 3K employees
- Established in 1931
- Services NM, southern CO, and west TX
- Joint commission accredited, VHA complexity level 1a, 24 hr. ER
- Drive time = .75 miles



- 26K students
- 17K employees (research, hospitals, administration)
- Founded in 1889
- Premier university medical research hospital
- Drive time = 2 miles