

# 6200

## Jefferson St NE

Albuquerque, NM



**Diversified Tenancy  
Office Investment Opportunity**



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OFFERING  
MEMORANDUM**

**CBRE**



# Executive Summary

**CBRE is pleased to present the opportunity to acquire 6200 Jefferson St, a 56,047± square foot, 86.5% leased professional office building with diversified tenancy and 7-Year WALT in Albuquerque, NM.**

This premier 3-story professional office is situated in the heart of the highly desirable North I-25 Corridor. The property benefits from its proximity to Interstate 25, providing direct access to all quadrants of the City and easy access throughout the state of New Mexico. 6200 Jefferson has a stable tenancy with three credit tenants and a predictable income stream. Future income growth is achievable given the below market lease rates and limited supply of quality office space in the sub-market. Near term CAPEX has been mitigated by current owner with recent \$2M+ investment into the property.

The Albuquerque Metro Area (population 939,316±) features a high quality of life, low cost of business, and an educated workforce. The area's workforce population is 380,000+ with 37% of the population over the age of 25 holding a Bachelor's degree or higher. Albuquerque's affordable cost of living, diverse population, and growing tech sector make it a desirable business location.



## INVESTMENT SUMMARY

Address	6200 Jefferson St Albuquerque, NM
Building Size	56,047± SF
Parcel Size	3.759± Acres
Price	\$8,699,362 (\$155.22/SF)
Cap Rate	8.75%
In-place NOI	\$761,194



**NORTH I-25  
SUBMARKET**



**3 TENANTS**



**\$2M+ IN  
RECENT CAPEX**



**YEAR BUILT  
1994**



**\$155.22 PSF  
WELL BELOW  
REPLACEMENT  
COST**



**WALT OF  
7 YEARS**





# Investment Highlights

## **HISTORICALLY STABLE INVESTMENT**

6200 Jefferson St has maintained strong historical tenancy as a GSA occupied asset and presented as an ideal conversion for larger, long-term, private sector tenancies. Additionally, 50.8% of the tenancy has annual CPI rent increases. The property is supported by a WALT of 7 Years with NOI compounded annual growth of 3.37%.

## **CURRENT TENANCY**

The Property is currently leased to three (3) tenants with long-term leases in place, IRS, Grand Canyon University & Bowman Consulting Group LTD. The diverse tenant mix in the building generates daily occupancy and utilization contributing to a vibrant office and education environment differentiated from similar multi-tenant buildings.

## **WELL BELOW REPLACEMENT COST**

Current pricing of \$155.22 PSF is significantly below replacement cost eliminating much of the competition for similar or better office space.

## **SIGNIFICANT RECENT CAPEX COMPLETED**

Current ownership has recently made \$2.7M in capital investment mitigating a new owners near-term financial commitment.

## **STRONG SUB-MARKET**

The North I-25 submarket continues its dominance as the most in-demand office sub-market in Albuquerque. Its centralized location provides easy access to all areas of the City and State. Additionally, the sub-market has an abundance of area amenities and access to some of the City's newest multi-family housing options.





## PROPERTY DESCRIPTION



## HIGHLIGHTS

- › Credit tenancy on new and staggered leases
- › Diverse tenancy with both office and education tenants in-place
- › New common area and capital improvements include: transformative lobby entrance, locker rooms with showers, interior bike racks and outdoor break area
- › Convenient and centralized location on Jefferson at Osuna with easy access to all quadrants of the city via Interstate 25.
- › Storage with roll-up door & dock high loading
- › Abundant natural light with stunning views
- › Within walking distance to abundant amenities including restaurants, banks, hotels, entertainment, retail, walking/biking trails and much more
- › Located within a certified HUB Zone and an Opportunity Zone
- › Zoned NR-BP (City of Albuquerque)
- › **Parking Spaces:** 205 spaces, including 28 covered spaces. Additional parking possible on vacant land behind building.
- › **Floor Plates:**
  - 1st floor ±15,596 SF
  - 2nd floor ±19,588 SF
  - 3rd floor ±20,863 SF
- › **Elevators:** 2 passenger with access to storage/warehouse area
- › **Roof:** Standing seam metal roofing system
- › **HVAC:** 1 – 115 ton RTU installed 03/2025  
6 – Mini-split Units (serving IT Rooms & Suite 110/120)
- › **Boiler:** 500 Watt





EXPANSION  
AREA

Burlington  
TJ-maxx  
ROSS  
DOLLAR TREE

Bubba's  
PAPPADÉAUX  
COLD STONE  
Crackin' Crab  
Cheddar's  
CINEMARK

DOWNTOWN

PT. CALANCA  
GENGARU GRILL  
Panera  
Hampton  
Residence Inn  
DRURY INNA SUITES  
Toskey's  
Mini's Cafe  
CRAFT REPUBLIC  
HAWAIIAN PINEAPPLE

JEFFERSON ST













RAVEN DEFENSE

T-MOBILE  
CALL CENTER

X-RAY  
ASSOCIATES

SUMMIT  
ELECTRICAL

U.S. ARMY CORP OF  
ENGINEERS

BANK OF  
ALBUQUERQUE

6200 JEFFERSON ST NE

JEFFERSON ST







# Albuquerque Market Overview

As the most dynamic city and largest urban area in New Mexico, Albuquerque is the state's major commercial center, serving as a hub for business, trade, finance, industry and government. With a substantial labor force, the Albuquerque metro area accounts for nearly 45% of the state's total employment. With a young population and the presence of the University of New Mexico, the Albuquerque metro area will continue to provide employers with an abundant, diverse and well-educated work force. The Albuquerque metropolitan area has a current population of more than 926,835 residents, expanding to a 60-minute drive time from the I-25/I-40 intersection, you'll find a thriving population of over 1,058,923. This figure is expected to expand by another 0.56% by year 2029, nearly double the expected national growth rate of 0.38%.





# Albuquerque Highlights



## EXCEPTIONAL QUALITY OF LIFE

- 4 distinct seasons
- 5,312 feet in elevation - higher than Denver
- **24.2** minute average commute time
- Abundant outdoor adventure options
- **3rd-largest** art market in the U.S. located in Santa Fe
- Award-winning breweries, wine bars and restaurants
- Eclectic and iconic culture, arts and entertainment



## MOST DIVERSE WORKFORCE

**63% of All Workers Identify as a Person of Color**  
(Lightcast 2024)

## WORKFORCE

- **37.0%** have a Bachelor's degree or higher (Esri 2023)
- **111,470** students enrolled in two-year and four-year colleges and universities (National Center for Education Statistics)
- Very high density of educated population
- **23.1%** increase in freshman enrollment from 2021 to 2024 (NM Department of Education)

**1,058,923**  
**POPULATION**

Population within  
a 60-minute drive  
time of I-40/I-25  
Interchange  
(Esri 2024)



**94.9**  
**LOW COST OF LIVING**

on a national  
scale of 100  
(C2ER 2024)



**COMMERCIAL HUB**  
For business, trade, finance,  
industry and commerce  
for New Mexico



**\$408,297**

**MEDIAN HOUSING VALUE**

**National \$423,503**  
(Realtor.com 2025)



**63%**  
**DIVERSE POPULATION**

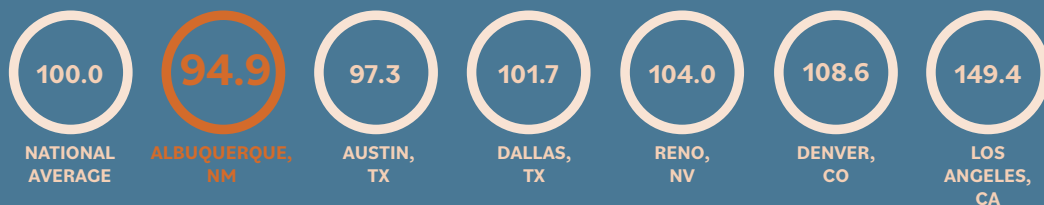
Compared to 42% nationally  
(Lightcast 2024)



# Albuquerque Accolades

- One of the top 25 Emerging Markets for Tech Talent in 2024  
- CBRE 2024 Tech Talent Report
- Ranked the 5th-best city to live and work as a movie maker in 2025  
- Movie Maker 2025
- 8th in the nation for minority-owned businesses  
- Lending Tree
- Job training Albuquerque receives workforce champion of the year award  
- AGC NM
- 15th best park systems in the nation  
- Parkscore Index
- Route 66 was named one of the coolest travel adventures for 2024  
- National Geographic

## COST OF LIVING INDEX



Source: C2ER, EMSI

## TRANSPORTATION SYSTEMS

- Albuquerque International Sunport is served by ten airlines with 5.4 million annual passengers.
- Commuter Train- The New Mexico Rail Runner is 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.



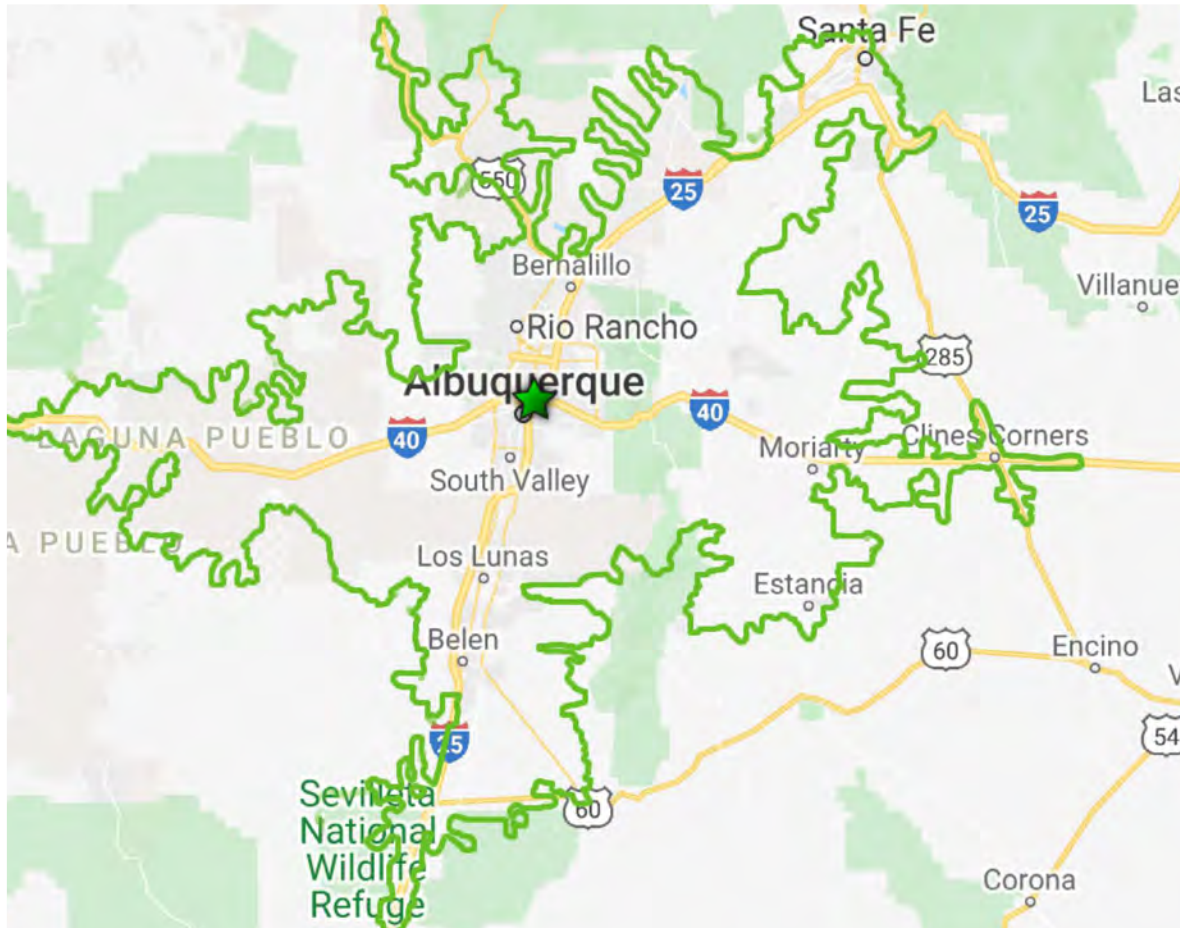


# Greater Albuquerque Region



**1,058,923 POPULATION**

WITHIN A  
60-MINUTE DRIVE TIME  
FROM I-25 AND I-40



60 MIN DRIVE TIME

## DEMOGRAPHIC HIGHLIGHTS

(I-25/I-40 INTERCHANGE)



**1,058,923**  
POPULATION



**429,886**  
HOUSEHOLDS



**\$96,141**  
AVERAGE HH INCOME



**\$408,297**  
MEDIAN HOUSING  
VALUE



**37.0%**  
OF POPULATION HAS AN  
BACHELOR'S DEGREE  
OR HIGHER

Source: Esri



# 6200 Jefferson St NE

Albuquerque, NM

## INVESTMENT:

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