

# 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

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







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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



**1,058,923**

## POPULATION

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



**63%**

## DIVERSE POPULATION

Compared to 42% nationally (Lightcast 2024)



**\$408,297**

## MEDIAN HOUSING VALUE

National  
**\$423,503**

(Realtor.com 2025)



**94.9**

## LOW COST OF LIVING

on a national scale of 100  
(C2ER 2024)

## 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)

# 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.

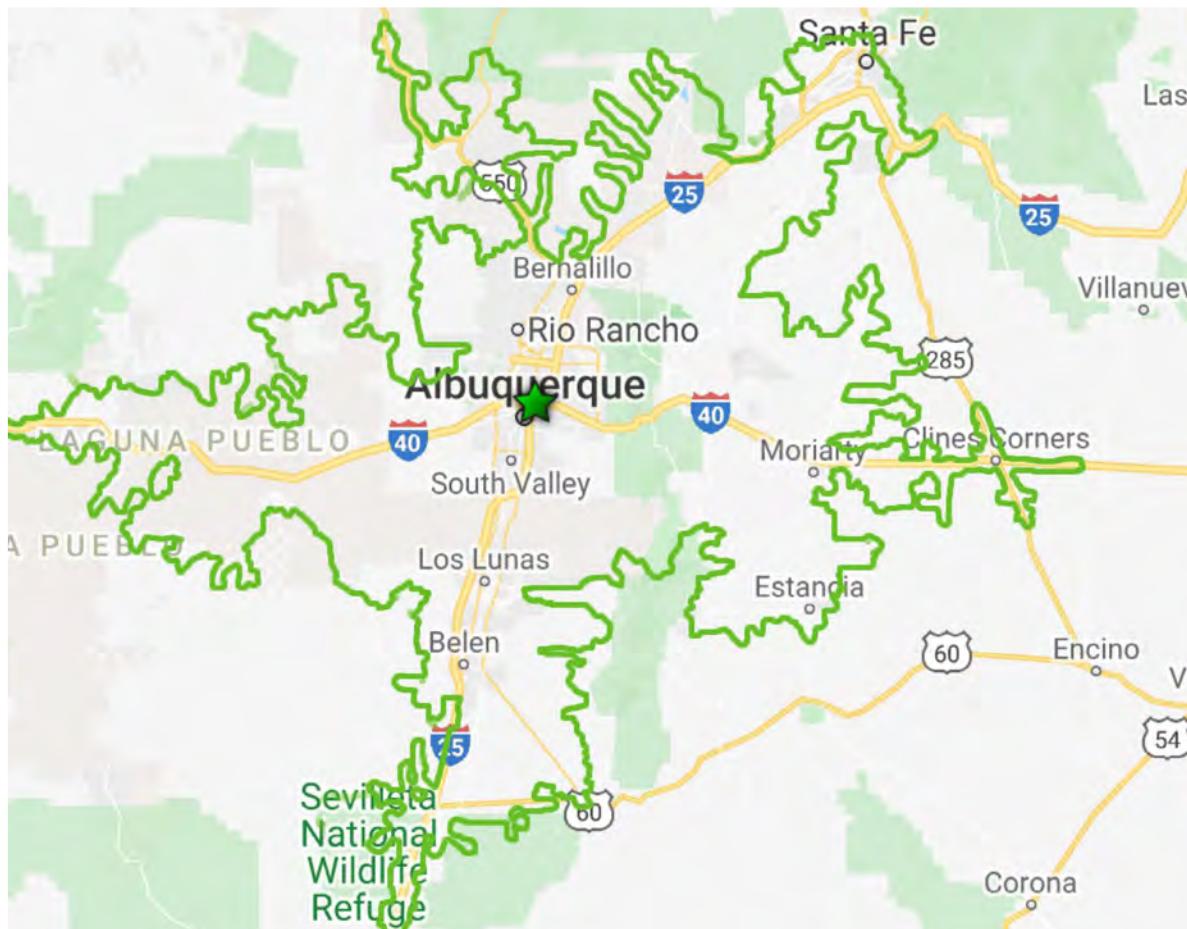


# Greater Albuquerque Region



**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

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