



Nob Hill Office/Retail Suites

127 Jefferson St. NE, Albuquerque, NM 87108

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



AVAILABLE SPACE:
TOTAL SPACE: 2,871 SF
UNIT 1: 957 SF
UNIT 2: 957 SF
UNIT 3: 957 SF



LOT SIZE:
0.23 ACRES



ZONING:
MX-M



RATE
\$15 PSF MODIFIED GROSS

Christian File

CFile@CREBerkshire.com | 505.235.8518

Jacob Lopez

JLopez@CREBerkshire.com | 505.328.5156

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.

EXECUTIVE SUMMARY

127 Jefferson St. NE, Albuquerque, NM 87108 | 2



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PROPERTY HIGHLIGHTS:

- » Ingress/Egress from East Property Line
- » 6 Parking Spots - 2 Parking Ratio
- » Open Work Area Ready for Customization
- » 2 Restrooms Per Suite
- » Yard Space
- » Gated Secured Yard/ Lot
- » 957 SF - 2,871 SF, Tenant can take up all three suites.
- » Right off of Central a Major Bloodline of Albuquerque
- » Within Less than Mile from the San Mateo & Interstate I-40



PROPERTY DESCRIPTION:

This versatile property located on a 0.23 acres lot zoned MX-M features 2,871 total contiguous square feet, with each of the three available suites offering 957 square feet of customizable open work space, perfect for various business needs. The property boasts excellent visibility and accessibility right off Central Avenue, a major thoroughfare with 30,000 VPD. With a robust population of 253,827 within a 5-mile radius and an average household income of \$69,355, your business will benefit from a strong local customer base and a daytime workforce of 215,755. The property includes six parking spots, a secure gated yard, and easy ingress/egress from the east property line, ready to handle your business's yard needs. Don't miss this chance to establish your business in the thriving area of Nob Hill, just minutes from San Mateo and Interstate I-40.

EXECUTIVE SUMMARY

127 Jefferson St. NE, Albuquerque, NM 87108 | 3



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OFFERING DETAILS:

ADDRESS:	127 Jefferson St. NE, Albuquerque NM 87108
AVAILABLE SPACE:	Total Space: 2,871 SF Unit 1: 957 SF Unit 2: 957 SF Unit 3: 957 SF
LOT SIZE:	0.23 Acres
LEASE PRICE:	\$15 PSF Modified Gross
POPULATION (5 MILE RADIUS):	253,827
AVG. HH INCOME (5 MILE RADIUS):	217,461
DAYTIME EMPLOYEES, (5 MILE RADIUS):	215,755
TRAFFIC COUNT:	Central Ave / Jackson St - Going West - 30,000 VPD



SUITE 1

127 Jefferson St. NE, Albuquerque, NM 87108 | 4



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SUITE 2

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SUITE 3

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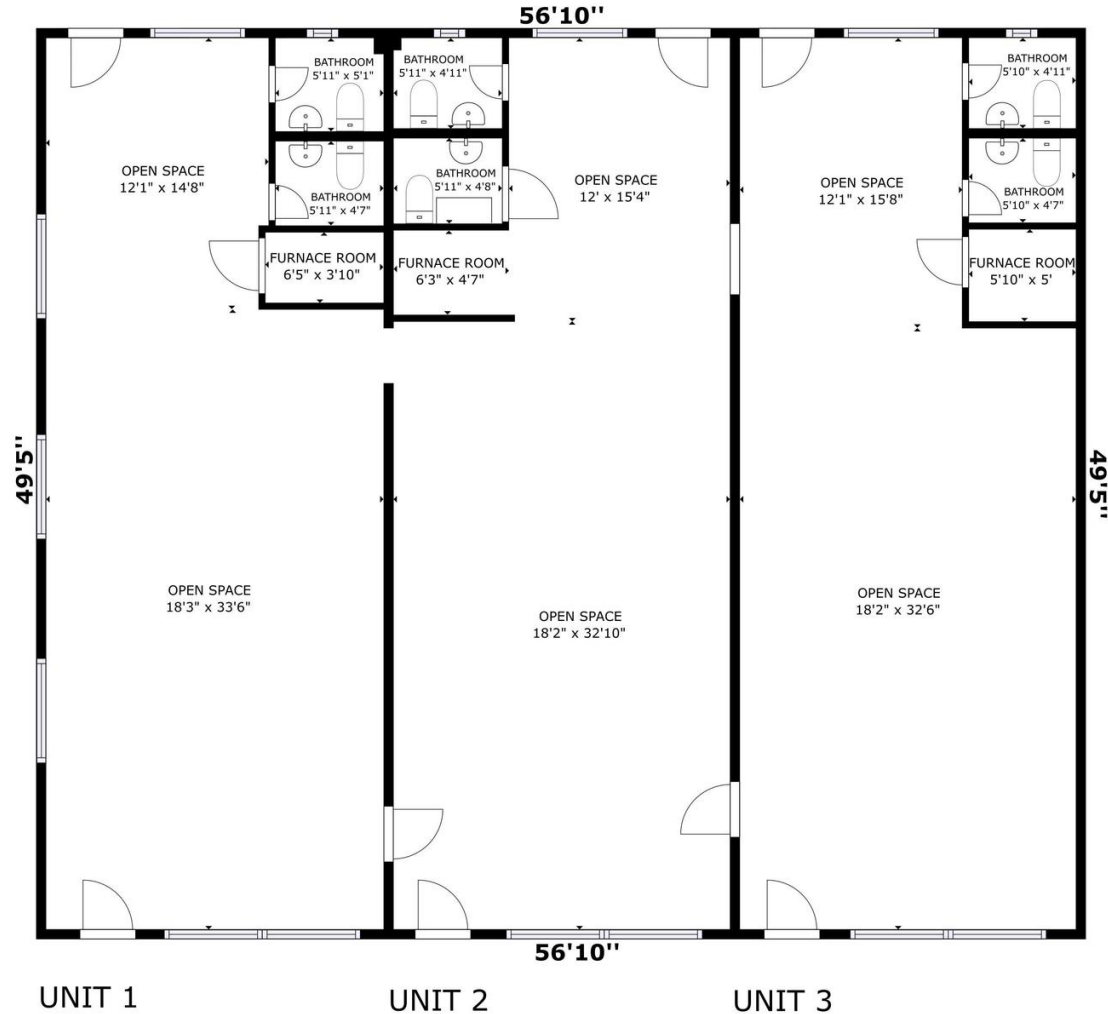


FLOOR PLAN

127 Jefferson St. NE, Albuquerque, NM 87108 | 7



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UNIT 1: 957 sq. ft, TOTAL: 957 sq. ft,

UNIT 2: 957 sq. ft, TOTAL: 957 sq. ft,

UNIT 3: 957 sq. ft, TOTAL: 957 sq. ft,

UNIT 1, 2, 3 TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 2871 sq. ft

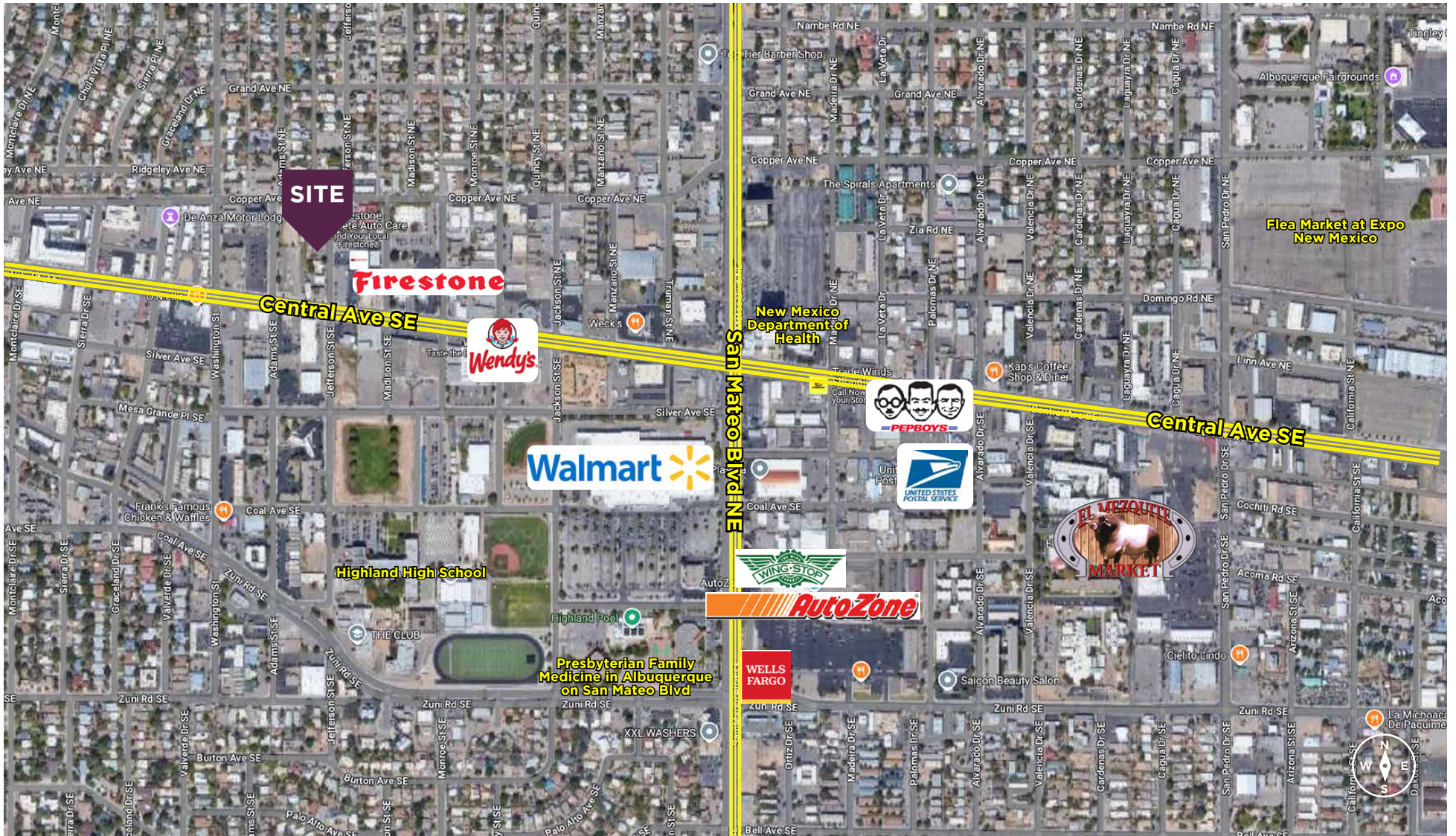
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ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

CLOSE UP MAP

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LOCATION MAP

127 Jefferson St. NE, Albuquerque, NM 87108 | 9



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LISTING AGENTS

127 Jefferson St. NE, Albuquerque, NM 87108 | 10



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CHRISTIAN FILE
VICE PRESIDENT
505.235.8518
CFile@CREBerkshire.com

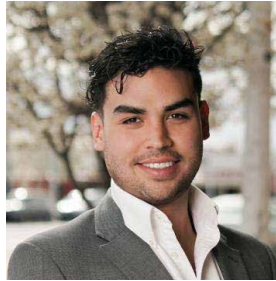
Christian is a well-respected investor and property owner who has made a name for himself in the real estate industry. With years of experience in brokerage, he has become a trusted advisor to clients looking to buy, sell, or lease property.

His expertise in the field is evident from his ownership of a vast portfolio of real estate that spans 250,000 square feet. This ownership has given him a unique perspective on the industry, and he uses it to guide clients around the do's and don'ts of real estate transactions.

But Christian is more than just a broker. He is a trusted ally to his clients, investing with them and in them to ensure their success. He understands that real estate is not just a transaction but a long-term investment that requires careful consideration and strategic planning.

His clients appreciate his attention to detail, professionalism, and dedication to their success. He goes above and beyond to ensure that they make informed decisions and achieve their goals.

Christian's success in the real estate industry is a testament to his hard work, knowledge, and dedication. He continues to be a leader in the field, and his clients can rest assured that they are in good hands when working with him.



JACOB LOPEZ
VICE PRESIDENT
505.328.5156
JLopez@CREBerkshire.com

Jacob Lopez, a seasoned 27-year-old Commercial Broker, is a force to be reckoned with in the dynamic realm of real estate. Based in Albuquerque, New Mexico, Jacob has been a licensed professional since 2017, steadily climbing the ladder of success in the competitive world of commercial real estate.

Currently serving as the QB License for Berkshire Hathaway NM Commercial Real Estate, Jacob brings a wealth of knowledge and expertise to the table. His commitment to excellence is reflected in his impressive portfolio, where he has played a pivotal role in personal investments involving over 30,000 square feet of industrial space in Albuquerque.

Jacob's journey into the real estate industry was paved with academic excellence. He graduated with a triple major in Financial Management, Accounting, and Marketing from the prestigious Anderson School of Management at the University of New Mexico, Class of 2018. This comprehensive educational background has undoubtedly contributed to his multifaceted approach to commercial brokerage.

Not only does Jacob excel in the boardroom, but he also finds solace in the great outdoors. A passionate adventurer, Jacob is an avid camper and hiker, finding tranquility and inspiration in nature. His love for dogs further adds a touch of warmth to his personality, emphasizing his compassionate and caring nature.

Jacob's commitment to professional development is evident through his certifications. Holding both the Real Estate Negotiation Expert (RENE) and Pricing Strategy Advisor (PSA) certifications, he stands out as a well-rounded professional in the commercial real estate landscape.



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FOR MORE INFORMATION
PLEASE VISIT:

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