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Investment Opportunity | Sales Brochure

Bernalillo County Public Safety Training Academy

3801 Broadway Blvd SE
Albuquerque, NM 87105

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Sign Confidentiality Agreement
for Full Offering Memorandum





Investment Highlights

Colliers is pleased to bring to market Bernalillo County's new Public Safety Training Academy located at 3801 Broadway Blvd SE, Albuquerque, NM near the intersection of Rio Bravo Blvd SE and Broadway Blvd SE. This ±12.05 acre site includes ±41,738 SF of classrooms, offices, 220-person auditorium, fitness center, and much more. Outside is a ±3.5 acre training pad, a drill tower, and a MILO training simulation building which offers nearly unlimited training scenarios for first responders. A helicopter pad and hanger have been designed for a future build for the County, a potential upside in rent. The facility houses the County's fire and sheriff department's staff, cadets, and its experienced firefighters, law enforcement officers, and first responders in the side-by-side coed training center.

Executive Summary

Sale Price	\$29,769,000
NOI	\$1,560,100
CAP	5.25%
Land Size	±12.05 acres
GLA	±41,038 SF
Zoning	UNCL

*\$200,000 per year supplemental rent for years 1-5; adding \$1,000,000 or \$780,00 NPV in gross revenue; and is reflected in the NOI.

The Public Safety Training Academy is a state-of-the-art facility that qualifies for two Green Globes awards; a highly recognized environmental performance standard. Additionally, it uses solar energy, redundant water, LED light sensors, soundproofing insulation, a lighting protection system, electronic notifications, and card readers. The cadets, officers and firefighters are taught and trained in classrooms with cutting edge technology, access to indoor and outdoor fitness areas, and a first responder's training outbuilding with holographics, laser guns, and movable walls.

Bernalillo County commissioners have approved the funding of \$51.8 million to lease this facility on ±12.05 acres. This 30-year State of New Mexico lease commenced June 1, 2024.

FireEd, LLC, the Seller, is a single asset limited liability company and is selling the LLC; subject to appropriate indemnification.

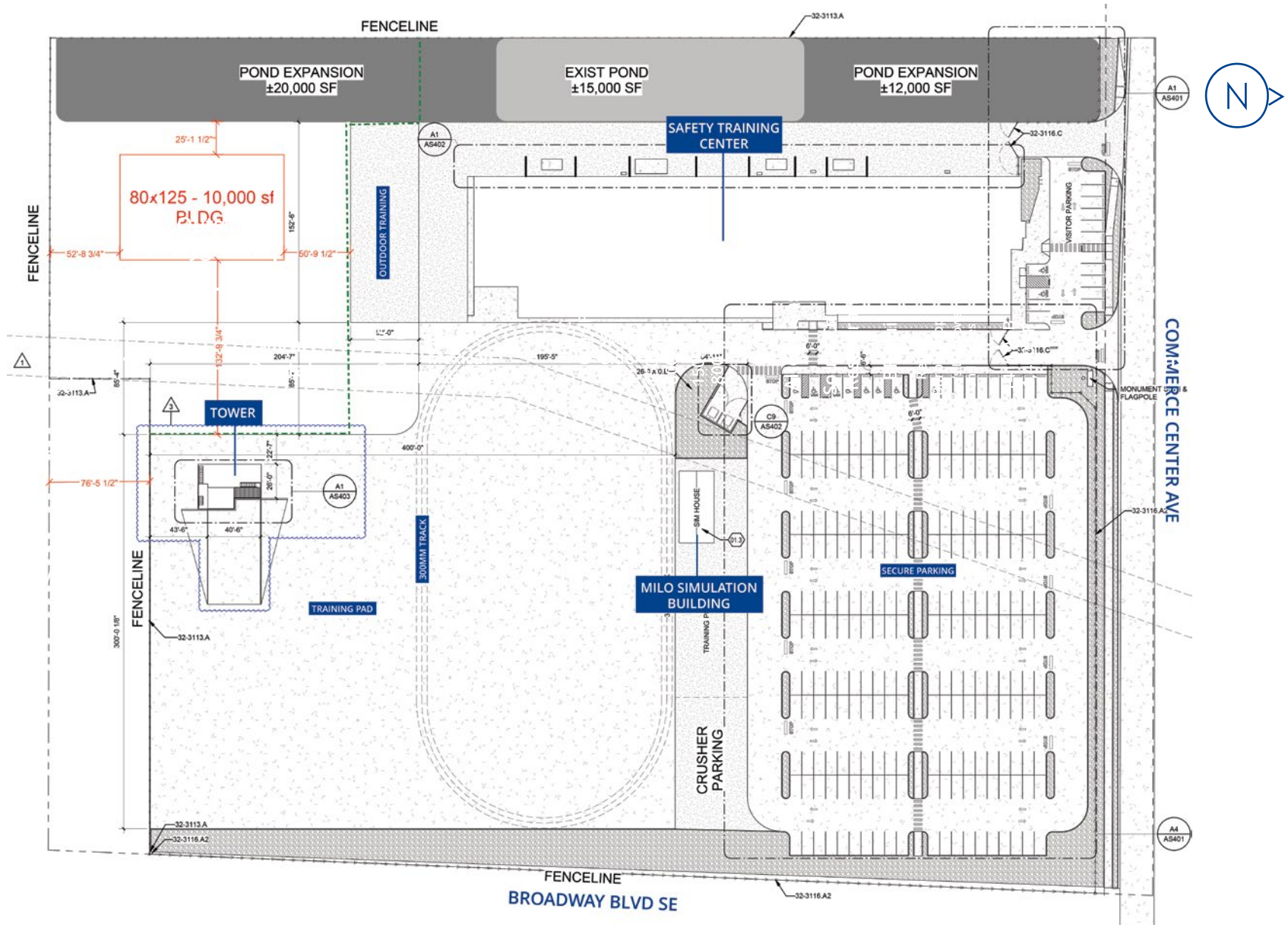
Property Features

- Lot Size: ± 12.05 Acres
- Building Size: ± 41,739 SF + ± 1,500 SF outbuilding
- Sophisticated lighting protection system
- Sound proof insulated walls in the myriad of offices
- Interconnected computer system allowing all classrooms to share intellectual resources
- Large auditorium for 220 people
- Secured visitor parking
- Solar panels

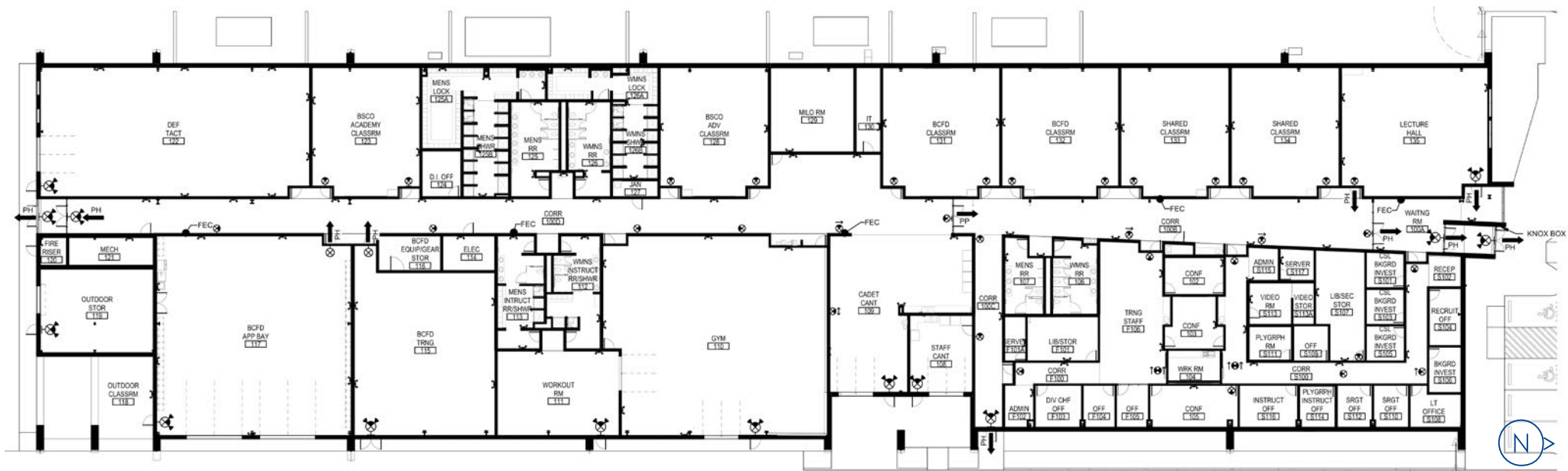
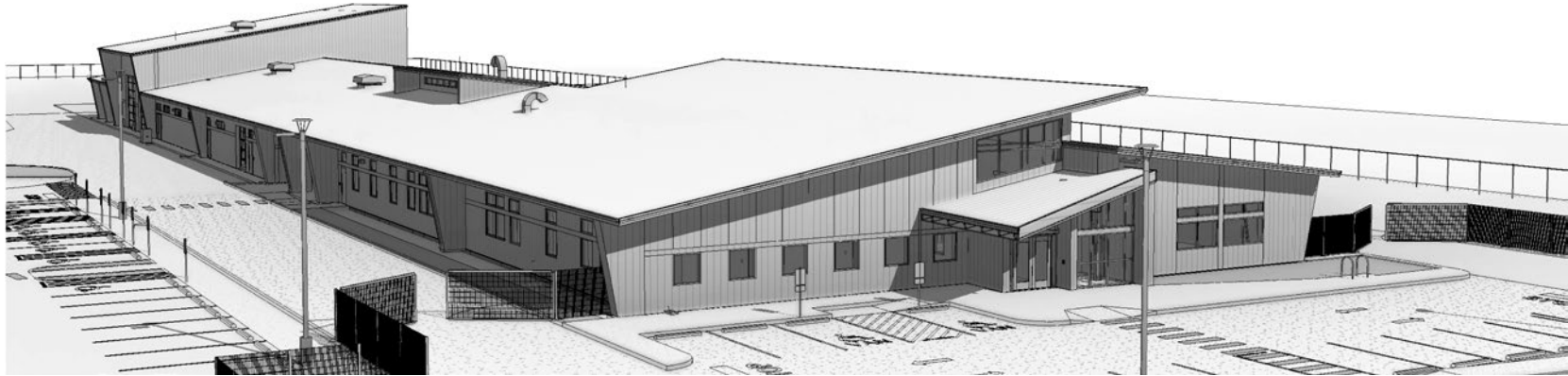
Trade Area Aerial



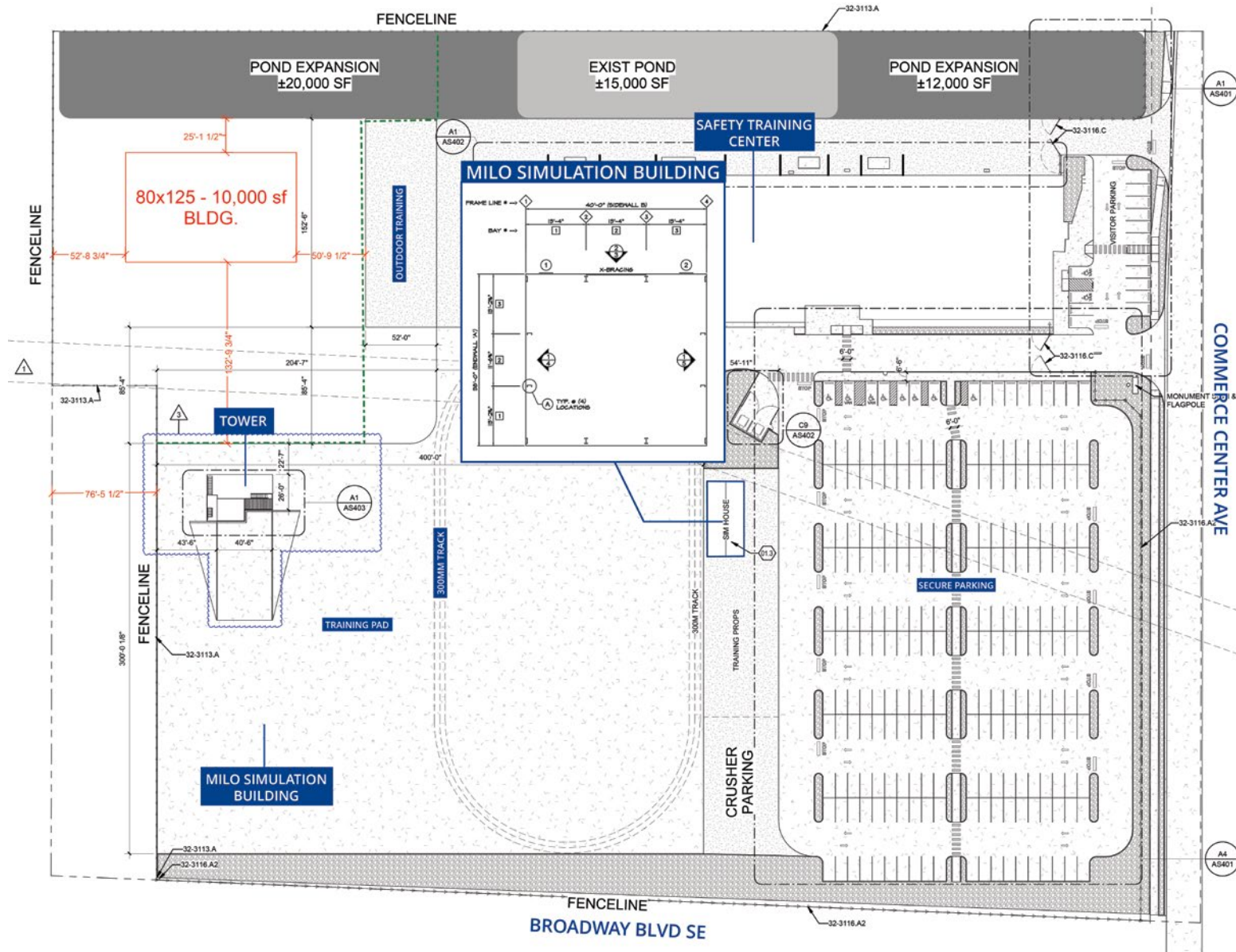
Site Plan



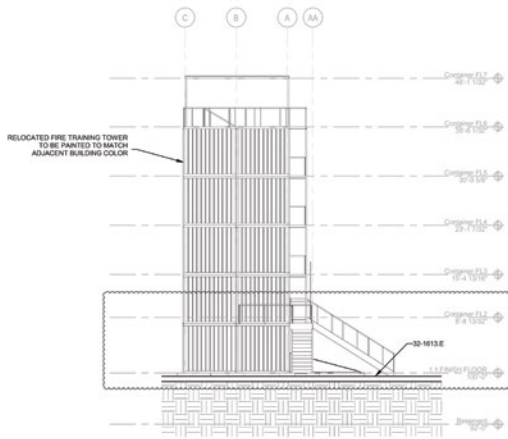
Floorplan - Safety Training Center



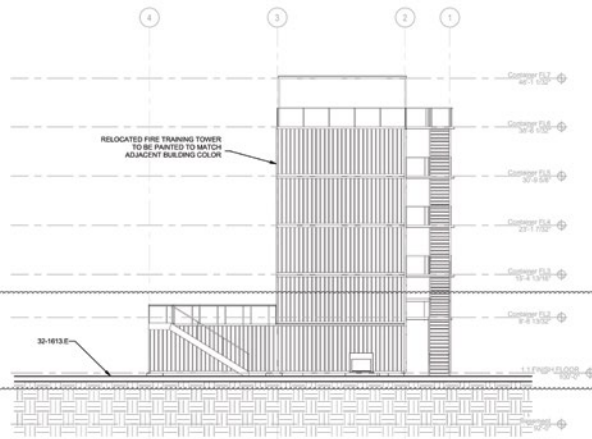
Site Plan - Simulation House



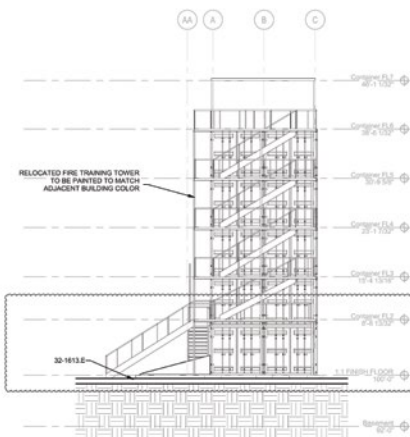
Site Plan - Tower



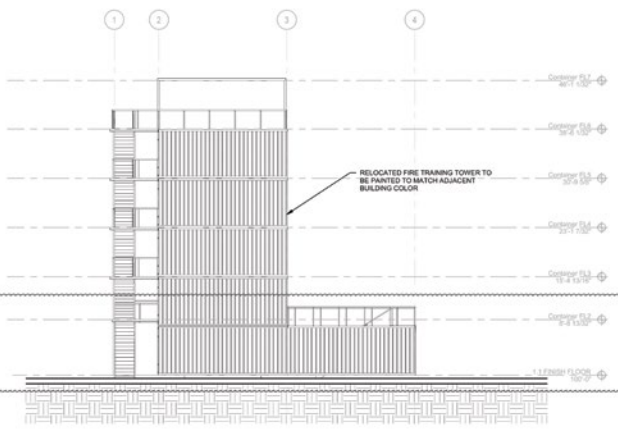
G3 NORTH TOWER ELEVATION
1/8" = 1'-0"



G8 WEST TOWER ELEVATION
1/8" = 1'-0"



A1 SOUTH TOWER ELEVATION
1/8" = 1'-0"



A8 EAST ELEVATION TOWER
1/8" = 1'-0"

Property Photos



Automatic gate



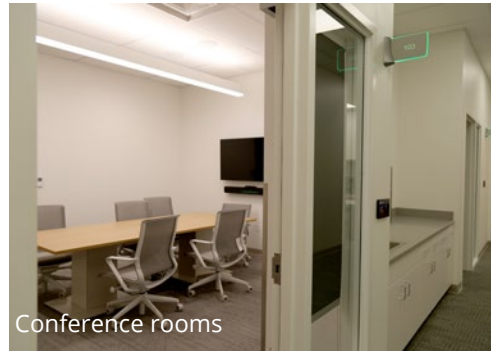
Large gated parking on east side



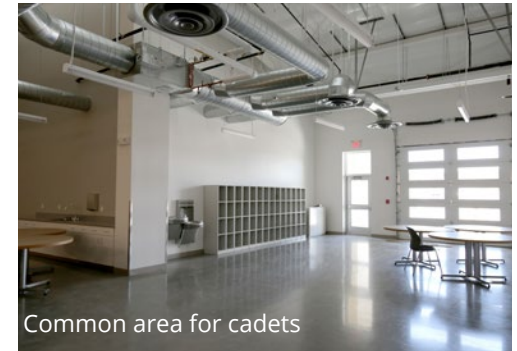
High dock doors & outdoor training area



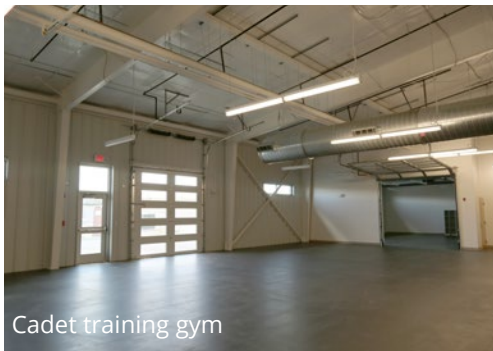
MILO simulation building



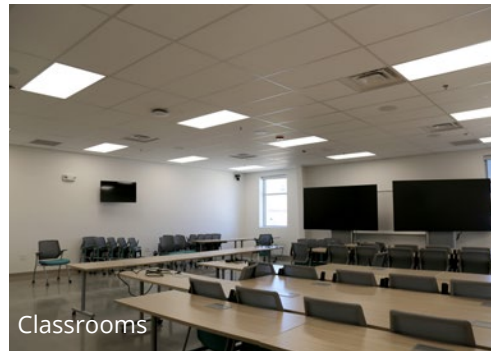
Conference rooms



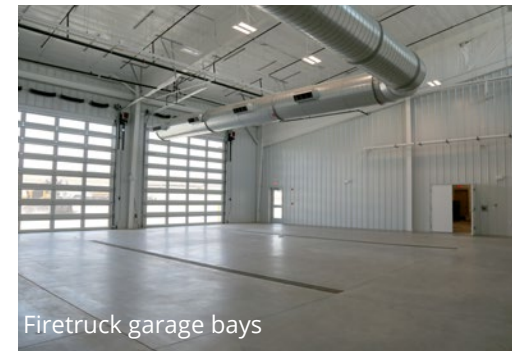
Common area for cadets



Cadet training gym



Classrooms



Firetruck garage bays



Confidentiality & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the Property Name at **3801 Broadway Blvd SE, Albuquerque, NM 87105**. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

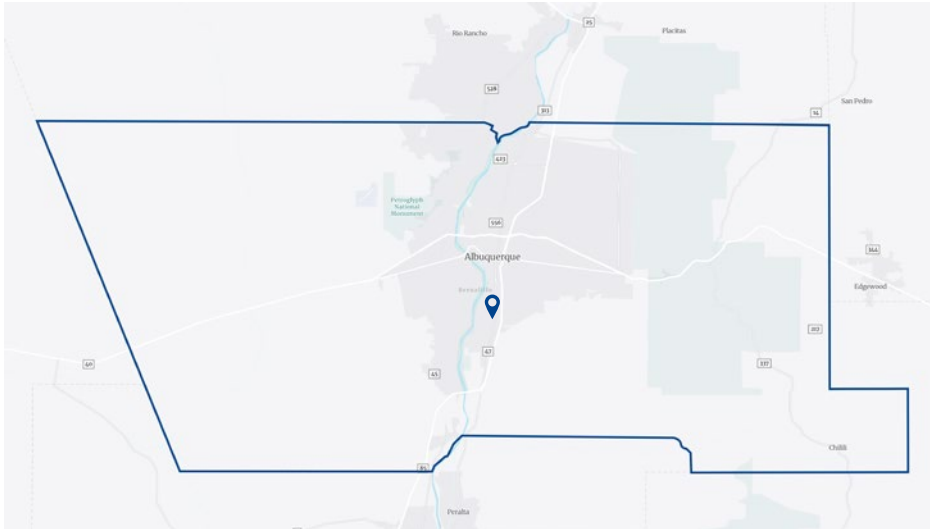
If you wish not to pursue negotiations leading to the acquisition of Property Name at **3801 Broadway Blvd SE, Albuquerque, NM 87105** in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Demographics*

* Demographic data derived from esri® 2021



Bernalillo County	
Population	677,683
Households	303,728
Median	38.1
Average HH Income	\$95,228
College Education	20%

“Bernalillo county is 1,160 square miles and is New Mexico’s most populous county with more than 676,000 residents. Bernalillo County government provides a wide range of public services to residence to live in Albuquerque, Los Ranchos, and Tijeras and the 111,000 residents who live outside the village and city limits in the unincorporated areas of the county. Bernalillo County employs approximately 2,500 people and has an annual operating budget and capital investments of more than \$630 million. Elected officials include five county commissioners, assessor clerk, probate judge ,sheriff ,and treasurer.”

Source: “About Bernalillo County” from the official Bernalillo County website. (26 April 2024)

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