

FOR SALE



OFFICE BUILDING FOR SALE

# 3121 AMHERST DR NE

Owner/User Opportunity | ±25,642 SF on 2.63 Acres

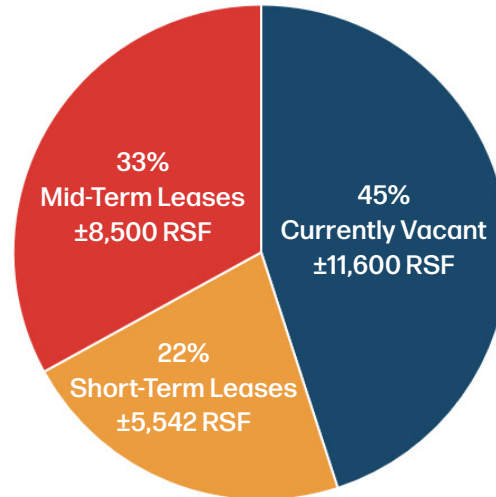
**CBRE**

# OWNER/USER OPPORTUNITY

3121 Amherst is a well-maintained, multi-tenant office building located in a mixed office and industrial area just outside the I-25 Corridor.

The building features a blended occupancy allowing for creative and lucrative refitting opportunities.

An astute owner user can utilize the current vacancy and phased wind-down of revenue to build up their own business.



- Ideal for educational or campus-style use
- Well-parked with a ratio of 7:1,000
- Building signage opportunities available
- Mature and up kept landscaping throughout the business park
- Surrounded by a variety of amenities
- Located in a well established residential neighborhood



**FOR SALE**

**\$3,952,500**

Sale Price

**\$154.14**

Price Per Square Foot

**±25,642**

Square Feet

Platinum Suites

# PROPERTY OVERVIEW

The building features high ceilings with masonry construction, and a well maintained roof and HVAC system. The property could easily support drop off zones, staff parking, visitor parking, and potential outdoor gathering or instructional areas.



## LOCATION

Highly accessible for commuters from all areas, with easy access to both I-25 and I-40. Multiple public transportation options nearby.



## PROPERTY

Large, adaptable multi-tenant office building on 2.63 acres with campus-like atmosphere. Plentiful parking with opportunities for outdoor storage or playgrounds.



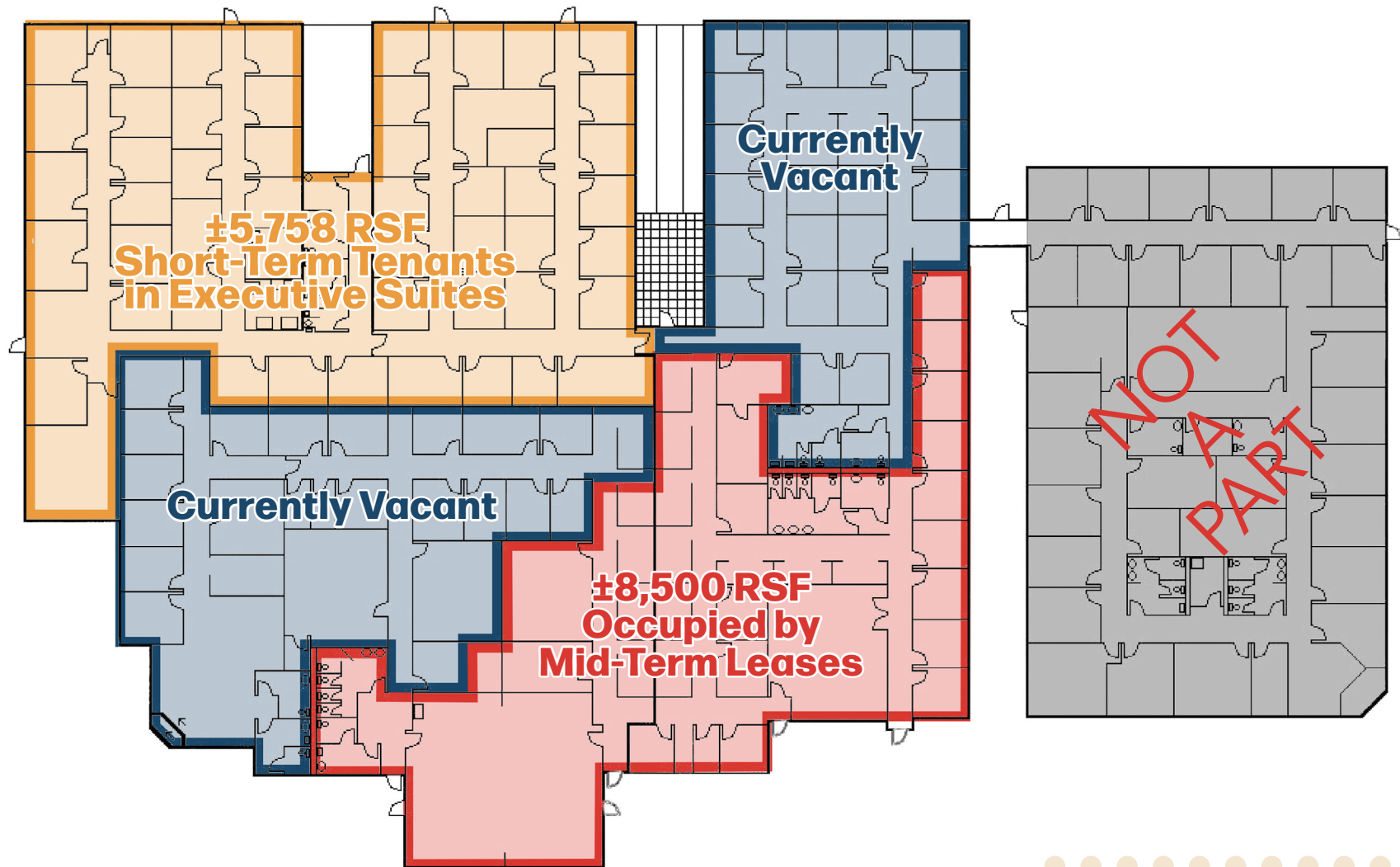
## FINANCIALS

Combined, in-place NOI of \$208,697.40. ±11,600 RSF is currently vacant, ±8,500 RSF is occupied by Mid-Term leases (expiring in 2029-2030), and ±5,542 RSF is occupied by Short-Term leases (expiring by March of 2027).

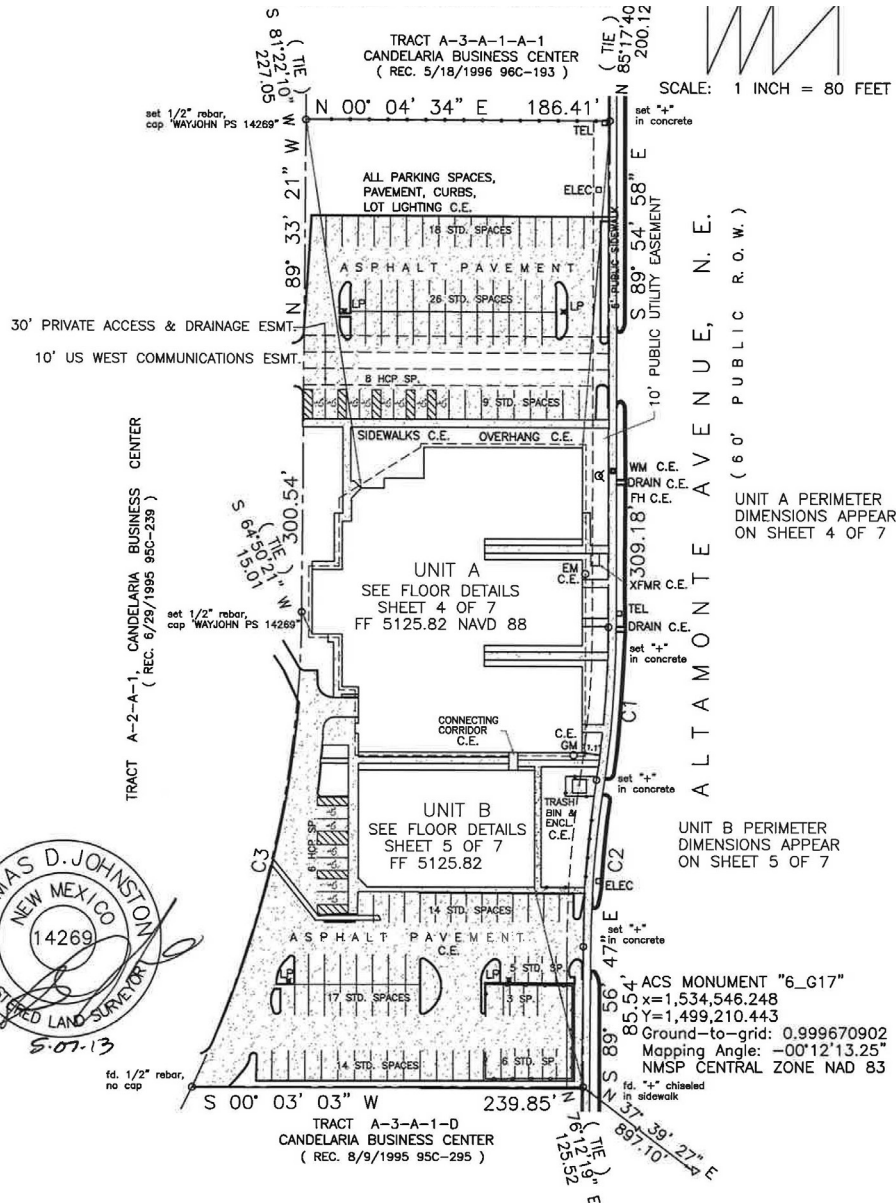


# FLOOR PLAN

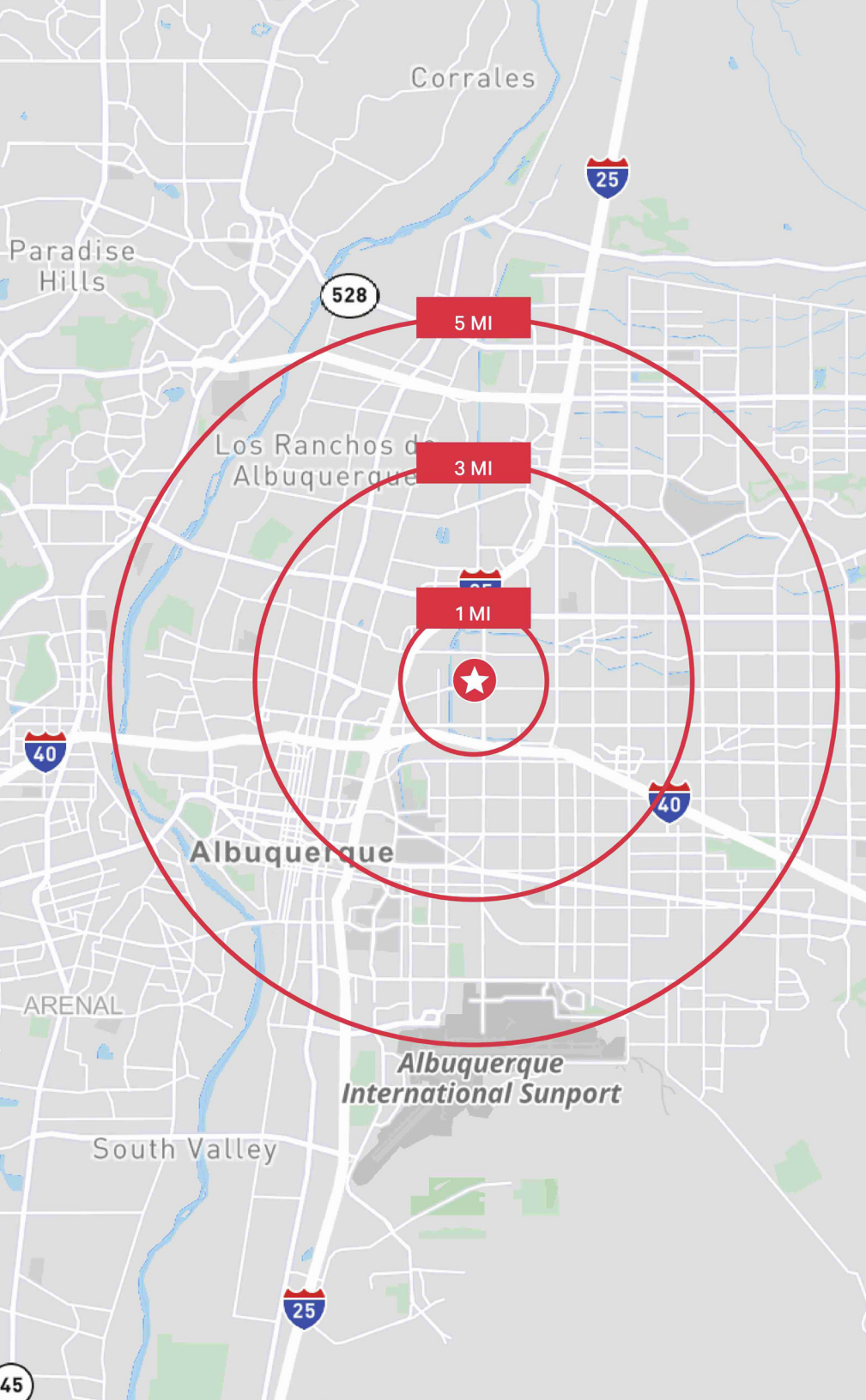
3121 AMHERST DR NE



# SITE PLAN







# DEMOGRAPHICS & DETAILS

	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2025 Population	11,883	101,058	269,626
Five Year Projection	11,867	101,070	268,909
2025-2030 Population Growth	-0.03%	0.00%	-0.05%
2025 Households	5,638	48,348	125,581
<b>HOUSEHOLD INCOME</b>			
2025 Avg HH Income	\$63,771	\$83,680	\$85,443
2030 Avg HH Income	\$71,569	\$93,728	\$95,934
2025 Median HH Income	\$51,158	\$61,148	\$61,520
2030 Median HH Income	\$59,958	\$66,458	\$67,473
<b>LABOR FORCE</b>			
2025 Civilian Pop 16+	6,661	57,198	145,455
2025 Employed Pop 16+	6,471	55,001	139,071
2025 Unemployed Pop 16+	190	2,197	6,384
2025 Daytime Population	18,474	167,749	371,557



**371,557**

Daytime Population



**\$85,443**

Average HH Income



# AREA MAP





**3121 AMHERST DR NE**

**ALBUQUERQUE, NM 87107**



## CONTACTS

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