

Office Investment Opportunity

LOCATED IN THE NORTHEAST HEIGHTS

Offering
Memorandum



2727 San Pedro Dr. NE | Albuquerque, NM 87110

NWQ Menaul Blvd. & San Pedro Dr. NE

NAISunVista

got space™

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Property Site

2727 San Pedro Dr. NE | Albuquerque, NM 87110



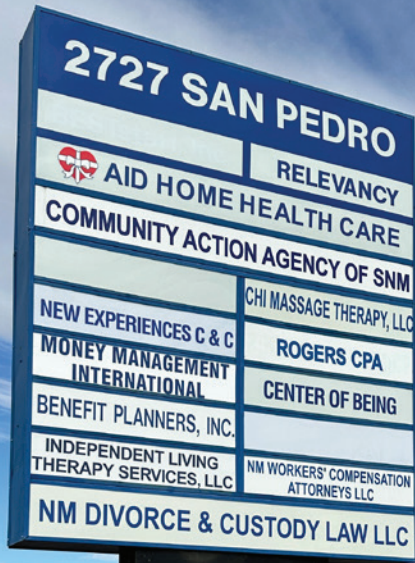
Property Photos

2727 San Pedro Dr. NE | Albuquerque, NM 87110



Property Photos

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505.878.0001
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Monument Signage



Property Summary

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SALE PRICE	\$1,086,723 (\$59.33/SF)
NET OPERATING INCOME	\$84,221
CAP RATE	7.75%

INVESTMENT OVERVIEW

LOCATION

The Southwest Corner of San Pedro Blvd. NE & Claremont Ave. NE

ADDRESS

2727 San Pedro Dr. NE
Albuquerque, NM 87110

TOTAL BUILDING SIZE

±18,316 SF

LAND SIZE

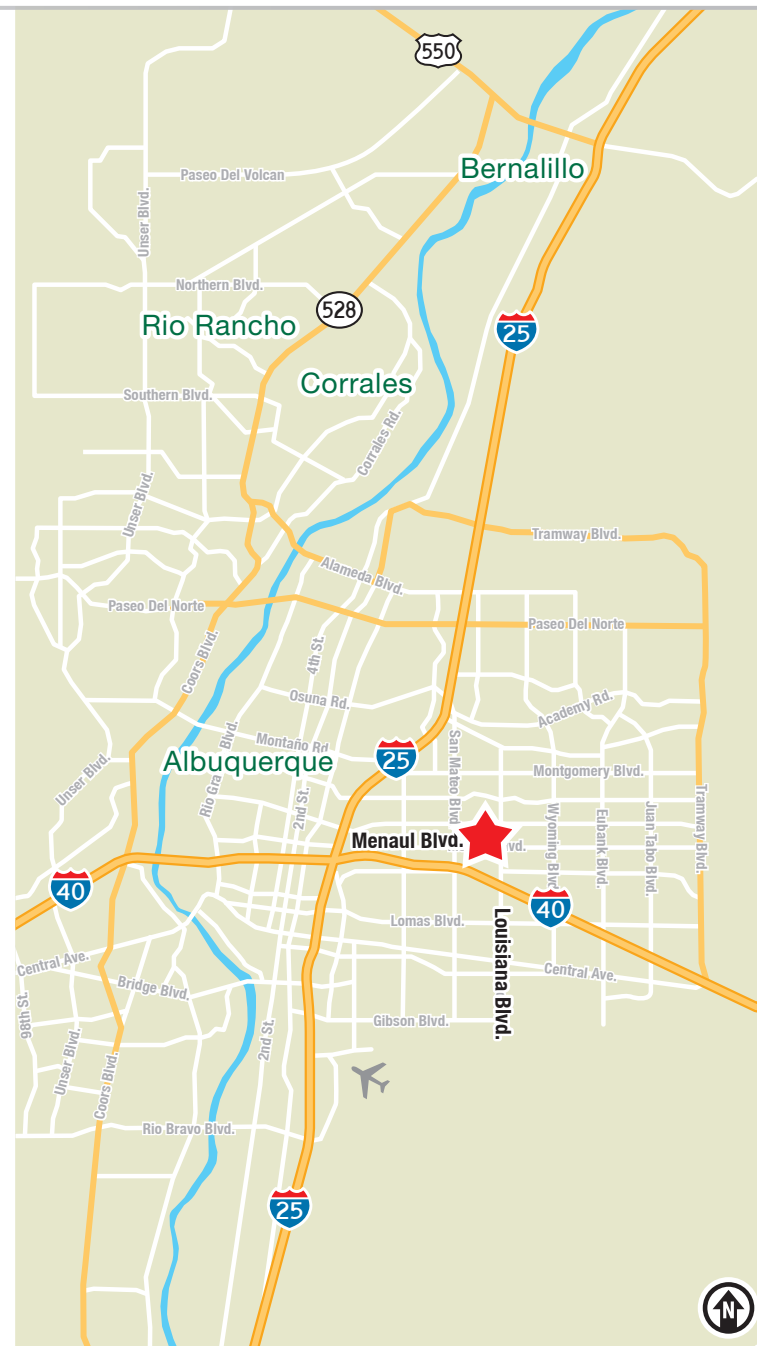
±1.23 Acres

IDO ZONING

MX-M

INVESTMENT HIGHLIGHTS

- 85% leased – vacancies historically lease quickly
- Excellent visibility with ±12,800 cars per day
- Eleven long-term tenants – some over 20 years
- Staggered lease expirations
- 3.9:1,000 parking ratio
- Located in the Uptown trade areas with a plethora of amenities at Coronado Center, Winrock Town Center and ABQ Uptown
- Pride of ownership with no deferred maintenance
- Multiple rooftop HVAC units
- Newer TPO roof with warranty
- Newer asphalt shingles



High-Altitude Aerial

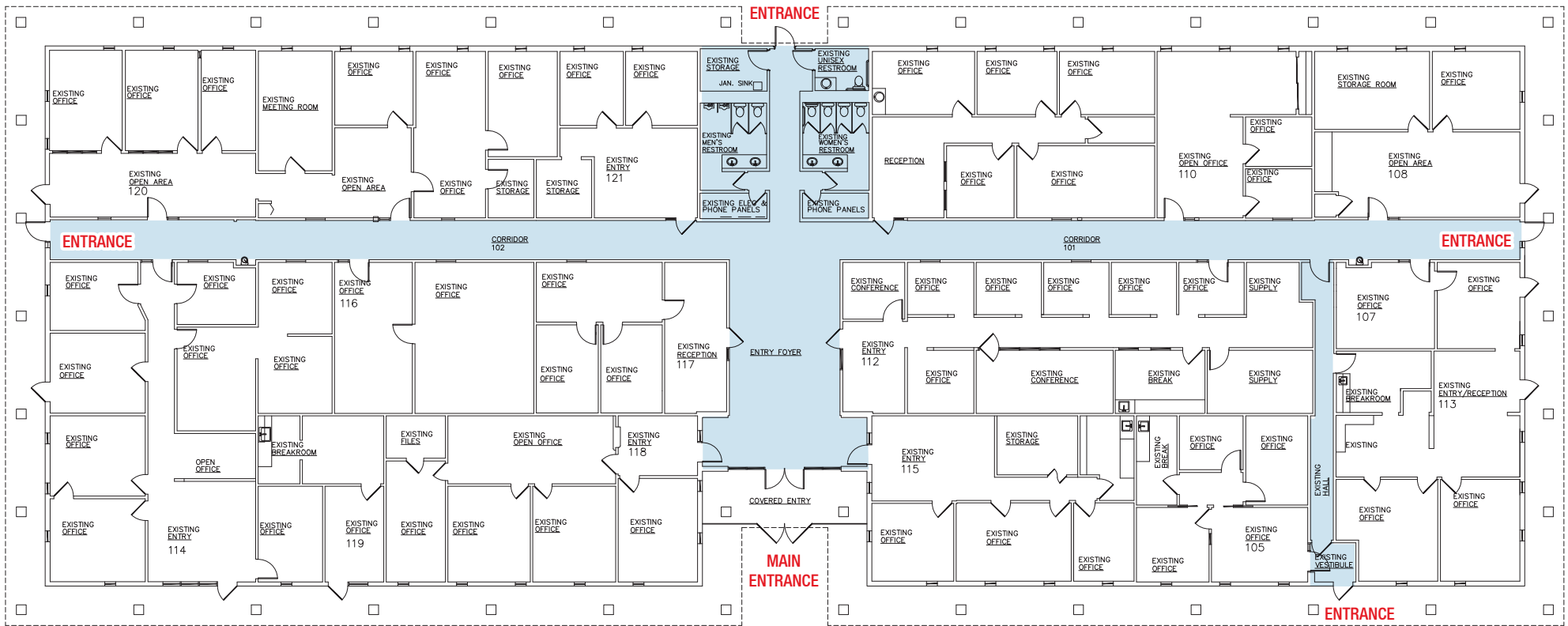
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Floor Plan

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San Pedro Dr. NE



- Available
- Common Area

PARKING



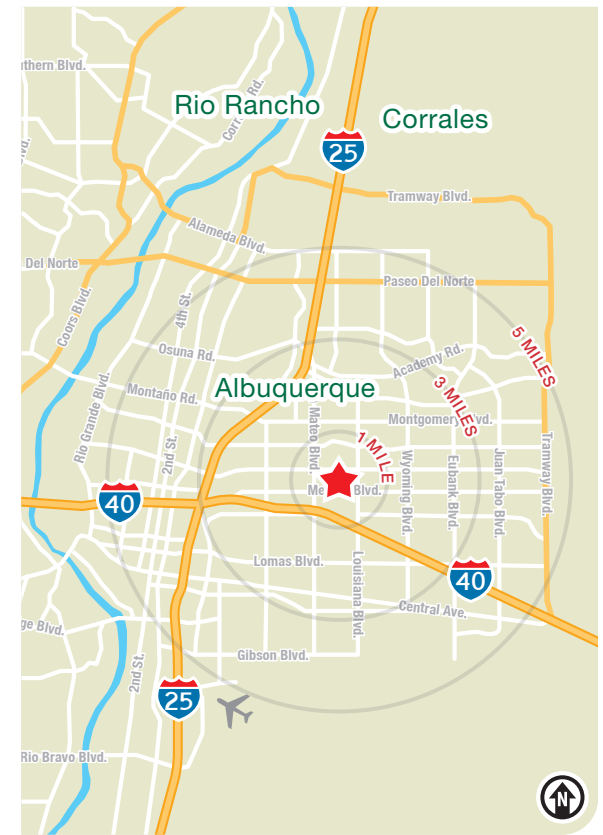
Demographics

1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	13,461		123,417		314,870	
Households	6,197		57,872		144,746	
Families	3,025		27,613		71,280	
Average Household Size	2.15		2.09		2.12	
Owner Occupied Housing Units	4,066		30,683		80,977	
Renter Occupied Housing Units	2,131		27,189		63,769	
Median Age	43.5		40.0		39.9	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
Households by Income	2024		2024		2024	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	640	10.3%	6,765	11.7%	16,122	11.1%
\$15,000 - \$24,999	707	11.4%	6,074	10.5%	15,016	10.4%
\$25,000 - \$34,999	548	8.8%	5,323	9.2%	12,475	8.6%
\$35,000 - \$49,999	676	10.9%	7,885	13.6%	18,254	12.6%
\$50,000 - \$74,999	1,073	17.3%	9,277	16.0%	22,795	15.7%
\$75,000 - \$99,999	861	13.9%	7,103	12.3%	17,829	12.3%
\$100,000 - \$149,999	1,046	16.9%	8,479	14.7%	22,325	15.4%
\$150,000 - \$199,999	367	5.9%	3,456	6.0%	10,122	7.0%
\$200,000+	280	4.5%	3,507	6.1%	9,807	6.8%
Median Household Income	\$59,973		\$55,921		\$59,317	
Average Household Income	\$80,310		\$81,821		\$86,749	
Per Capita Income	\$37,350		\$38,459		\$39,988	

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	13,461	123,417	314,870
Average HH Income	\$80,310	\$81,821	\$86,749
Daytime Employment	17,775	100,672	259,721

2024 Forecasted by Esri



Trade Area Analysis

2727 San Pedro Dr. NE | Albuquerque, NM 87110

ALBUQUERQUE | NEW MEXICO

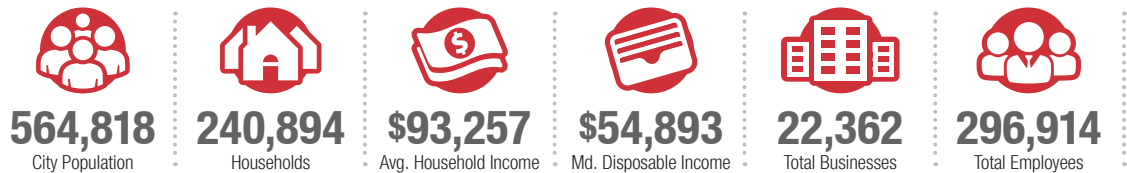
Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.


926,835
 Albuquerque Metro Population




The Largest
 City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
 Ranks among America's best cities for global trade - *Global Trade Magazine*
 The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.



ALBUQUERQUE | NEW MEXICO

Centrally located at the intersection of I-25 and I-40, Albuquerque is the most populous city in New Mexico with an estimated metropolitan population of 936,582. The city serves as a southwestern commercial hub, with BNSF Railroads rail service, air cargo shipped from the Albuquerque International Sunport, as well as the commuter train, the Rail Runner, spanning from Belen to Santa Fe.

Albuquerque's economic environment is experiencing growth due in part to the city being the center of the New Mexico Technology Corridor. Numerous high-tech, private companies as well as government institutions have recently expanded into the Rio Grande Valley. The largest employers located in Albuquerque include Kirtland Air Force Base, the University of New Mexico and Sandia National Laboratories. Recent economic news includes BlueHalo expanding its Albuquerque presence to four facilities. This commitment to the area is fueled by a new \$1.4B contract that will lead to more jobs and continued economic impact. Amazon is also expanding its presence in the area by adding another fulfillment center in Los Lunas. This is in addition to the new Albuquerque facility that was opened in 2021. The expansion expects to add another 1,000 jobs to the area.

Albuquerque temperatures are characteristic of high, arid areas. Midday temperatures average 50 degrees in the winter and 90 degrees in the summer. Warm summer days yield to cool nights. Despite an average annual rainfall of eight inches, the city has an adequate water supply located in an aquifer beneath the city that is supplemented by the Rio Grande. Water is a valuable resource in Central New Mexico and conservation efforts continue to ensure that the supply will be adequate for generations to come.

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