



800 Avenida Cesar Chavez

Albuquerque, NM 87102

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE



**PRIME FRONTAGE
ON INTERSTATE I-25
ENTRY WITH OVER
52,000 VPD**



**LOT SIZE
0.17 ACRE**



**BUILDING SIZE
320 SF**



**PRICE
\$329,000**

Christian File

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OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS:

- » Prime Frontage on Interstate I-25 Entry with over 52,000 VPD
- » 170' Frontage on Avenida Cesar Chavez Before Entering Interstate I-25
- » Amazing Location Less than Half a Mile from All Major Stadiums, Broadway Blvd, and Yale Blvd
- » SW Corner of I25/Avenida Chavez
- » Property is Fully Gated
- » Approved Plans with Sale
- » New owner can pick up from Halfway Point
- » Approved Plans include 9 Parking Spaces; a 2.88 parking ratio.



PROPERTY DESCRIPTION:

Prime real estate opportunity at 800 Avenida Cesar Chavez, Albuquerque, NM 87102, with exceptional visibility and access. Located at the SW corner of I-25 and Avenida Cesar Chavez, this 0.17-acre property features 170 feet of high-traffic frontage on Avenida Cesar Chavez right before entering Interstate I-25, which sees over 52,000 vehicles daily. Just under half a mile from all major stadiums, Broadway Blvd, and Yale Blvd, the site benefits from a strategic location in a bustling commercial area. The property is fully gated and comes with essential utilities—water, sewer, and electricity—already piped in. Approved development plans include space for 9 parking spots, providing a 2.88 parking ratio, with ingress/egress access from the west property line. Zoned MX-L, it is suitable for a range of mixed use low intensity uses. With a surrounding population of over 231,000 and a daytime workforce of 165,000 within a 5-mile radius, this site offers significant potential for high-impact commercial or retail projects.

EXECUTIVE SUMMARY

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OFFERING DETAILS:

ADDRESS:	800 Avenida Cesar Chavez, Albuquerque, NM 87102
LOT SIZE:	0.17 Acre
BUILDING SIZE:	320 SF
ZONED:	MX-L
SALE PRICE:	\$329,000
POPULATION:	231,487 (5 Mile Radius)
DAYTIME POPULATION:	165,004 (5 Mile Radius)
AVG. HH INCOME:	\$65,959 (5 Mile Radius)
DAYTIME EMPLOYEES:	165,004 (5 Mile Radius)
WATER, SEWER & ELECTRICITY:	PIPED IN
INGRESS/EGRESS:	From West Property Line



LOT PHOTOS

800 Avenida Cesar Chavez, Albuquerque, NM 87102 | 4



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BUILDING PHOTOS

800 Avenida Cesar Chavez, Albuquerque, NM 87102 | 5



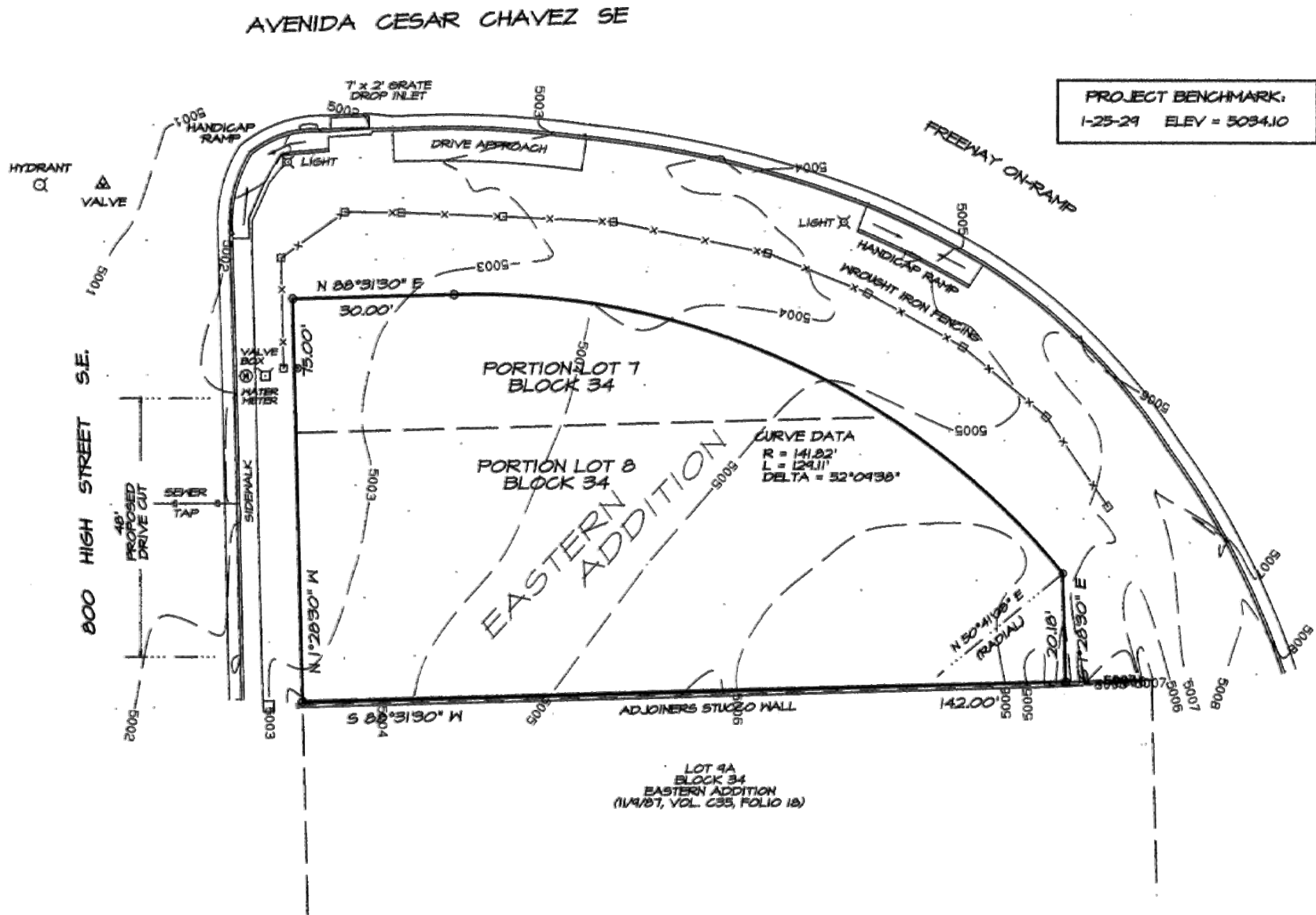
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SITE PLAN

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UNM FUTURE DEVELOPMENT

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UNM purchases crime-ridden Motel 6, a step forward in revitalizing South Campus

By Kylie Garcia / Journal Staff Writer Mar 20, 2025 Updated Mar 20, 2025 2 min to read



Motel 6 is located at 1006 Avenida Cesar Chavez SE in Albuquerque on Thursday. University of New Mexico regents last month acquired the crime-ridden motel for \$5 million.
Jon Austria / Journal



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A local hotspot for crime is on its way to becoming part of the University of New Mexico's effort to revamp the South Campus area.

UNM regents last month acquired the Motel 6 on Avenida Cesar Chavez for \$5 million following years of what officials described as criminal activity that posed a threat to the safety of students and the surrounding community. Demolishing the motel, university officials say, is a key step toward redeveloping the area into a vibrant hub for food, retail and housing.

Motel 6 Albuquerque,
NM - South-Airport
33 (2296)
2-star hotel

LOCATION MAP

800 Avenida Cesar Chavez, Albuquerque, NM 87102 | 8



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LISTING AGENTS

800 Avenida Cesar Chavez, Albuquerque, NM 87102 | 9



CHRISTIAN FILE
VICE PRESIDENT

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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

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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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PLEASE VISIT:

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