

NOB HILL OFFICE/RETAIL

127 Jefferson St. NE, Albuquerque, NM 87108



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE OR LEASE



**MULTI-SUITE OPEN FLEX SPACE
WITH YARD NEAR NOB HILL**



**TOTAL SF FOR SALE: 4,785 SF
UNIT 1, 2, 3, 4 & 5: 957 SF EACH**



**SALE PRICE:
\$495,000**



**TOTAL SF FOR LEASE: 2,871 SF
UNIT 1, 2, & 3: 957 SF EACH**



**LEASE RATE:
\$11 PSF MODIFIED GROSS**



**ZONING:
MX-M**



**LOT SIZE:
0.23 ACRES**

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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

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PROPERTY DESCRIPTION:

Positioned just steps from **Central Avenue**—Albuquerque’s most heavily trafficked commercial corridor—this **versatile multi-suite property** presents a compelling opportunity for **owner-users, investors, and tenants** alike. Situated on **.23 acres and zoned MX-M** (Mixed-Use Medium Intensity), one of the city’s most flexible commercial designations, the property features a **total of +/- 4,785 square feet across five individually divisible +/- 957 SF suites**. The offering includes **all five units for sale (totaling 4,785 SF)**, while **Units 1-3 are currently available for lease, totaling 2,871 SF**. Each suite offers an open-plan layout ready for customization, two restrooms, and access to a gated, secure yard—ideal for contractors, service-based businesses, or users requiring outdoor storage or staging.

The property sits **less than one mile from San Mateo Boulevard and Interstate I-40**, with **30,000 VPD** on Central Avenue and dedicated ingress/egress from the east property line. The surrounding trade area includes **253,827 residents** within a 5-mile radius and an **average household income of \$69,355** — one of the densest and most active submarkets in New Mexico. The **Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area** expansion brings city-backed tax abatements and **TIF incentives** to the corridor, and **MX-M zoning** supports future higher-density or mixed-use repositioning for long-term upside well beyond the current improvements.

For **investors**, the property supports a **multi-tenant income strategy** with the flexibility to lease one, two, or all three suites at market rate — while **owner-users** can **occupy one suite and lease the remaining two** to offset their cost basis.

PROPERTY HIGHLIGHTS

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BUILDING & SITE:

- » **2,871 SF** Total Contiguous Space
- » **957 SF** Per Suite | 3 Divisible Suites
- » Available: **957 SF | 1,914 SF | 2,871 SF**
- » **.23 Acres**
- » **Zoned MX-M** — Mixed-Use Medium Intensity
- » Open Work Area | **Ready for Customization**
- » 2 Restrooms Per Suite
- » **Gated Secured Yard** with Possible Yard Space
- » **6 Parking Spaces** | 2/1,000 SF Parking Ratio
- » Dedicated **Ingress/Egress from East Property Line**

LOCATION:

- » Directly off **Central Avenue** — Albuquerque's Primary Commercial Corridor
- » **30,000 VPD** — Central Ave / Jackson St Going West
- » **Less than 1 Mile** from San Mateo Blvd & **Interstate I-40**

TRADE AREA – 5-MILE RADIUS:

- » Population: **253,827**
- » Average Household Income: **\$69,355**
- » Daytime Employees: **215,755**

INVESTMENT & ZONING UPSIDE:

- » Located within the **Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area**
- » Eligible for City-Backed **Tax Abatements & TIF Incentives**
- » **MX-M Zoning** Supports Future Higher-Density or Mixed-Use Repositioning
- » Strong **Owner-User Play** — Occupy One Suite, Lease the Remaining Two

EXECUTIVE SUMMARY

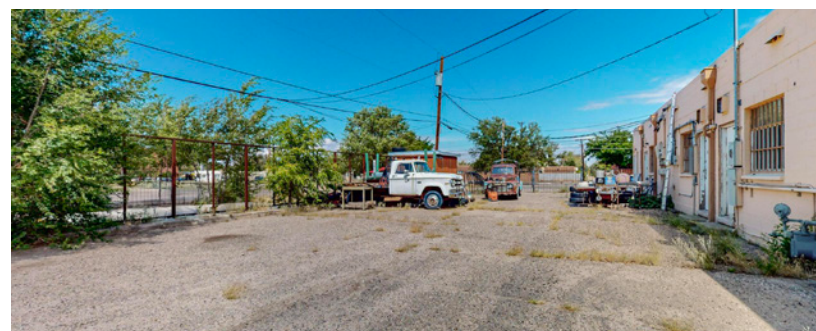
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OFFERING DETAILS:

ADDRESS:	127 Jefferson St. NE, Albuquerque NM 87108
BUILDING SIZE FOR SALE:	Total Space: 4,785 SF Unit 1: 957 SF Unit 2: 957 SF Unit 3: 957 SF Unit 4: 957 SF Unit 5: 957 SF
SALE PRICE:	\$495,000
BUILDING SIZE FOR LEASE:	Total Space: 2,871 SF Unit 1: 957 SF Unit 2: 957 SF Unit 3: 957 SF
LEASE RATE:	\$11 PSF MODIFIED GROSS
LOT SIZE:	0.23 Acres
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



AERIAL OVERLAY

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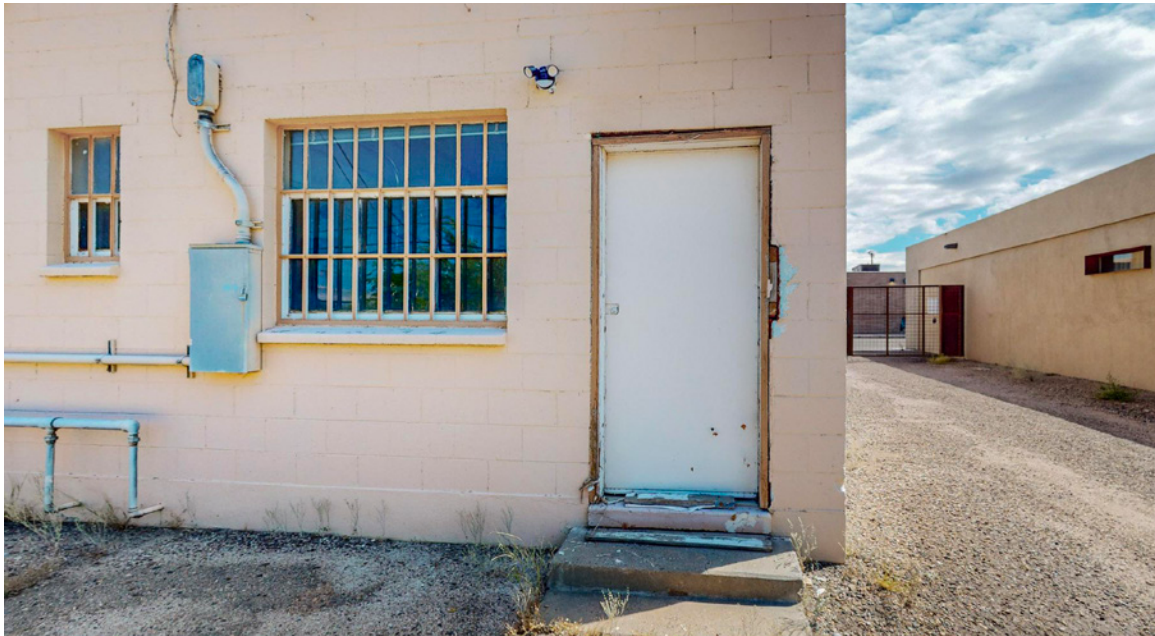
Jefferson St NE

INTERIOR PHOTOS

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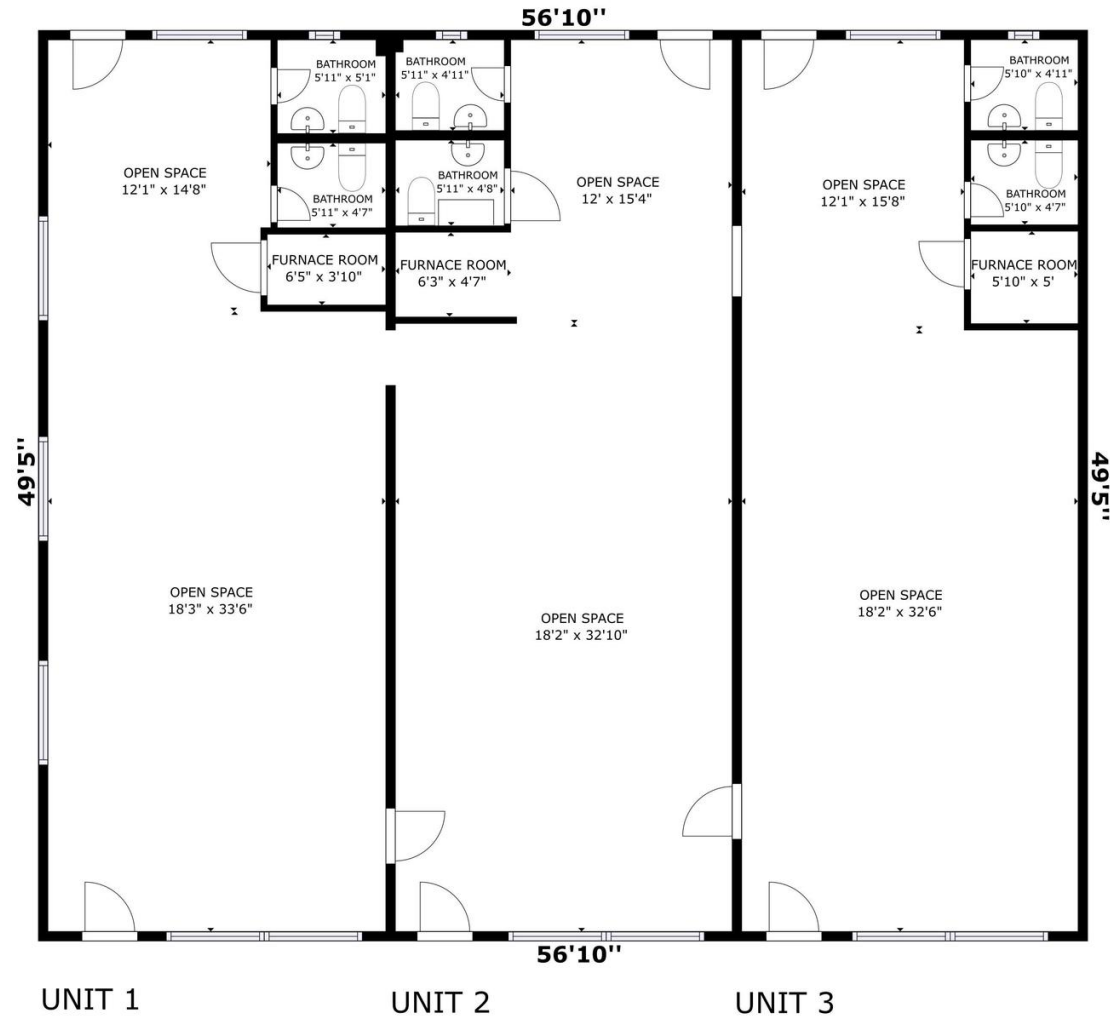


FLOOR PLAN

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

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

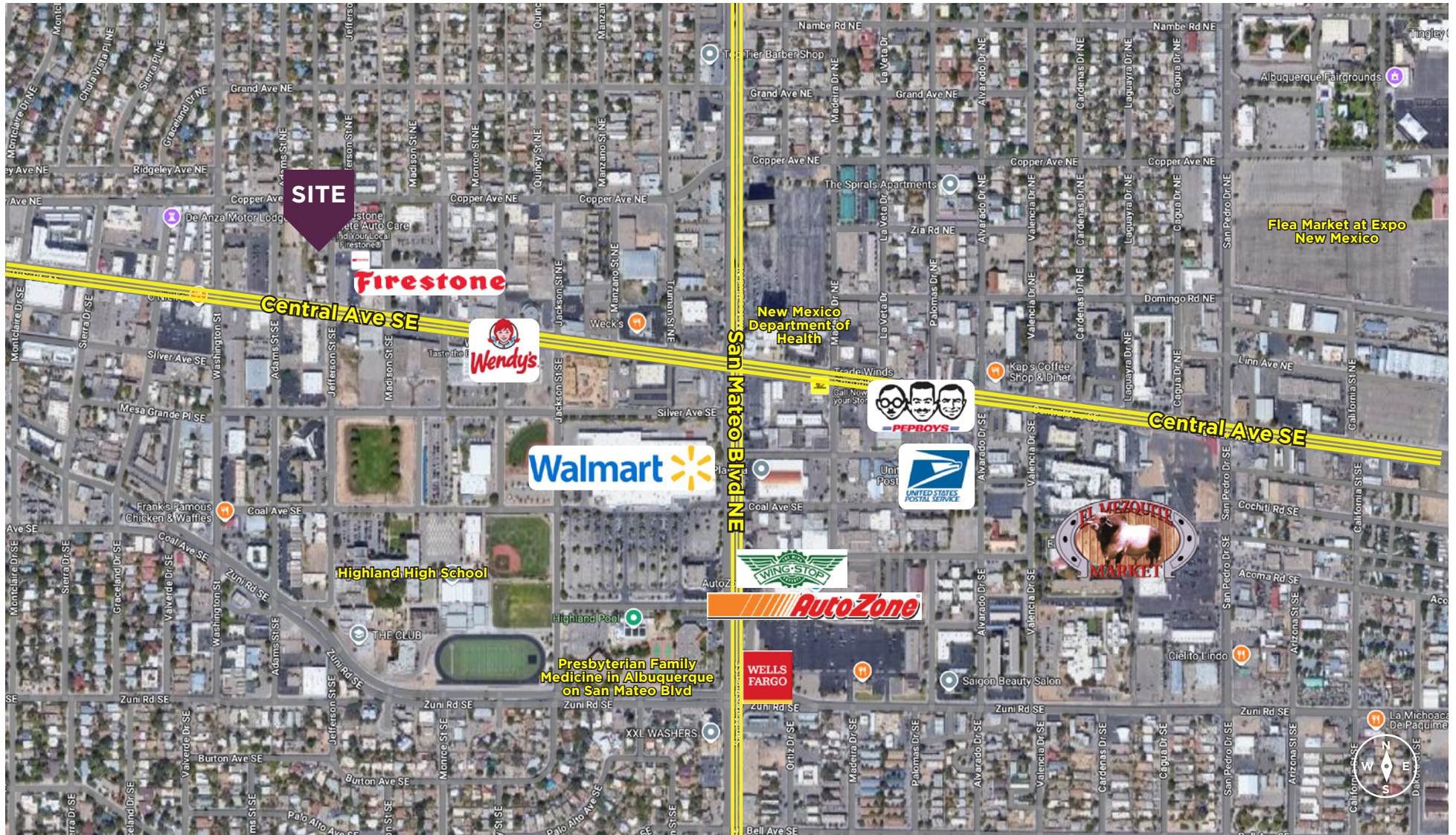
UNIT 3: 957 sq. ft, TOTAL: 957 sq. ft,

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

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
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

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