

115 Amherst Dr SE

Albuquerque, NM 87106



SEDBERRY

& ASSOCIATES A MEMBER OF CHAINLINKS RETAIL ADVISORS

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Commercial Real Estate Services | 4700 Montgomery Ste 200, Albuquerque, NM 87109

Rare Nob Hill Redevelopment Opportunity

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Lease Information

LEASE RATE: See Broker

AVAILABLE: 1,000± SF - 6,000± SF

ZONING: MX-M

Building Information

- On-site 14,200± SF Parking Lot with 45 spaces, a rare find in Nob Hill Area
- On the NWC of Amherst & Silver in the heart of Nob Hill.
- Potential redevelopment, this property will add a rare new retail/restaurant opportunity in this highly desirable area.
- Building can be redeveloped to meet tenants specific needs
- Surrounded by the area's best restaurants, high-end specialty clothing concepts, art galleries, high-end furniture/home design stores.
- 1.5 miles from UNM, CNM, UNMH and Presbyterian Hospital.

Area Information

- ★ Close proximity to New Mexico's largest university with over 29,000 students
- ★ Great street visibility
- ★ Near UNM Hospital, Presbyterian Hospital and CNM community college (28,000 students)



Ratings from [walkscore.com](https://www.walkscore.com)

Area Tenants



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Possible Exterior Concepts



Existing Building Ready For Remodel



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Possible Exterior Concepts



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Possible Exterior Concepts

View from Amherst



View from Silver



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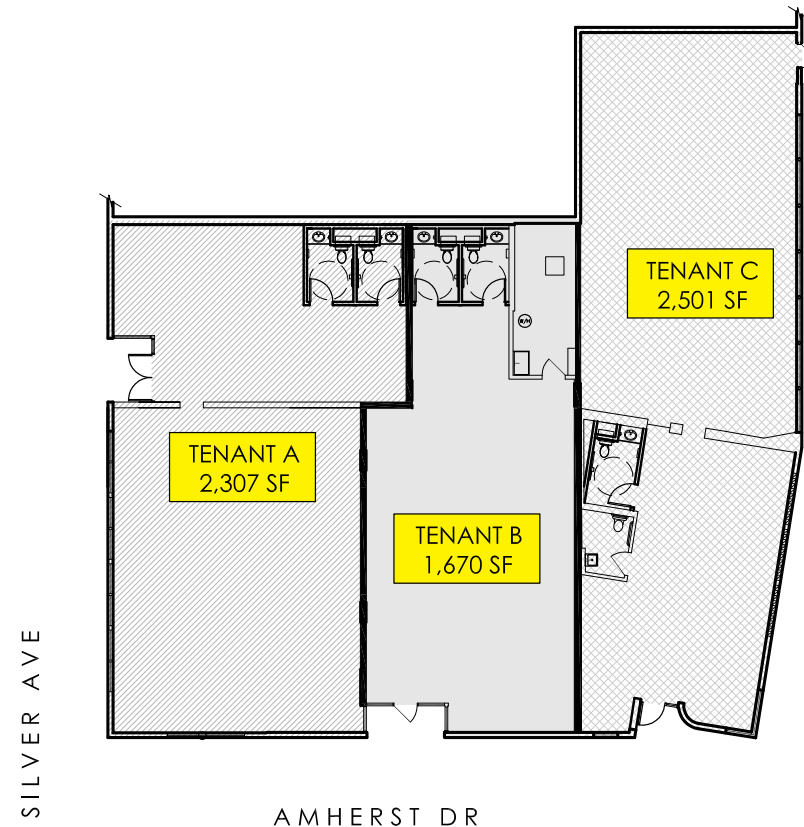
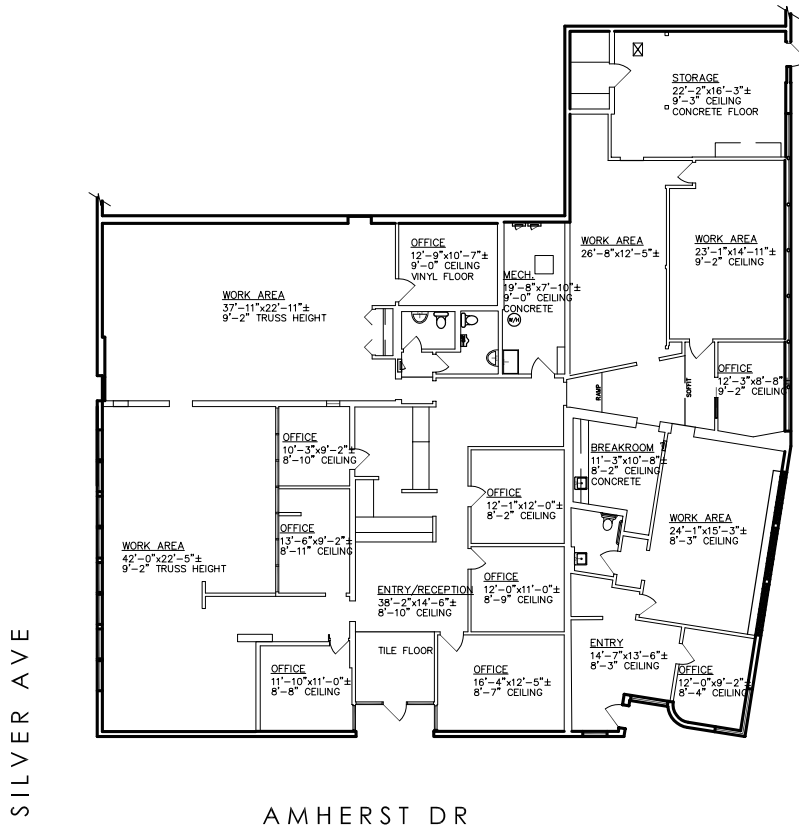
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Many Different Layout Options
Available ±1,000 SF - ±6,200 SF
Can be configured to meet tenant needs



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14,200 SF Parking Lot w/
45 Parking Spaces



Parking

Site

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Demographics

OVER 72%

HOMES WITH VALUE
\$200K OR MORE



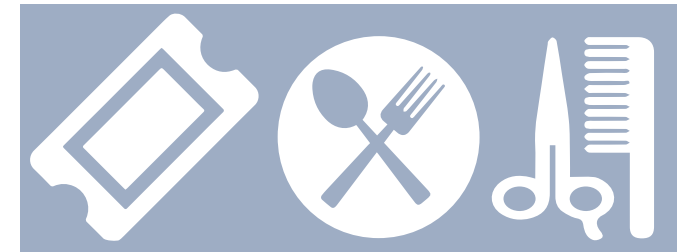
AVERAGE HOUSEHOLD
INCOME OF

\$62,396



\$440 MILLION

TOTAL HOUSEHOLD
EXPENDITURES PER YEAR



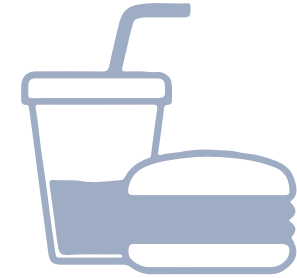
\$239 Million

SPENT ON APPAREL,
PERSONAL CARE
& ENTERTAINMENT



Estimated Daytime Employees

113,705



\$365 Million

SPENT ON FOOD & BEVERAGE

*Demos based on 3 mile radius.

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The Duke City

Albuquerque is located in the expanding Sunbelt part of the United States and Interstate 40 and Interstate 25. Albuquerque and has a population of approximately 880,000, or roughly 75 percent of all residents in the Albuquerque metro area.

More than half of the population of the metro lives within the Albuquerque city limits. The city, which was founded more than 300 years ago, is rich in history and culture but also has the dynamism of a modern, growing city. Several large public and private employers provide the engines for growth in the area.

Employment Overview



The local labor force consists of nearly 400,000 workers. The largest employment sector is government, which is supported by the largest employer in the metro area, Kirtland Air Force Base, which employs over 23,000 workers, including 3,400 civil service workers and 12,500 contractors. The

base, along with mission partners, the Department of Energy and Sandia National Laboratories, have annual economic impact on the Albuquerque area of more than \$4 billion. Government employment in the Albuquerque MSA accounts for nearly one in every four jobs. Other large government employers include the Albuquerque Public Schools (14,800 workers), City of Albuquerque (5,500), State of New Mexico (4,950) and Bernalillo County (2,600).

ABQ Developments



Albuquerque is the recent recipient of a 1,000,000 SF Facebook Support Center.



Netflix announced October 2018 to buy ABQ Studios, where it plans to spend over \$1 billion on production over the next 10 years.

Cost of Living

Albuquerque boasts a low cost of living to go along with its wonderful climate and favorable business environment. Albuquerque's composite score in the ACCRA Cost of Living Index is just below the national average of 100.

Albuquerque was named as one of the top places to build wealth by Salary.com thanks to its reasonable housing, activities and prices in general.

City	Composite Index
Albuquerque	95.6
Boston	145.7
Denver	110.2
Los Angeles	143.9
San Francisco	178.1
Seattle	145.5
Las Vegas	109.5



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