

CBRE CAPITAL MARKETS

THE CITADEL

MULTI-TENANT OFFICE INVESTMENT OPPORTUNITY

6301 INDIAN SCHOOL RD | ALBUQUERQUE, NM 87110



The Citadel is a 9-story, ±96,412 square foot Class B multi-tenant office building in Albuquerque, NM. The building is ideally located in the vibrant Uptown submarket, which is considered one of the most desirable submarkets in the Albuquerque metro area.

OFFERING SUMMARY

Net Rentable Area	±96,412 SF on ±1.82 Ac
Leased	82.54%
Year Built	1985
Typical Floor Size	±11,092 SF

OPPORTUNITY HIGHLIGHTS

- Iconic building that defines the Albuquerque Uptown skyline
- Significant runway for investors entering the market
- Located in highly sought after Uptown submarket
- Within walking distance to numerous restaurants, shops and hotels
- Easy access to Interstate 40
- 319 parking spaces in on-site parking structure and 21 surface parking spaces
- Well maintained by local management
- Recent upgrades including elevator, lobby, restrooms, common areas and lighting

For more information visit:
www.TheCitadelABQ.com

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**CBRE**



ASSET PROFILE

Address: 6301 Indian School Rd NE,
Albuquerque, NM 87110

Net Rentable Area: ±96,412 RSF

Leased: 82.54%

Building Details: 9-Story Class B Office Building

Years Built: 1985 - Recent building upgrades

Typical Floor Sizes: ±11,092 RSF

Site: ±1.8186 Acres

On-Site Parking/Ratio: 3.5 per 1,000 SF

INVESTMENT HIGHLIGHTS

Near-Term Upside Potential

- Market-to-Market of Near-Term Rollover
- Lease-up of Current Vacancy

Secure In-Place Cash Flow

- Diversified, Investment-Credit Quality Tenants
- Loyal, Long Term Tenancy
- Limited Large Tenant Exposure

Submarket

- Uptown is a highly amenitized submarket with a large concentration of dining, retail shops, shopping malls and entertainment options.
- The Uptown submarket consists of 1.5 million square feet of Class A & B office buildings.
- Current office vacancy rate in Uptown is 12.5% and average asking lease rate is \$21.05 per square foot.

Economic Strengths

- Class A & B Multi-Tenant Office Market vacancy rates are at their lowest in the last decade
- Stable employment market with large government sectors
- No new construction in the office market providing a significant runway for investors entering the market
- Recent diversification with growing tech, movie and tv show production and emerging medical office market

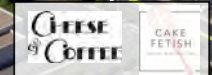
THE CITADEL



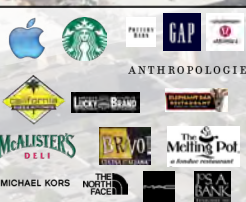
Uptown Mass
Transit HUB



AMERICAS PARKWAY
LOUISIANA BLVD



Coronado
1,107,810± SF
Regional Mall



197,585± SF
Lifestyle Center



83- Acre
Mixed Use
Re-development



MENAU BLVD



ALBUQUERQUE MSA

Albuquerque is the most dynamic city and largest urban area in New Mexico. It is the state's major commercial center, serving as a hub for business, trade, finance, industry, and government.

OVERVIEW

With a substantial labor force, the Albuquerque metro area accounts for nearly 45% of the state's total employment. With a young population and the presence of the University of New Mexico, the Albuquerque metro area will continue to provide employers with an abundant, diverse and well-educated work force.

As a heavily government-centered economy, Albuquerque continues its steady growth. This provides a stable employment base which is a hedge against swings in the private sector. Albuquerque also continues to enjoy the

benefits of low costs of living, 91.1% on a national scale of 100%. These cost benefits, along with an exceptional quality of life, provide the Albuquerque market with significant, long-term competitive advantages.

The Albuquerque metropolitan area has a current population of more than 939,316 residents, reflecting a 0.56% increase over the population in 2010. This figure is expected to expand by another 0.86% by year 2025, resulting in an estimated population of nearly 980,441 residents. Albuquerque's estimated average household income is \$73,260.

ALBUQUERQUE MSA DEMOGRAPHICS

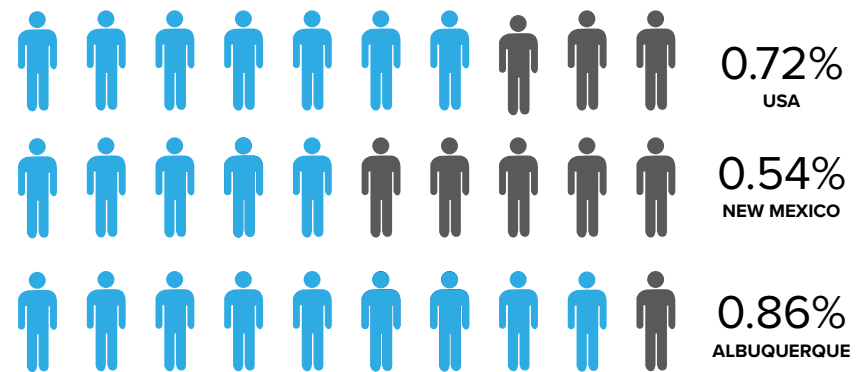
2020 ESTIMATED POPULATION	939,316
2025 PROJECTED POPULATION	980,441
GROWTH 2010-2020	0.56%
GROWTH 2020-2025	0.86%
AVERAGE AGE	37.9
2020 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$73,260
2025 PROJECTED AVERAGE HOUSEHOLD INCOME	\$79,465

2020 AVERAGE HOUSEHOLD INCOME



POPULATION GROWTH - NEXT 5 YEARS

5-Year population projection (2020-2025)



2020 % OF POPULATION WITH BACHELOR'S DEGREE+



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PLEASE CONTACT:

JIM DOUNTAS

First Vice President - CBRE
+1 505 837 4955
jim.dountas@cbre.com

TOM JENKINS, CCIM, SIOR

Qualifying Broker - REA
+1 505 539 3201
tom@reanm.com

CBRE
6100 Uptown NE Suite 300
Albuquerque, NM 87110
+1 505 837 4999
www.cbre.com/abq

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