

AVAILABLE

HIGH VOLUME PAD SITES | SIGNALIZED INTERSECTION ENTRANCE TO ABQ AIRPORT | SIGNIFICANT TRAFFIC GENERATORS

SWC GIBSON & YALE BLVD | ALBUQUERQUE, NM 87106



AVAILABLE

LOT C-1: ± 0.42 AC

LEASE RATE/TYPE

Call for more information

PROPERTY HIGHLIGHTS

- Excellent visibility to Gibson & Yale Blvd Hard corner, signalized intersection
- Easy access to Gibson Blvd, Yale Blvd, and Interstate 25
- Entrance to Airport (ABQ International Sunport)
- Servicing Kirtland Air Force Base, Sandia National Laboratories, the University of New Mexico, and the UNM Science & Technology Park
- Close proximity to new Max Q Development
- Existing density with projected employment growth
- Advantageous, flexible zoning
- NR-C (Nonresidential Commercial)

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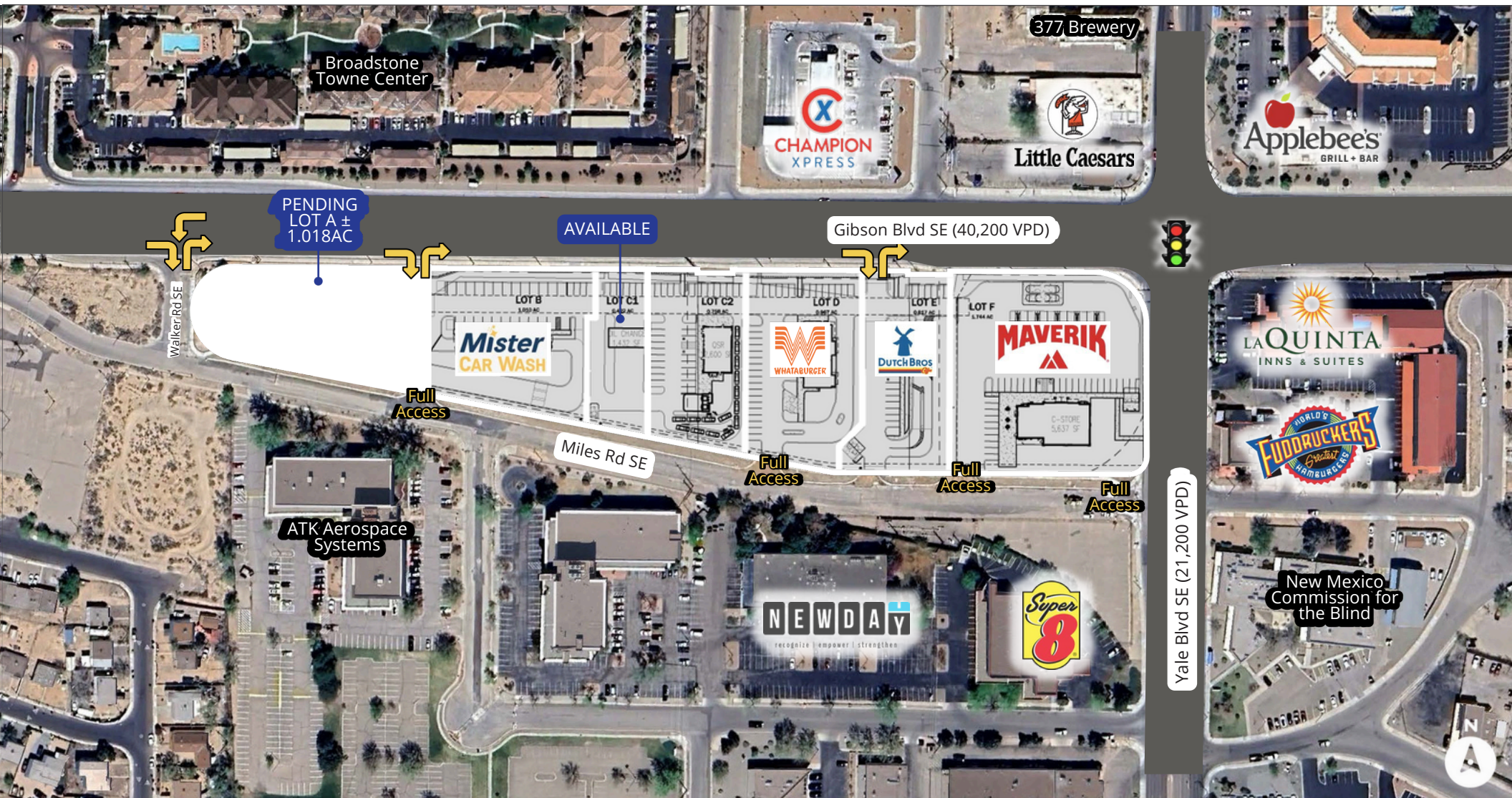


For more information contact:

505.858.0001
marketing@mdgrealestate.com

SITE PLAN

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Area Stats

- **Isotopes Stadium:** Over 215K Annual Visits
- **The Pit (UNM Basketball Stadium):** Over 650K Annual Visits
- **UNM Football Stadium:** Over 140K Annual Visits
- **Kirtland Air Force Base:** Over 10K Employees
- **New Mexico VA Hospital:** Over 3K Employees
- **Sandia National Labs:** Over 10K Employees
- **Albuquerque International Sunport:** Approximately 3K Employees
- **Hotel Rooms:** 2,600
- **Apartment Units:** 2,600
- **5.4M Travelers** via airport (ABQ Sunport)

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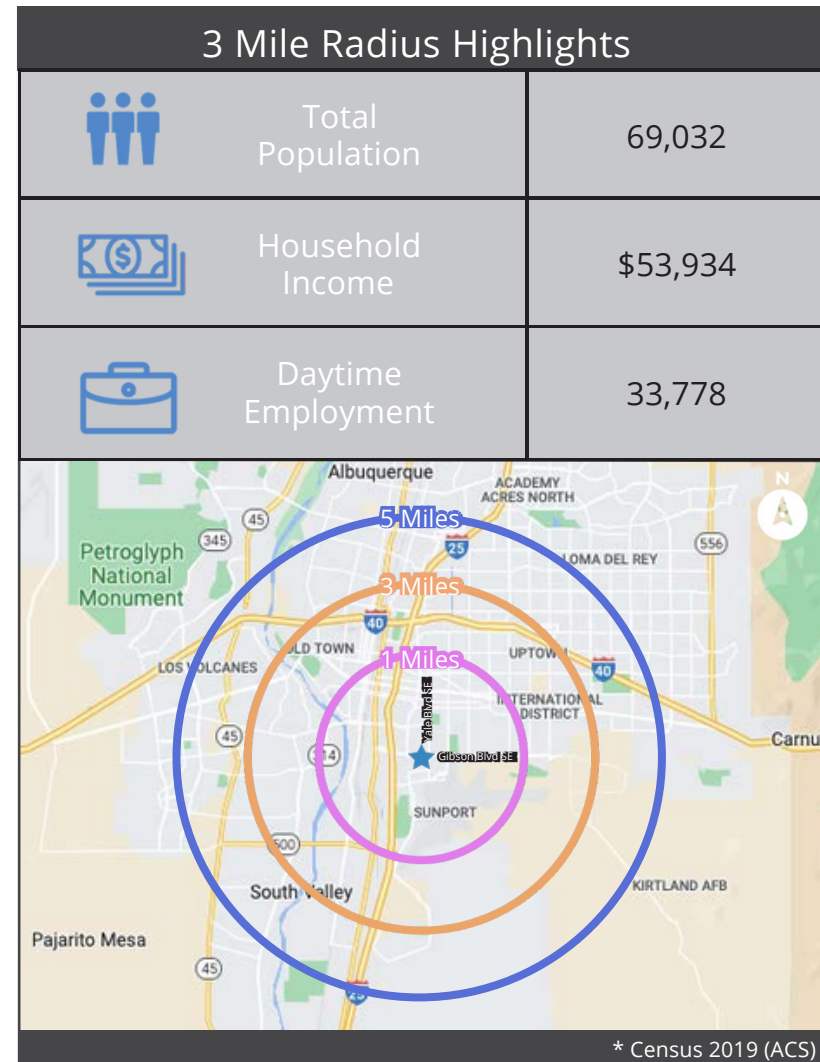
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DEMOGRAPHICS

Overview	1 Mile	3 Miles	5 Miles
Population	6,898	69,032	190,084
Households	2,754	31,604	78,112
Median Age	30	34	35
Average Household Income	\$43,077.34	\$53,933.95	\$53,625.69
Median Household Income	\$27,456.44	\$34,434.05	\$36,013.22
\$10K - \$15K	98	2,671	6,234
\$15K - \$20K	307	2,265	5,682
\$20K - \$25K	447	2,707	6,196
\$25K - \$30K	217	1,966	5,473
\$30K - \$35K	112	2,191	5,124
\$35K - \$40K	114	1,609	3,933
\$40K - \$45K	129	1,398	3,416
\$45K - \$50K	105	1,412	3,342
\$50K - \$60K	142	1,873	5,277
\$60K - \$75K	109	2,394	6,645
\$75K - \$100K	321	2,561	7,034
\$100K - \$125K	128	1,681	4,188
\$125K - \$150K	45	846	2,242
\$150K - \$200K	32	739	1,853
>\$200K	30	1,041	1,923
College / Associate Degree	1,122	12,703	35,842
Bachelor Degree	360	9,303	19,666
Advanced Degree	592	8,872	17,167
Employed	3,240	33,778	87,087

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

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