

AVAILABLE

HIGH VOLUME PAD SITES | SIGNALIZED INTERSECTION

ENTRANCE TO ABQ AIRPORT | SIGNIFICANT TRAFFIC GENERATORS

SWC GIBSON & YALE BLVD | ALBUQUERQUE, NM 87106



AVAILABLE

LOT A: ±1.018 AC

LOT C: ±1.187 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, and the University of New Mexico
- Close proximity to new Max Q Development
- Existing density with projected employment growth
- Advantageous, flexible zoning
- NR-C (Nonresidential Commercial)

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.



For more information contact:

STEVE MAESTAS

505.878.0004

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SITE PLAN

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TRADE AREA

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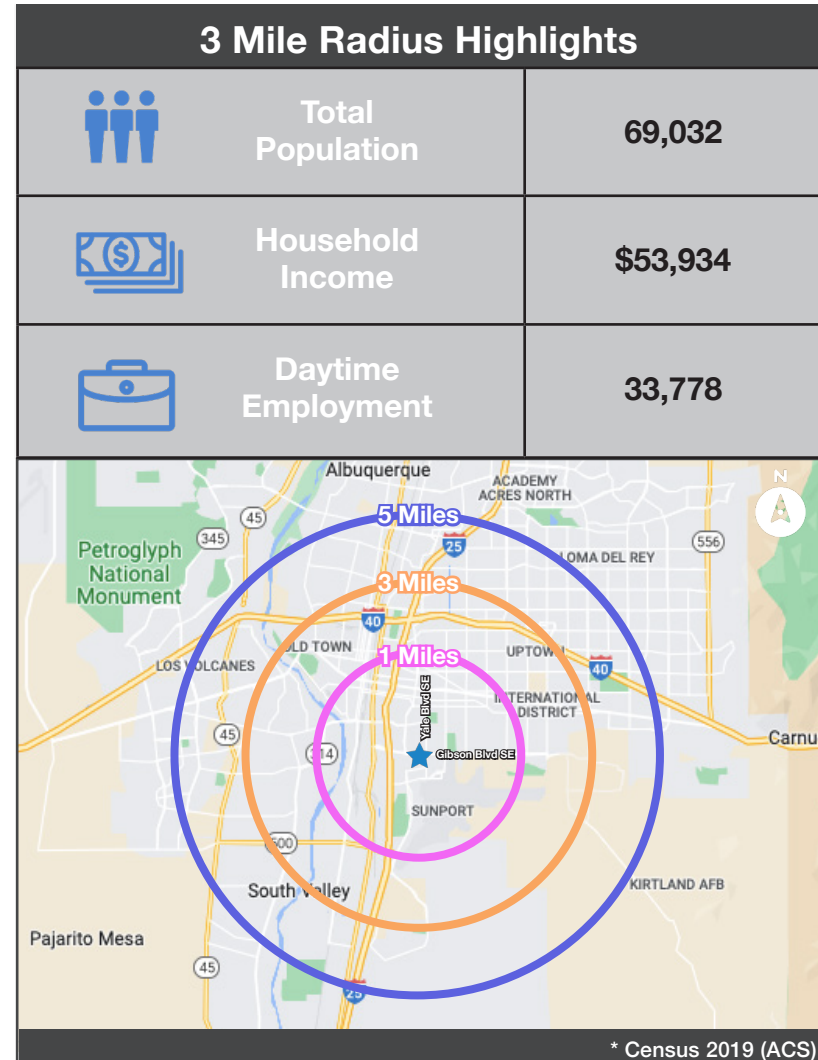
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DEMOGRAPHICS

SWC GIBSON & YALE BLVD | ALBUQUERQUE, NM 87106

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	\$27,465.44	\$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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