

YALE AND GIBSON LAND

NWQ YALE BLVD SE & GIBSON BLVD SE Yale Albuquerque, NM 87106



FOR SALE OR LEASE

AVAILABLE LAND1.26 AC

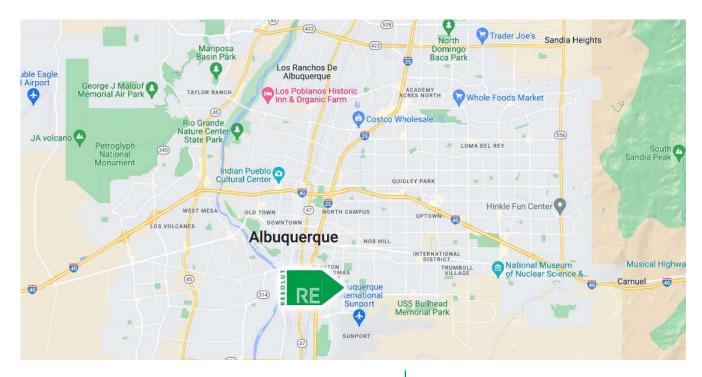
LEASE RATE \$100,000 Ground Lease SALE PRICE \$826,486

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PROPERTY HIGHLIGHTS

- MX-M Zoned land in the Airport Submarket
- Major employers ABQ Sunport, Kirtland Air Force Base, Sandia National Labs, UNM
- Booming retail corridor with newly constructed Raising Cane's Starbucks, Dutch Bros, Whataburger, Del Taco, and more!
- Zoning allows for retail drive-thru and multifamily (medium density mixed use)



AREA TRAFFIC GENERATORS













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DEMOGRAPHIC SNAPSHOT 2024



71,770 POPULATION3-MILE RADIUS



\$77,424.00 AVG HH INCOME3-MILE RADIUS



88,461 DAYTIME POPULATION3-MILE RADIUS



TRAFFIC COUNTS

Yale Blvd SE: 19,057 VPD Gibson Blvd SE: 36,247 VPD (SitesUSA 2024)



PROPERTY OVERVIEW

This site offers great accessibility to Interstate I-25 from the intersection of Yale and Gibson Blvd. Situated close to Albuquerque International Airport, Kirkland Air-force Base, Sandia National Laboratories, the University of New Mexico and other high employment income institutions. This site is also very close to new Max Q and Lobo Crossing developments. This site is near new national and local restaurant development including Dion's, Chick-Fil-A, Chili's, Buffalo Wild Wings, Blake's Lotaburger and many more!

LOCATION OVERVIEW

Strategically located at the bustling intersection of Yale and Gibson Boulevards in SE Albuquerque. This site offers high visibility and easy access. Just minutes from Albuquerque International Sunport, Kirtland Air Force Base, and Sandia National Laboratories, it benefits from strong traffic flow and proximity to key institutions. The area features a vibrant mix of retail, dining, and services, making it an ideal spot for businesses seeking a dynamic and accessible location.

PROPERTY HIGHLIGHTS

Lease Rate: \$100,000/yr

Ground Lease

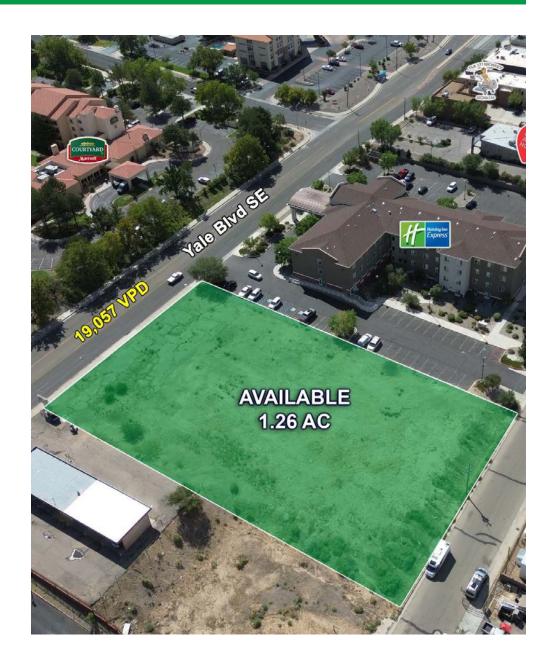
Sale Price: \$826,486 (\$15.00 PSF)

Lot Size: 1.26 Acres

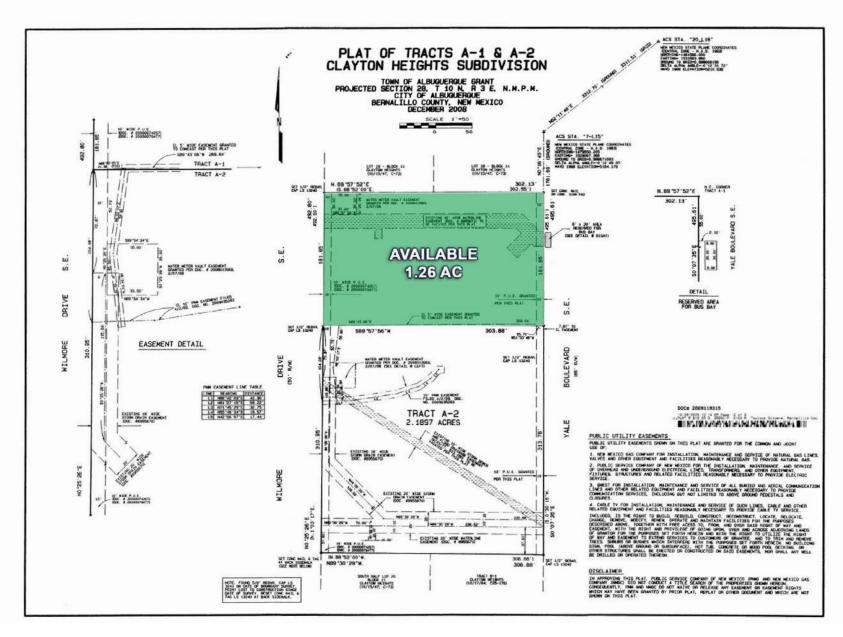
Lot SF: 54,885 SF

Zoning: MX-M -

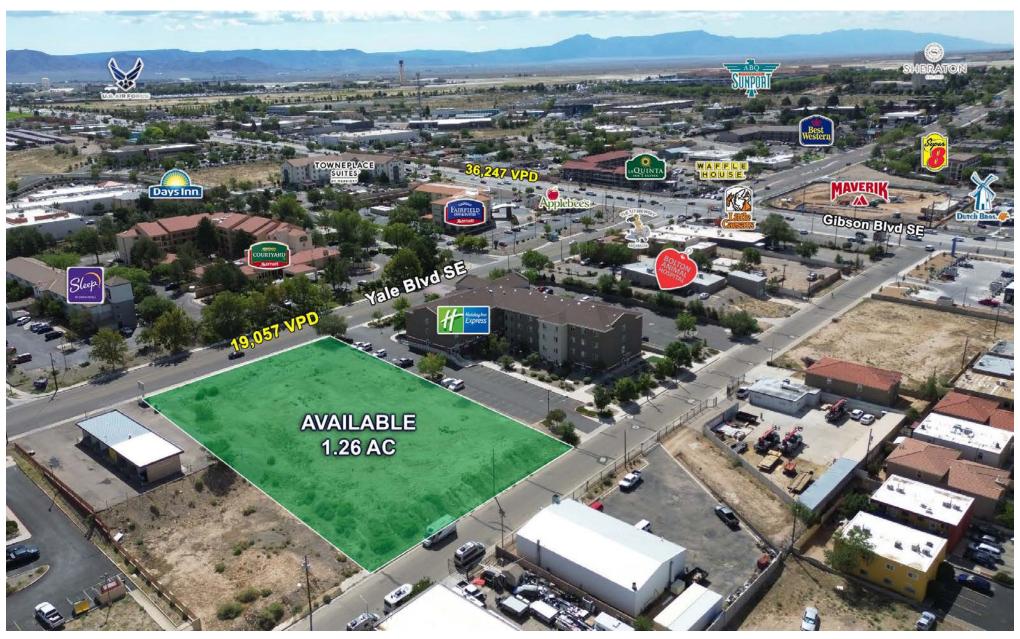
Moderate Intensity





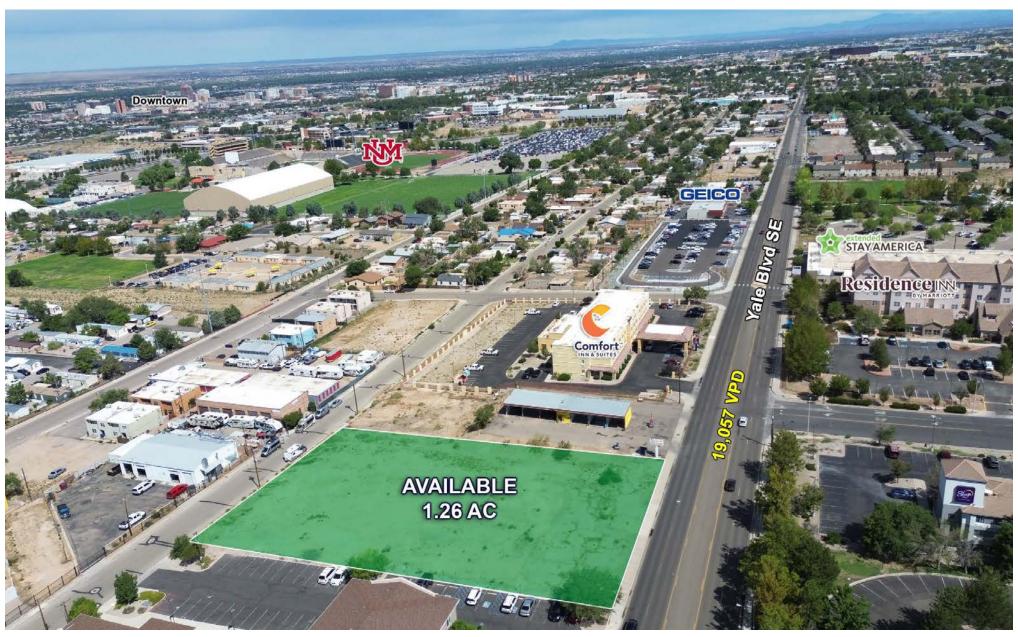






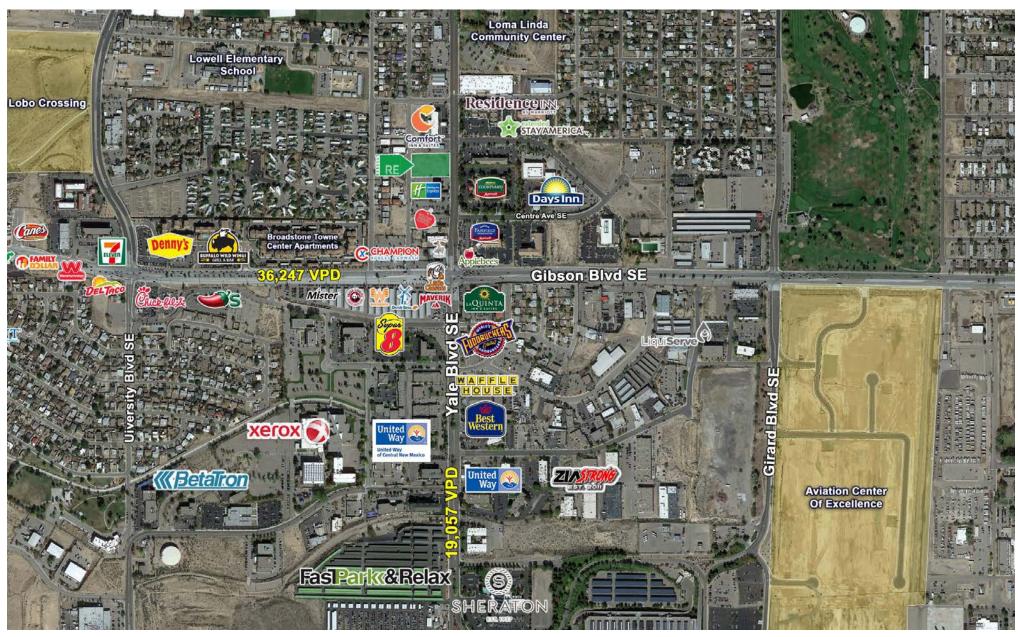
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