Colliers

Site

Proposed Bridge Access

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For Sale

SEC of I-25 & Gibson
Albuquerque, NM 87102

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Property Profile

Details

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Sale Price	$2,566,380
Price PSF	$13.00 PSF
Lot Size	4.532 Acres
Submarket	Airport
Zoning	PD (Planned Development)

Features

- I-25 Frontage with convenient access from the Gibson Blvd interchange via two proposed access bridges to Mulberry St.
- Ideal location for storage facility, hospitality, or multifamily uses
- Close proximity to Sunport International Airport, University of New Mexico, Central New Mexico University, Kirtland Air Force Base, VA Hospital, DaVita Clinic, and Downtown Albuquerque
- Immediately north of The View ABQ, a 786 bed student housing project

Area Tenants
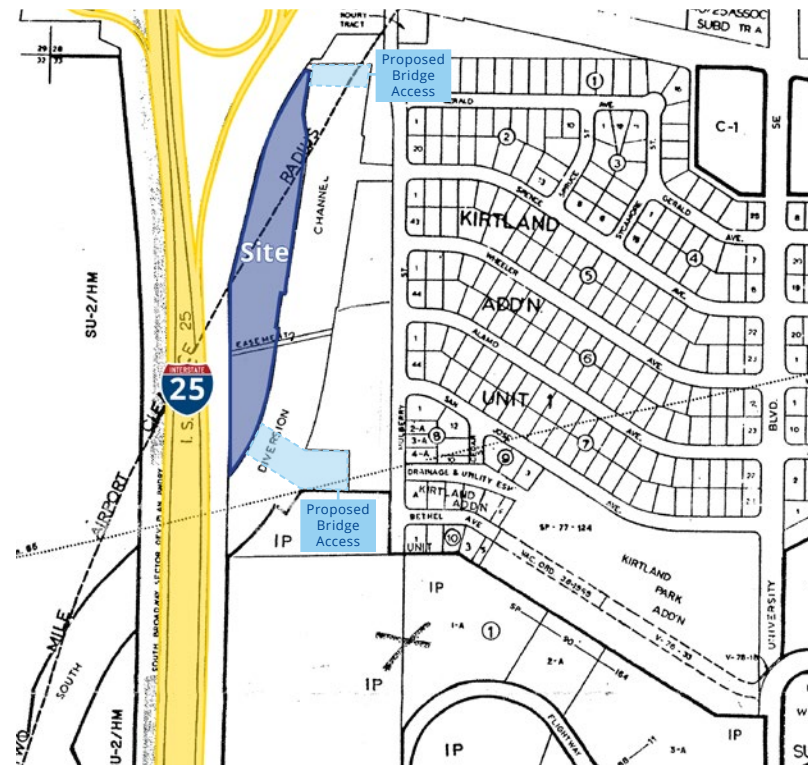
Trade Area Aerial
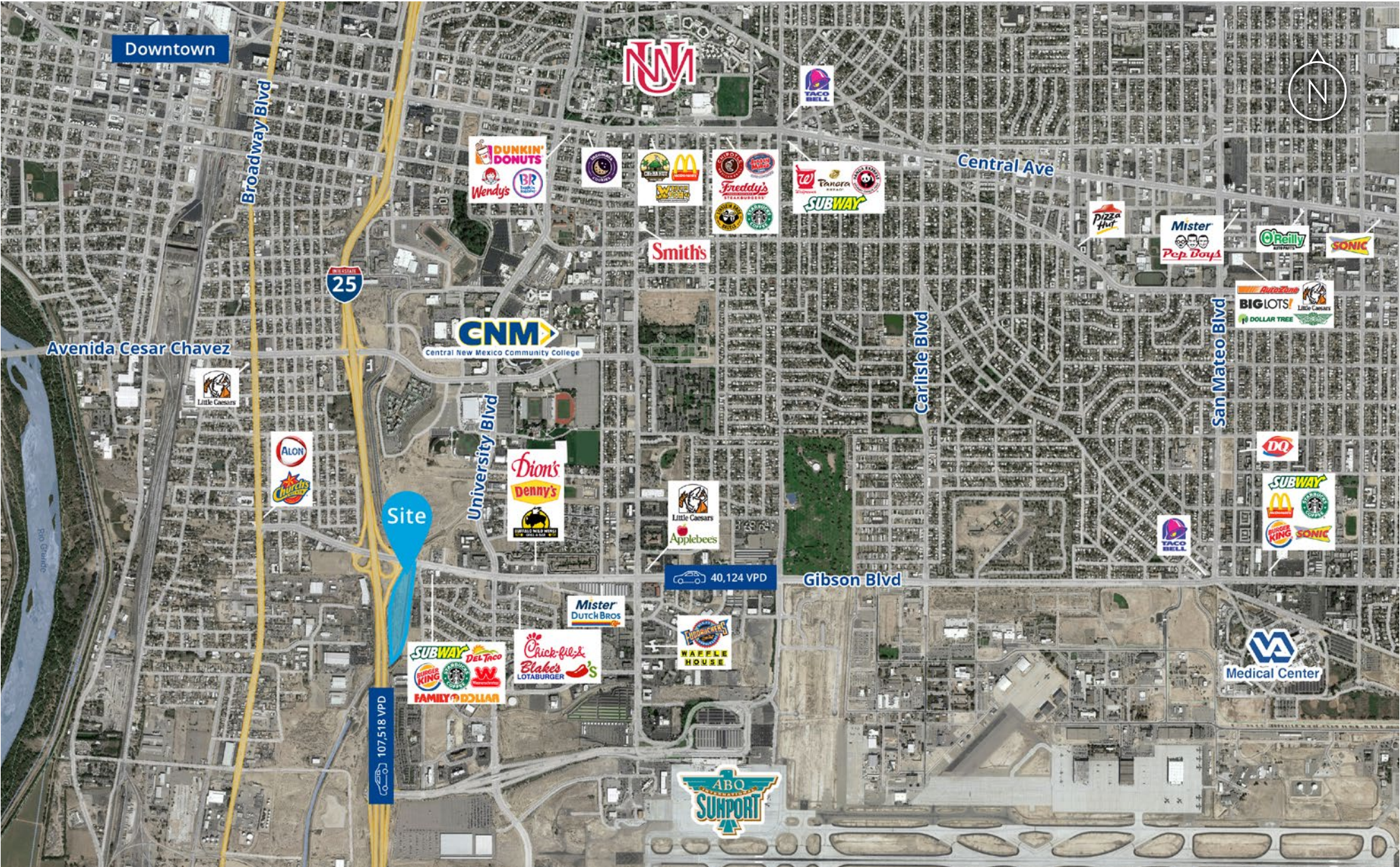
Intersection Aerial

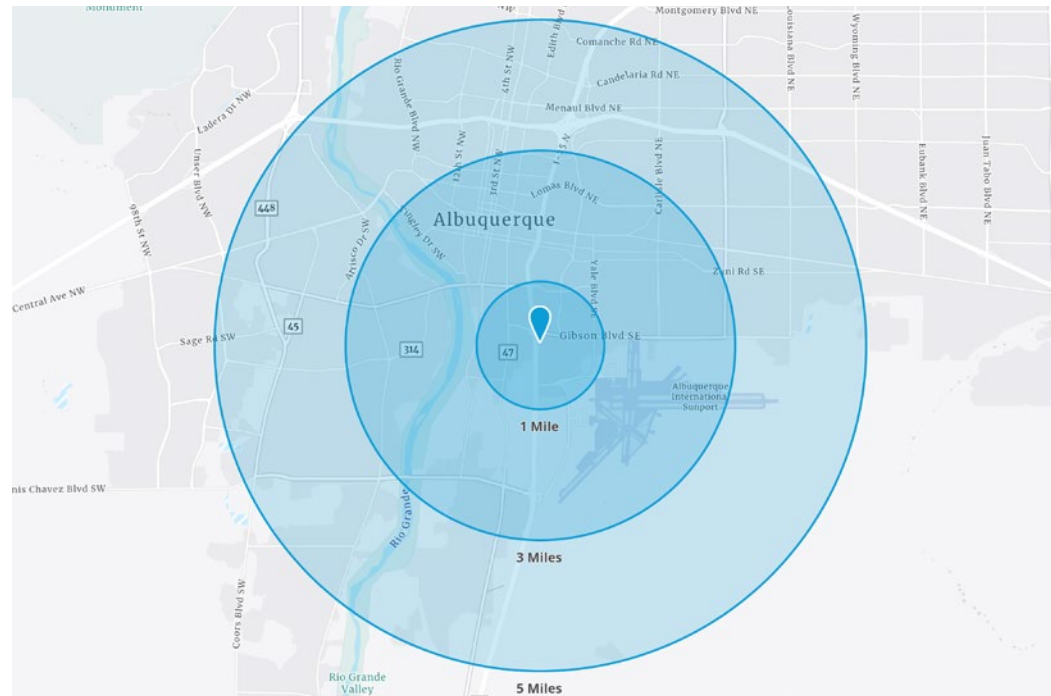# Demographics*

* Demographic data derived from esri® 2020

	1 Mile	3 Miles	5 Miles
Population	7,675	65,788	187,866
Households	2,618	30,008	80,354
Median Age	30.7	34.3	35.4
Average HH Income	$49,532	$67,063	$66,212
Per Capita Income	$17,129	$30,792	$28,513
Daytime Population	9,277	116,575	248,421
College Education	24.5%	46.9%	39.3%