



**John Youngblood & Co., Inc.**  
505.263.7311 (o) | 505.828.1903 (f) | License #11352

**FOR LEASE**  
**2430 Alamo Ave. SE | Albuquerque, NM 87106**





Lease Rate  
**\$12.50/SF NNN**



Lot Size                      Zoning  
**±1.123 Acres              Su-1 for IP**



Available Space  
**±2,000 SF - ±6,156 SF**



Ceiling Height    Loading Doors    Ground Doors  
**±18' Clear           ±10'x14'           ±8'x10'**

### Convenient Location

Less than 1 mile to the Sunport Blvd extension going west off Interstate 25

Only 1 mile to ABQ International Sunport Airport

Less than 4 minutes to Gibson Medical Center / VA Hospital

4 miles to Kirtland Air Force Base (23k employees) and Sandia National Labs (9k employees)

8 minute drive to Mesa Del Sol (13k Acres, 18M SF Commercial, 7K Acres of residential)

### Area Developments

ABQ Studios, part of Mesa Del Sol, (home to new Netflix production hub - bringing up to \$1B in production money and 1,000 new jobs)

Lobs Sports & Tech District (58 acre mixed-use development)

South Valley (Future Sunstar, a master planned community)

Los Lunas/Belen Area (Los Morros 2.2K Acres mixed-use development & Facebook Data Center)



For more info, click on logo



**John Youngblood**

**505.263.7311 (c)**  
**john@johnyoungblood.com**





Gibson Blvd.



Puerto Del Sol  
Golf Course

Gibson Blvd.

Gibson Blvd.

Yale Blvd.



Research  
Foundation



Dry Ice  
Supplier

Plumbing  
Delivery Service

Storage  
Facilities

Alamo Ave.

Girard Blvd.

Yale Blvd.

Alamo Ave.



Research  
Foundation

Computer  
Service



John Youngblood

505.263.7311 (c)

[john@johnyoungblood.com](mailto:john@johnyoungblood.com)



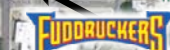
Lobo Sports & TechDistrict  
58 Acres



Puerto Del Sol  
Golf Course



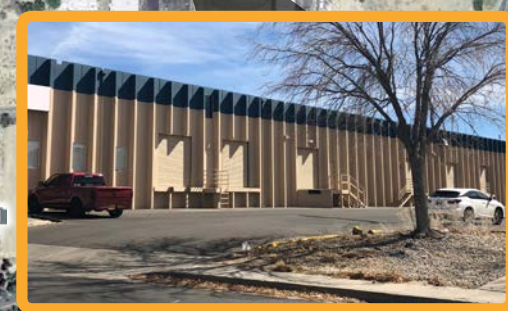
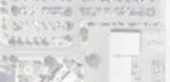
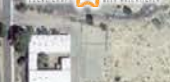
Gibson Blvd.



Yale Blvd.



Multi-Family  
Coming Soon



Student Housing  
786 Units

Proposed  
Residential

Sunport Blvd.

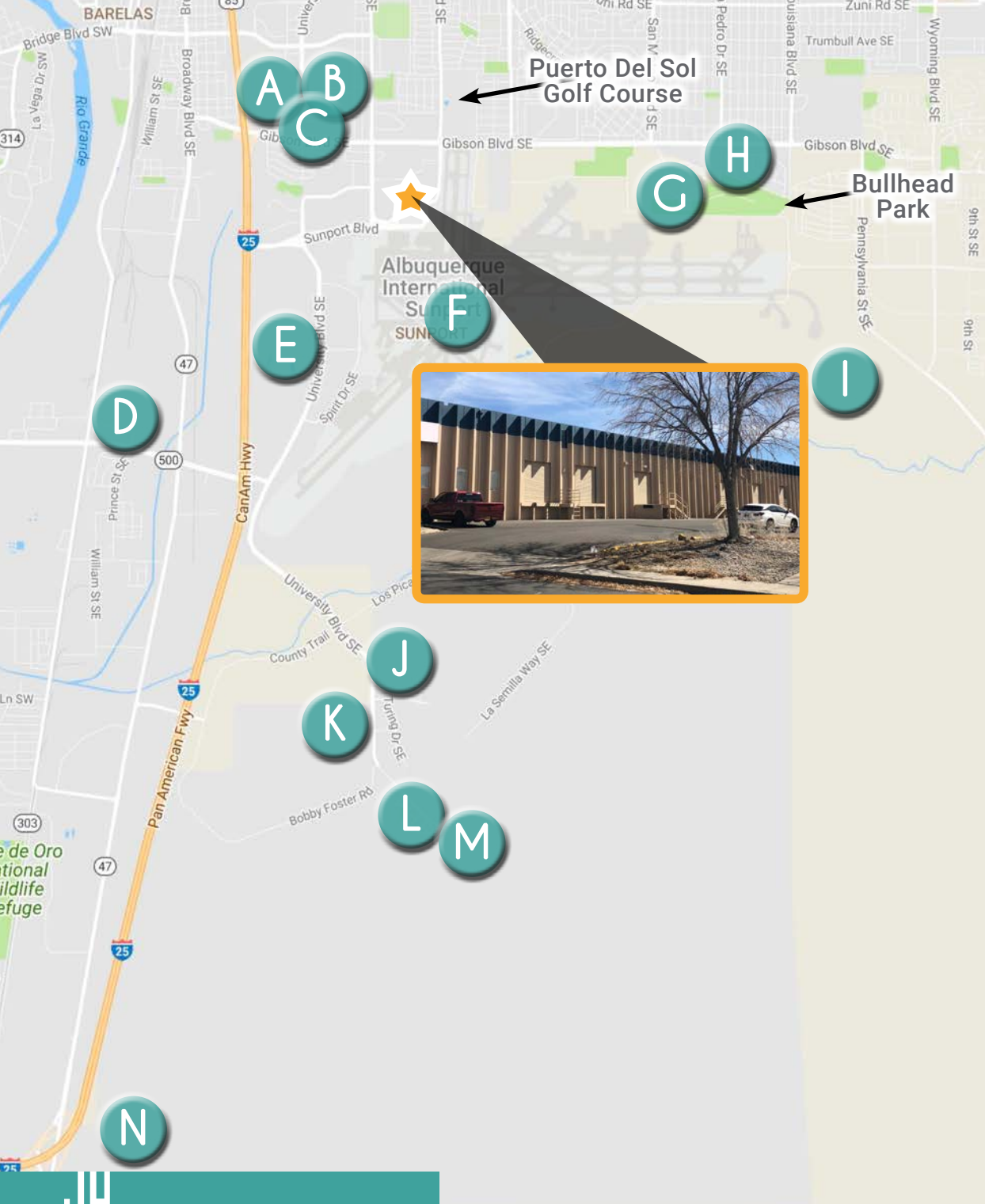


John Youngblood

505.263.7311 (c)  
john@johnyoungblood.com

This information is based on information from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.





Puerto Del Sol  
Golf Course

Bullhead  
Park

Albuquerque  
International  
Sunport



**A UNM "The Pit"**  
Basketball Arena  
±15,400 Capacity

**B UNM Dreamstyle Stadium**  
±39,200 Capacity

**C Lobo Sports & Tech District**  
±58 Acre mixed-use development

**D Rio Bravo Industrial Park**  
±190 Acres of retail, industrial & office under construction

**E UNM Golf Course**  
±40,000 rounds played/year

**F ABQ Sunport**  
±4M Passengers, ±60k moved cargo, 9 major airlines

**G VA Hospital**  
±2,500 Employees

**H Gibson Medical Center**  
±520,000 SF medical building

**I Kirtland AFB & Sandia Nat'l Labs**  
±29,000 Employees

**J Fidelity Investments**  
Corporate office

**K Isleta Amphitheater**  
Community events center

**L Mesa del Sol Innovation Park**  
±13 acres, 18M SF commercial plus residential

**M ABQ Studios**  
Home to new Netflix production hub, bringing 1,000 jobs

**N Los Lunas/Belen**  
Los Morros mixed-use development and Facebook data center



John Youngblood

505.263.7311 (c)  
john@johnyoungblood.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

Map data ©2018 Google

## Total HH Expenditures



**\$144M (1 Mile)**

**\$1.40B (3 Mile)**

**\$3.66B (5 Mile)**

## Apparel Expenditures



**\$5.02M (1 Mile)**

**\$48.5M (3 Mile)**

**\$127M (5 Mile)**

## Food/Beverage Expenditures



**\$22.6M (1 Mile)**

**\$218M (3 Mile)**

**\$573M (5 Mile)**

### 1 Mile

### 3 Mile

### 5 Mile

2018 Estimated Population	8,229	66,091	184,086
2023 Projected Population	8,336	67,191	186,852
2018 Est. Median Age	30.0	35.5	36.4
2018 Est. Male Population	49.5%	50.8%	50.2%
2018 Est. Female Population	50.5%	49.2%	49.8%



Population

2018 Estimated Households	3,470	31,255	81,159
2023 Projected Households	3,614	32,540	84,438
Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.8%
2018 Est. Average Household Income	\$47,480	\$52,697	\$53,048



Households/  
HH Income

2018 Est. Total Housing Units	3,620	32,537	84,426
2018 Est. Owner-Occupied	29.8%	35.8%	43.4%
2018 Est. Renter-Occupied	66.0%	60.2%	52.7%
Median Home Value	\$164,176	\$198,942	\$181,558
Median Rent	\$701	\$664	\$682



Housing (Own/Rent)

2018 Est. Total Businesses	552	5,847	14,043
2018 Est. Total Employees	9,849	100,341	191,305
White Collar Workers	61.7%	64.1%	59.7%
Blue Collar Workers	38.3%	35.9%	40.3%



Businesses/Employees



John Youngblood

505.263.7311 (c)  
john@johnyoungblood.com