



WESTERN
RETAIL ADVISORS



BASE 5
RETAIL PARTNERS

DEVELOPED BY



LOBO CROSSING

AUTHENTIC ALBUQUERQUE

WELCOME TO ALBUQUERQUE, NEW MEXICO

Lobo Crossing represents a new era for Albuquerque – a suburban gathering place destined to become the heart of a vibrant and growing community.

Located Southeast of Downtown Albuquerque, the development is just 8 minutes from downtown Albuquerque, 6 minutes from Albuquerque International Sunport, and 6 minutes from The University of New Mexico (22K Students).



HIGHLIGHTS



302.5K
SQUARE FEET
ANCHOR SPACE



27.1K
SQUARE FEET
PAD SPACE



33K
SQUARE FEET
SHOP SPACE



200K
PEOPLE WITHIN
5 MILES

TRADE AREA OVERVIEW



LOBO CROSSING | NORTHEAST CORNER OF I-25 & GIBSON BLVD • ALBUQUERQUE, NEW MEXICO

TRADE AREA OVERVIEW



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GIBSON BLVD & I-25 OVERVIEW



SPACE AVAILABLE FOR LEASE

DELIVERY 2025



Population Change
2022-2027

- 0.00% or less
- 0.01% - 0.50%
- 0.51% - 1.00%
- 1.01% - 2.00%
- 2.01% - 4.00%
- 4.01% or more

Map labels include: North Valley, South Valley, Albuquerque, Kirtland AFB, Albuquerque Int'l Sunport, and various street names like Central Ave SW, Central Ave NE, and Broadway Blvd SE. A blue box labeled 'SUBJECT' is located near the intersection of Broadway Blvd SE and 2nd St SE.

HOUSING IN ALBUQUERQUE

256,846

TOTAL HOUSING UNITS

*ESRI (2022)

HOUSING UNITS

*ESRI (2022)

OWNER OCCUPIED



146,326

RENTER OCCUPIED



93,412

VACANT



17,108



ALBUQUERQUE HAS SEEN A STEADY POPULATION
INCREASE OF BETWEEN 1% - 2% PER YEAR

MEDIAN HOME VALUE

\$316,346

ALBUQUERQUE

\$300,527

NEW MEXICO

\$357,589

UNITED STATES

*Zillow (2022)

MEDIAN GROSS RENT

\$1,315

ALBUQUERQUE

\$1,250

NEW MEXICO

\$1,326

UNITED STATES

*Apartment List (2022)

300+ DAYS OF SUNSHINE A YEAR

DISTINCTIVE & DIVERSE NEIGHBORHOODS

As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage that is embedded in everyday life. With 3,000 people per square mile, it's population is one of the most culturally diverse in the country, resulting in a vibrant and energetic community.

POPULATION

HOME TO 19 TRIBES AND PUEBLOS, GREATER ALBUQUERQUE
METRO AREA HOLDS A POPULATION SIZE OF OVER 1M.

LIVE & WORK

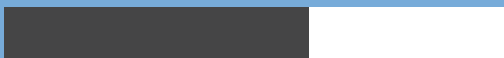
HOME PRICES AND COST OF LIVING BELOW THE NATIONAL
AVERAGE, RECOGNIZED AS ONE OF THE BEST CITIES FOR
WORK-LIFE BALANCE.

ADVENTURE

TOP 50 CITY FOR OUTDOOR ACCESS AND RECREATION,
INCLUDING THE ALBUQUERQUE INTERNATIONAL BALLOON
FIESTA (880,000 VISITORS EACH YEAR AND OVER 500 HOT
AIR BALLOONS).

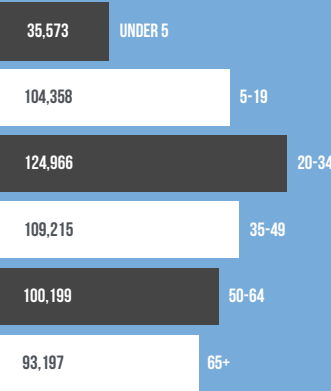
DEMOGRAPHICS

564,000
ALBUQUERQUE



916,000
GREATER
ALBUQUERQUE

ALBUQUERQUE POPULATION BY AGE



WITHIN A 5 MILE RADIUS



262,544
DAYTIME POPULATION



\$66,444
AVG. HOUSEHOLD INCOME



35.4
MEDIAN AGE

2022 SUMMARY

	3 MILE	5 MILE	7 MILE
ESTIMATED POPULATION	70,355	197,659	389,196
ESTIMATED HOUSEHOLDS	32,268	84,546	160,218
AVERAGE HH INCOME	\$67,717	\$66,444	\$73,868
MEDIAN HH INCOME	\$43,265	\$43,532	\$51,911
WORK PLACE EMPLOYEES	88,263	158,757	239,314
DAYTIME POPULATION	120,682	262,544	447,772





NEIL BOARD

NBOARD@W-RETAIL.COM
602.778.3781

RYAN DESMOND

RDESMOND@W-RETAIL.COM
602.931.4489

W-RETAIL.COM



DAVID CHAVEZ

DAVID@BASE5RETAIL.COM
505.507.3283

KINO JAMES

KINO@BASE5RETAIL.COM
505.463.7191

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LOBO CROSSING

A SHOPPING EXPERIENCE YOU SHOULD BE A PART OF.