For Ground Lease or Built-to-Suit

6301 Gibson Blvd SE
Albuquerque, NM 87108

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Property Profile

Details

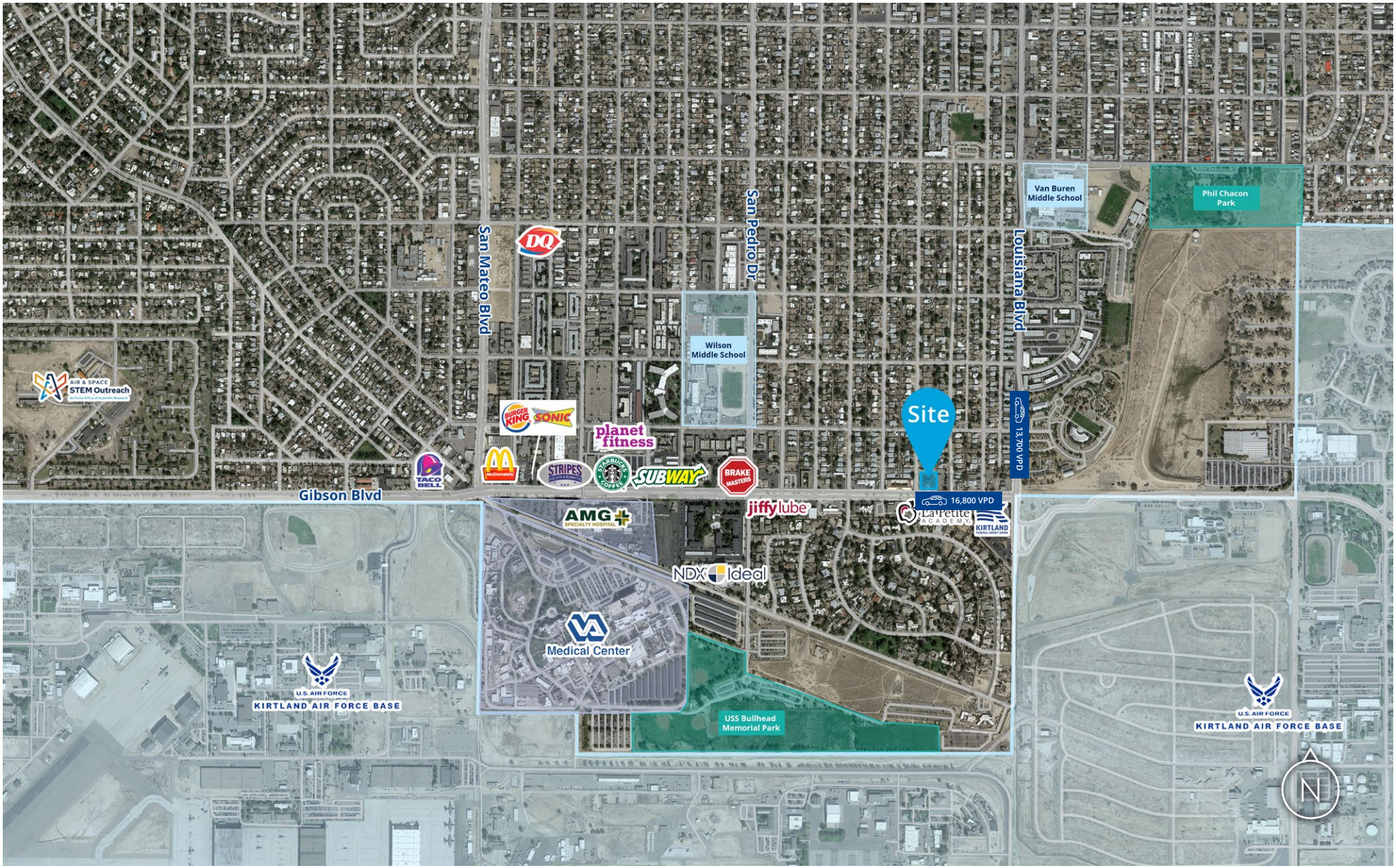
Lease Rate	See Broker
Lot Size	1.17 acres
Zoning	MX-L
Submarket	Southeast Heights

Features

- Retail pad site for ground lease or build-to-suit
- In close proximity to Kirtland Air Force Base with over 23,000 employees, including more than 3,000 active duty and 1,100 Guard and Reserve, 3,400 civil service, 300 nonappropriated fund employees and 12,500 contractors
- In proximity to MaxQ@Kirtland, a 70 acre high-tech civilian commercial campus located on the Kirtland Airforce Base
- Strong residential and medical presence
- Excellent visibility with multiple access points
- All utilities in close proximity

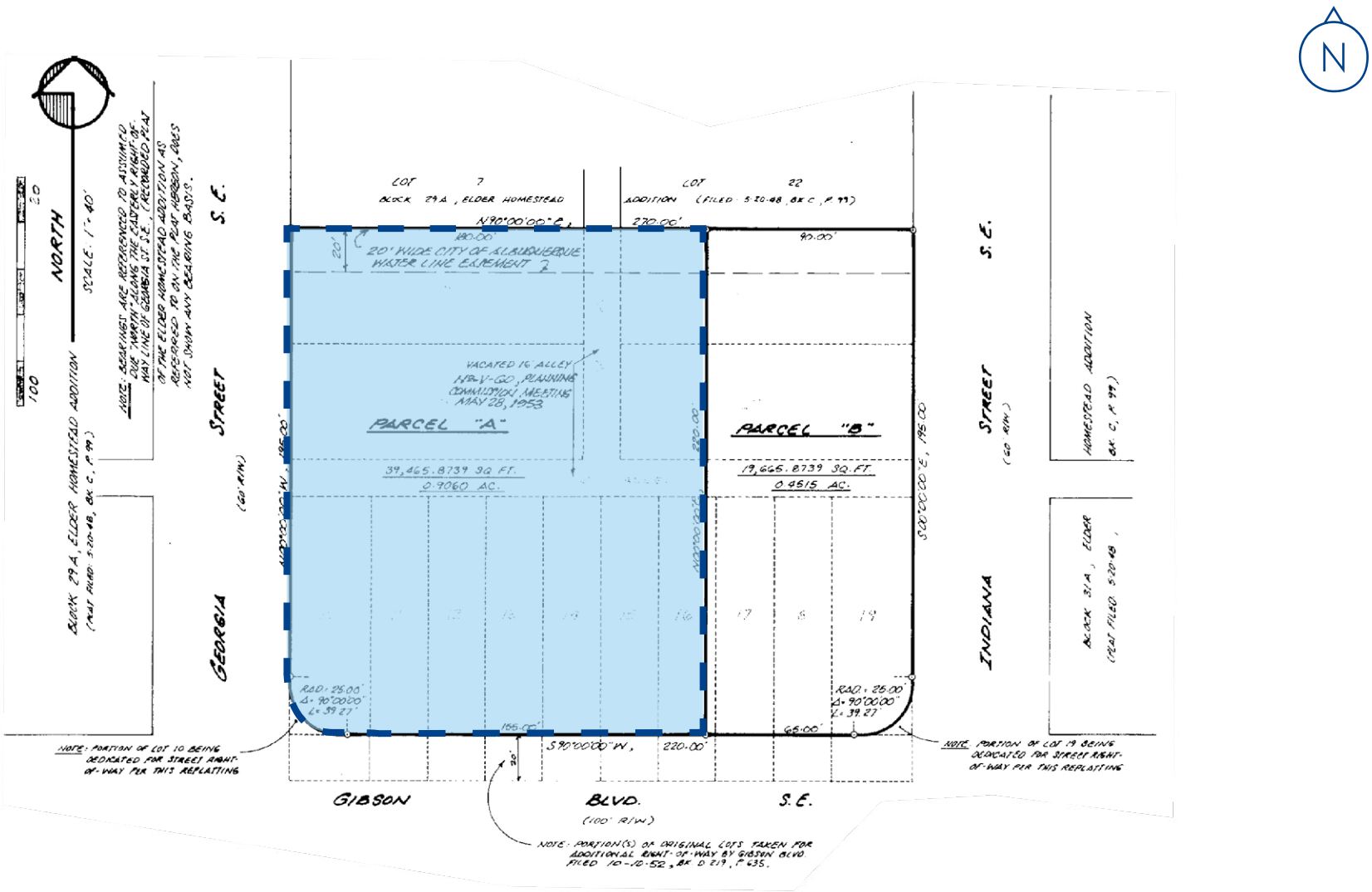
Area Tenants

Trade Area Aerial



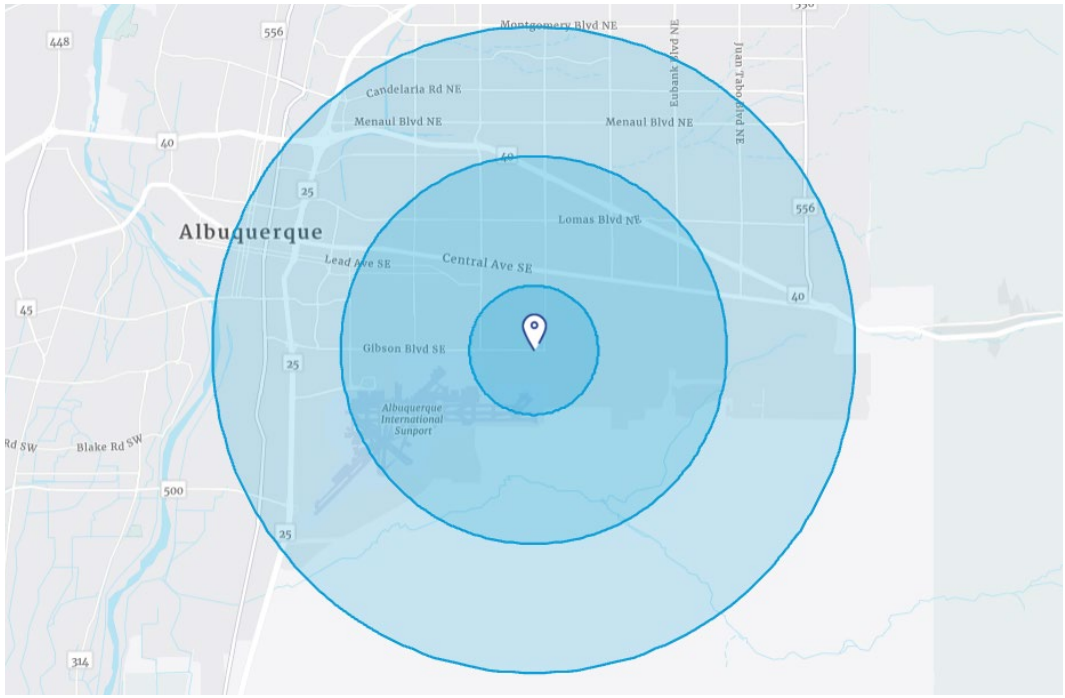
Intersection Aerial

Plat


N
NORTH
SCALE: 1" = 40'
GEORGIA STREET S.E.
(60' R/W)
INDIANA STREET S.E.
(60' R/W)
GIBSON BLVD. S.E.
(100' R/W)
LOT 7
BLOCK 29A, ELDER HOMESTEAD
LOT 22
ADDITION (FILED 5-20-48, BK C, P. 99)
N90°00'00"E, 270.00'
180.00'
90.00'
20' WIDE CITY OF ALBUQUERQUE WATER LINE EASEMENT
VACATED 16' ALLEY
HB-V-GO, PLANNING COMMISSION MEETING MAY 28, 1953
PARCEL "A"
39,465.8739 SQ FT.
0.9060 AC.
PARCEL "B"
19,665.8739 SQ. FT.
0.4515 AC.
S00°00'00"E, 195.00
S90°00'00"W, 220.00'
155.00'
65.00'
RAD. = 25.00'
Δ = 90°00'00"
L = 39.27'
BLOCK 29A, ELDER HOMESTEAD ADDITION
(PLAT FILED 5-20-48, BK C, P. 99)
BLOCK 31A, ELDER HOMESTEAD ADDITION
(PLAT FILED 5-20-48, BK C, P. 99)
NOTE: BEARINGS ARE REFERENCED TO ASSUMED DUE "NORTH" ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA ST. S.E., (RECORDED PLAT OF THE ELDER HOMESTEAD ADDITION AS REFERRED TO ON THE PLAT HEREON, DOES NOT SHOW ANY BEARING BASIS.
NOTE: PORTION OF LOT 10 BEING DEDICATED FOR STREET RIGHT-OF-WAY PER THIS REPLATTING
NOTE: PORTION OF LOT 19 BEING DEDICATED FOR STREET RIGHT-OF-WAY PER THIS REPLATTING
NOTE: PORTION(S) OF ORIGINAL LOTS TAKEN FOR ADDITIONAL RIGHT-OF-WAY BY GIBSON BLVD. FILED 10-10-52, BK D 219, P. 635.

Demographics*

** Demographic data derived from esri® 2020*



N

	1 Mile	3 Miles	5 Miles
Population	13,221	79,036	201,405
Households	5,786	36,208	90,967
Median HH Income	$34,796	$53,329	$60,722
Average HH Income	$50,194	$77,627	$83,282