MAX Q @ KIRTLAND

GIBSON BLVD BETWEEN CARLISLE BLVD & TRUMAN ST
3530 GIBSON BLVD SE, ALBUQUERQUE, NM 87116

JOIN THE RANKS OF

NEW SPACE NEXUS

BLACKVE

KIRTLAND FEDERAL CREDIT UNION

DUNKIN DONUTS

AT

MAX Q @kirtland

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GROUND LEASE OR BUILD-TO-SUIT

AVAILABLE
Pad Sites, Drive-Thru & Shop Space

RATE
Call for Pricing

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DEVELOPED BY

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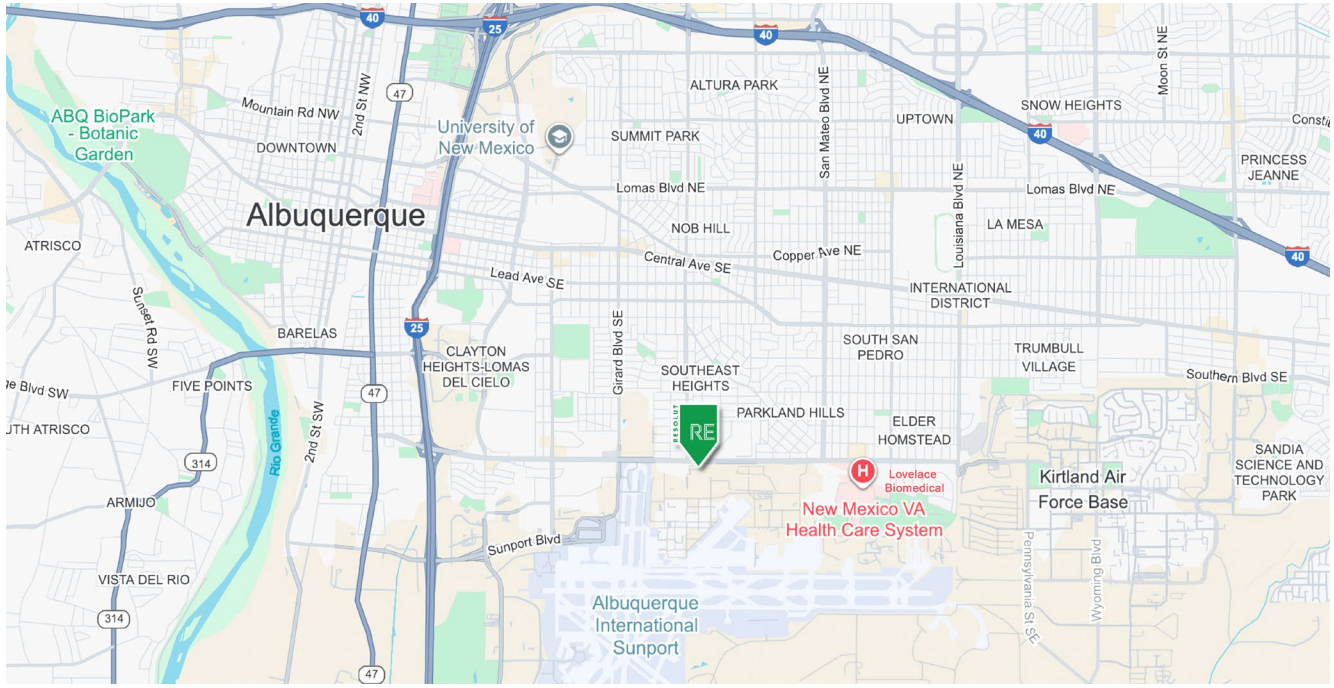
SHOVEL- READY RETAIL + OFFICE PAD SITES IN THE HEART OF SPACE VALLEY

- Opportunity to join a 70± acre high-tech civilian campus at Kirtland Air Force Base featuring executive offices, light laboratories, R&D space, manufacturing, SCIFs, and hospitality + retail amenities.
- Close proximity to the VA Hospital and Lovelace Research Institute
- More than 43,000 employees and 27,000 students within 2 miles of the site.
- Development opportunities are flexible with options to ground lease, build-to-suit, end-cap drive-thrus or lease office +shop space within multi-tenant buildings.
- Join New Space Nexus and BlackVe as the first office tenants and Kirtland Federal Credit Union and Dunkin' Donuts as the first retail tenants of Max Q.
- Over 35,000 VPD on Gibson Blvd, 124,000 daytime population within 3 miles and 945 multi-family and 356 single family homes on base – currently underserved for retail amenities.



AREA TRAFFIC GENERATORS

U.S. AIR FORCE · Sandia National Laboratories · ABQ Sunport · VA U.S. Department of Veterans Affairs · LOVELACE BIOMEDICAL · UNM · TACO BELL · McDonald's · Starbucks · WHATABURGER · Dutch Bros.

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DEMOGRAPHIC SNAPSHOT 2025

75,556 POPULATION 3-MILE RADIUS

124,000 DAYTIME POPULATION 3-MILE RADIUS

43,000 DAILY EMPLOYEES

HOMES ON BASE Multifamily: 945 Single Family: 356

77 ACRE DEVELOPMENT

100,000 AVERAGE SALARY

35,000+ DAILY CARS

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PROPERTY OVERVIEW

Max Q @ Kirtland is a ground-up 70± acre development on Air Force Base land that will service one of the largest employment centers in New Mexico. This mixed-use project will be broken into four phases. The first phase consists of approximately 19 acres east of Carlisle Blvd and broke ground in March of 2024. The first phase is proposed to be a high density mixed-use "town center" style development with ground floor retail, drive-thru, hotels, restaurants, office, and R&D space. The development is available for ground lease, build-to-suit or to lease inline and end-cap drive-thru spaces in spec buildings. The site plan is subject to change based on the needs of tenants as the project evolves.

LOCATION OVERVIEW

Located in SE Albuquerque on Gibson Blvd between Carlisle Blvd & Truman St, Max Q is made possible by an EUL (Enhanced Use Lease) with Kirtland Air Force Base on base land (made available to the private sector) and is 1.85 miles from the Sandia National Laboratories gate; 1.25 miles from the Albuquerque International Sunport; 0.75 miles from the US Department of Veteran Affairs and 2 miles from the University of New Mexico. This site is also a mile away from recently constructed Chick-Fil-A, Starbucks, Whataburger, Blake's Lotaburger, Chili's, Buffalo Wild Wings and Dion's. This submarket is home to the largest employment centers in the state of New Mexico and is largely underserved for retail amenities.

Offering Premier Retail Opportunities in the Gibson Corridor

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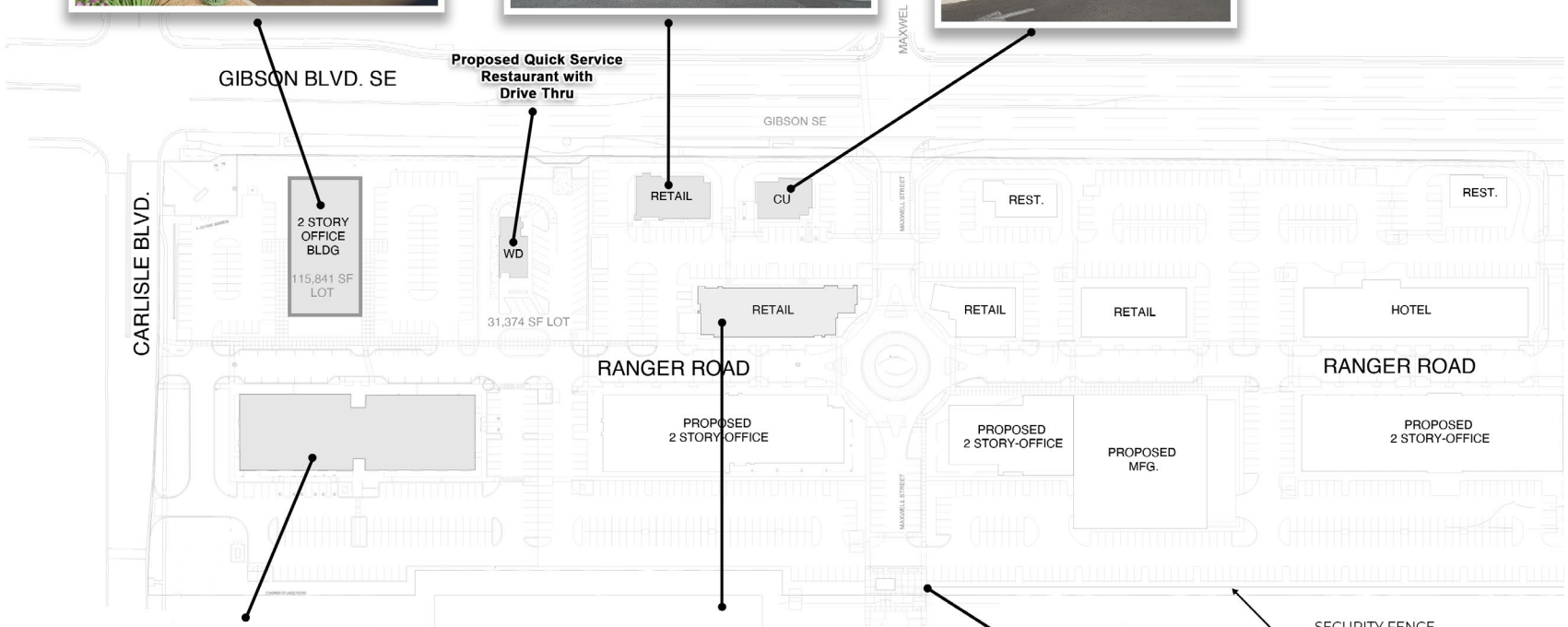
PHASE 1 SITE PLAN

New Space Nexus (Under Construction)

Dunkin' Donuts

Kirtland FCU (Now Open)



Pedestrian Gate

BlackVe

Multi-tenant Retail (Available)

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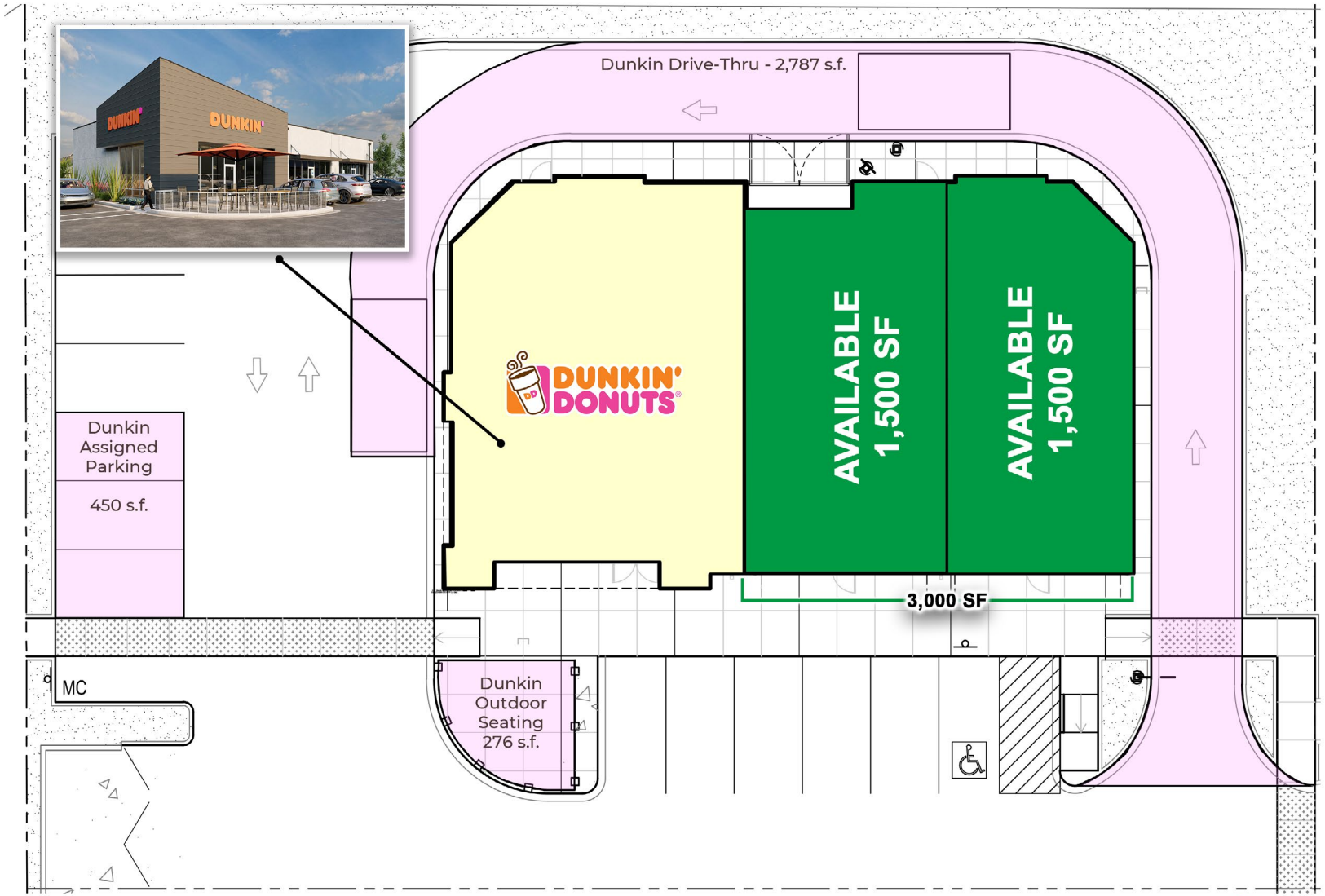
MULTI-TENANT RETAIL



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AVAILABLE MULTI-TENANT RETAIL

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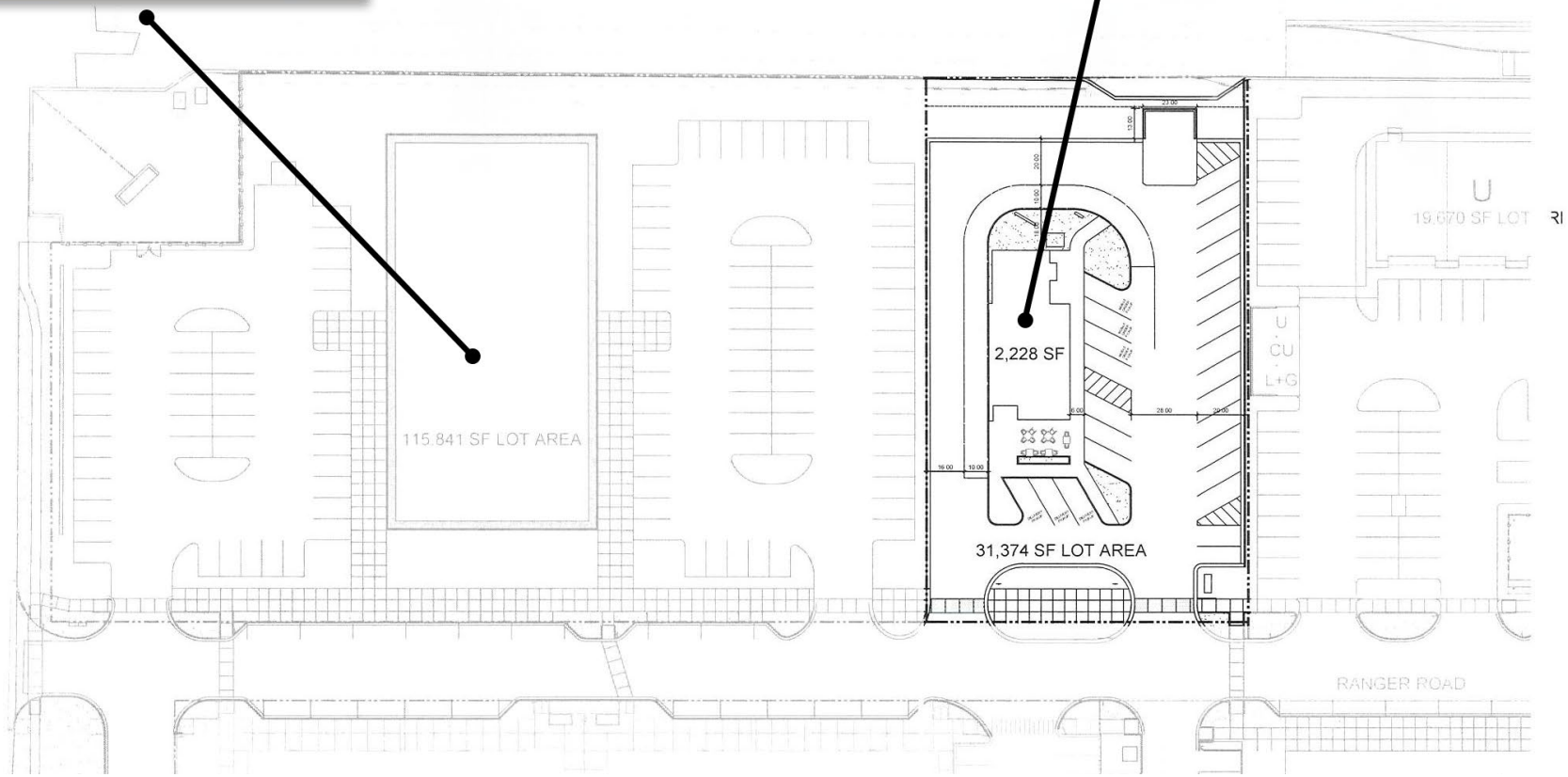
NEW SPACE NEXUS (UNDER CONSTRUCTION)

QUICK SERVICE RESTAURANT WITH DRIVE THRU



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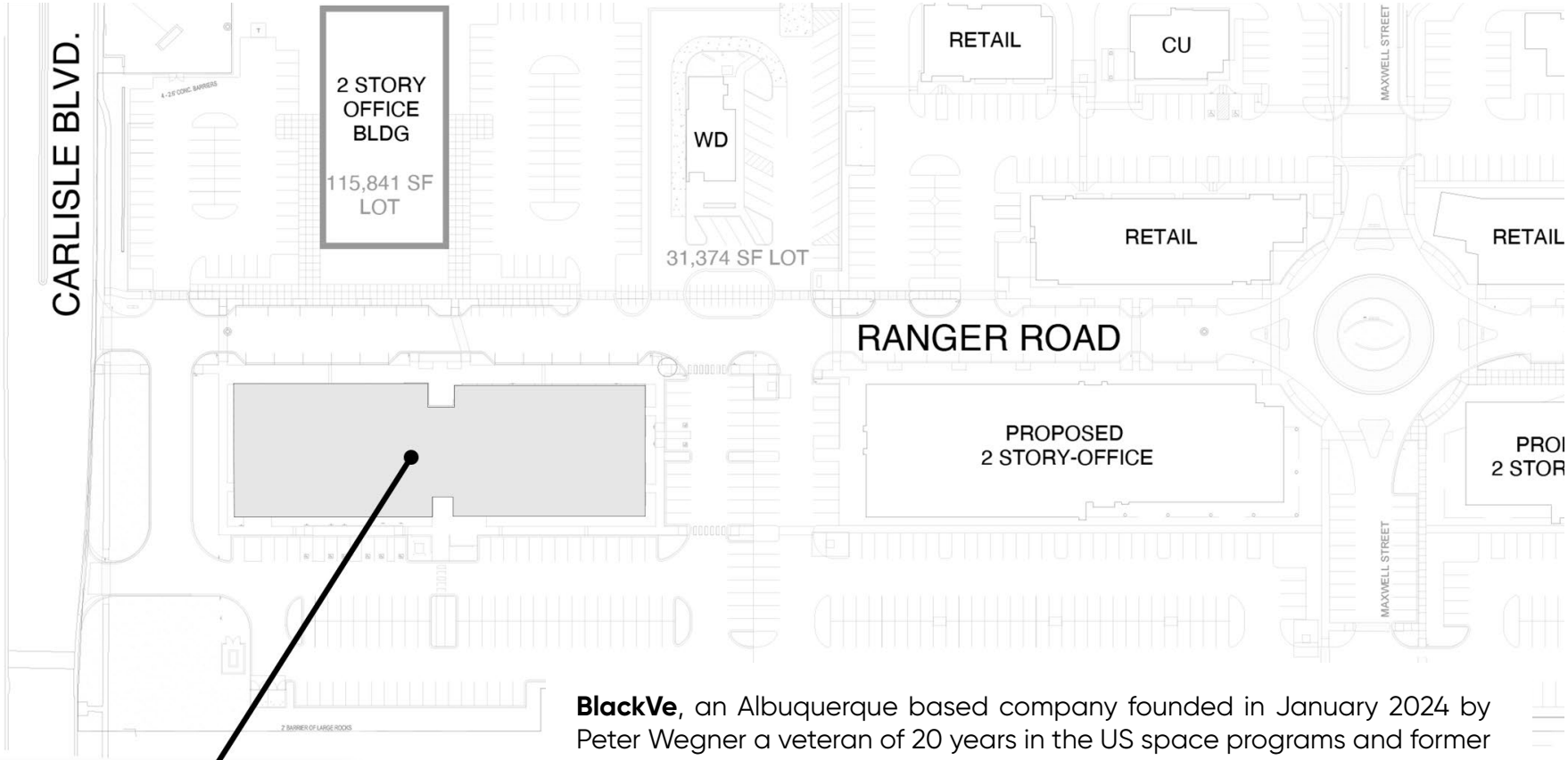
BLACKVE



BlackVe, an Albuquerque based company founded in January 2024 by Peter Wegner a veteran of 20 years in the US space programs and former CTO of commercial geospatial intelligence company Black Sky, announced in July 2026 that it has established a new operations facility at Max Q at Kirkland. BlackVe is an agile end to end space systems company designed to bring commercial speed and innovation into the national security space domain. Having active contracts and 40 employees BlackVe needed a facility to execute the operational base. In addition Wegner has plans for additional employees and an expansion in the form of a 15,000 square foot high bay facility with clean space for the manufacturing of multi-mission spacecraft and satellites to accelerate national security capabilities.

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Property Progression 10/14/2026

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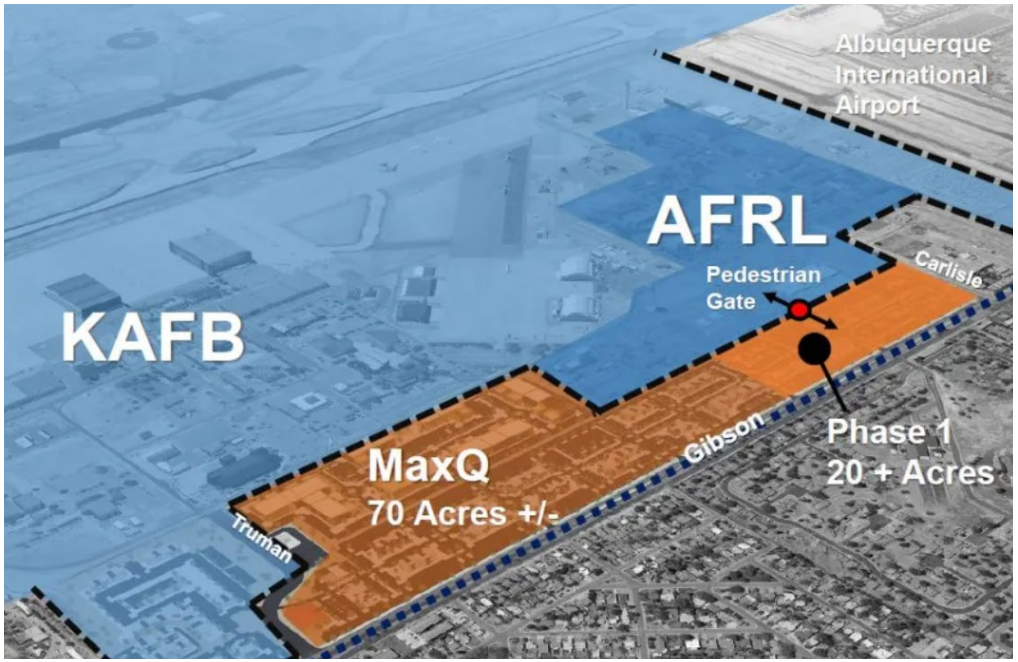
UNPARALLED PROXIMTY. UNLIMITED POTENTIAL.



BUILD YOUR NEXT FACILITY AT MAXQ

MaxQ is a groundbreaking commercial campus located within Kirtland Air Force Base, offering rare shovel-ready office pad opportunities designed for speed-to-occupancy and streamlined development.

- Utilities already in place – water, sewer, power, and fiber optics
- Environmental and preliminary traffic studies completed
- Operates independently from City of Albuquerque and Bernalillo County zoning regulations
- No design review board, planning, zoning, or neighborhood association approval required

PARTNERS AND RESOURCES

U.S. AIR FORCE
KIRTLAND AIR FORCE BASE

- SPACE RAPID CAPABILITIES OFFICE
- SPACE SYSTEMS COMMAND

Sandia National Laboratories

AFRL
AIR FORCE RESEARCH LABORATORY

- SPACE VEHICLE DIRECTORATE
- DIRECTED ENERGY DIRECTORATE

Los Alamos NATIONAL LABORATORY

SPACEPORTAMERICA

NASA

- WHITE SANDS TEST FACILITY

COSMIAC

NEW SPACE NEXUS

HYPERSPACE CHALLENGE

NM STATE UNIVERSITY

- ARROWHEAD CENTER
- PHYSICAL SCIENCE LAB

Q STATION

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