

AVAILABLE

HIGH VOLUME PAD SITES | SIGNALIZED INTERSECTION ENTRANCE TO ABQ AIRPORT | SIGNIFICANT TRAFFIC GENERATORS

SWC GIBSON & YALE BLVD | ALBUQUERQUE, NM 87106



AVAILABLE

LOT A: ± 1.018 AC

LEASE RATE/TYPE

Call for more information

PROPERTY HIGHLIGHTS

- Excellent visibility to Gibson & Yale Blvd Hard corner, signalized intersection
- Easy access to Gibson Blvd, Yale Blvd, and Interstate 25
- Entrance to Airport (ABQ Sunport)
- International Servicing Kirtland Air Force Base, Sandia National Laboratories, the University of New Mexico and, the UNM Science & Technology Park
- Close proximity to new Max Q Development
- Existing density with projected employment growth
- Advantageous, flexible zoning NR-C (Nonresidential Commercial)

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.



For more information contact:

505.858.0001
marketing@mdgrealestate.com

SITE PLAN

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TRADE AREA

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Area Stats

- Isotopes Stadium: Over 215K Annual Visits
- The Pit (UNM Basketball Stadium): Over 650K Annual Visits
- UNM Football Stadium: Over 140K Annual Visits
- Kirtland Air Force Base: Over 10K Employees
- New Mexico VA Hospital: Over 3K Employees
- Sandia National Labs: Sunport: Approximately 6K employees
- Hotel Rooms: 2,600
- Apartment Units: 2,600
- 5.4M Travelers via airport (ABQ Sunport)

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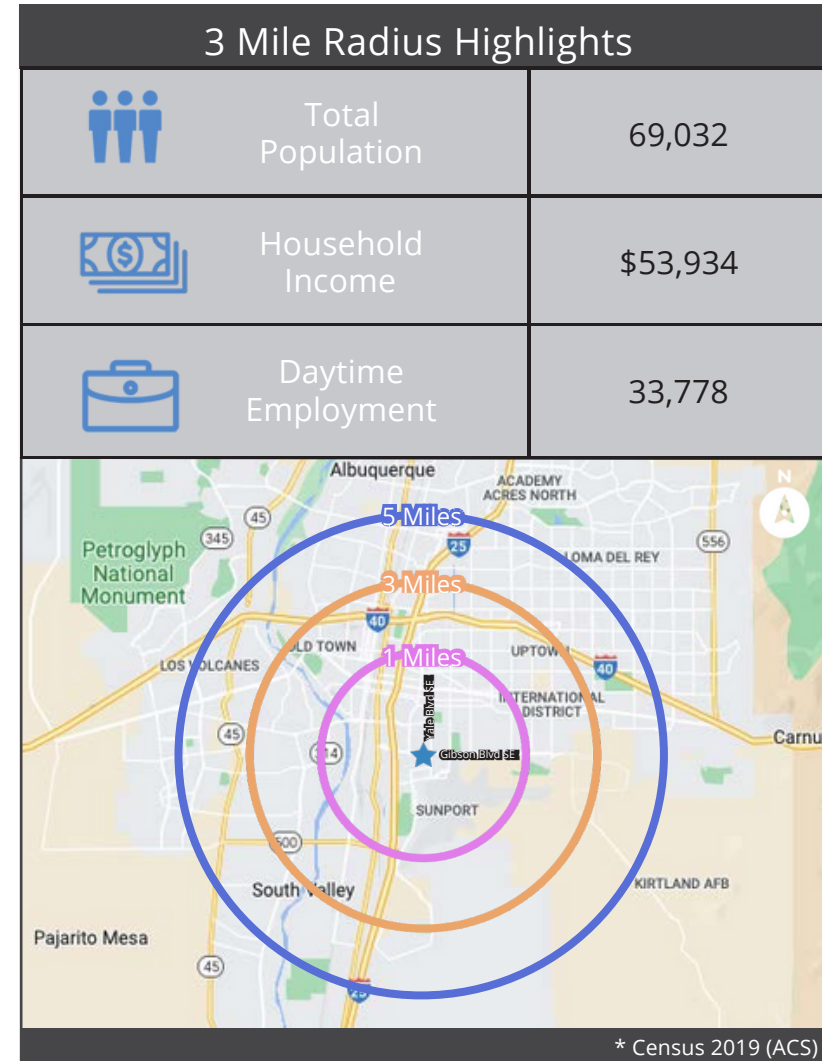
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DEMOGRAPHICS

SWC GIBSON & YALE BLVD | ALBUQUERQUE, NM 87106

Overview		1 Mile	3 Miles	5 Miles
Population	Households	6,898 2,754	69,032	190,084
Median Age		30	31,604 34	78,112 35
Average	Household	\$43,077.34	\$53,933.95	\$53,625.69
Income		\$27,465.44	\$34,434.05	\$36,013.22
Median	Household	98	2,671	6,234
Income		307	2,265	5,682
\$10K - \$15K		447	2,707	6,196
\$15K - \$20K		217	1,966	5,473
\$20K - \$25K		112	2,191	5,124
\$25K - \$30K		114	1,609	3,933
\$30K - \$35K		129	1,398	3,416
\$35K - \$40K		105	1,412	3,342
\$40K - \$45K		142	1,873	5,277
\$45K - \$50K		109	2,394	6,645
\$50K - \$60K		321	2,561	7,034
\$60K - \$75K		128	1,681	4,188
\$75K - \$100K		45	846	2,242
\$100K - \$125K		32	739	1,853
\$125K - \$150K		30	1,041	1,923
\$150K - \$200K		1,122	12,703	35,842
>\$200K		360	9,303	19,666
College	/ Associate	592	8,872	17,167
Degree		3,240	33,778	87,087
Bachelor Degree				
Advanced Degree				

Employed
Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)



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