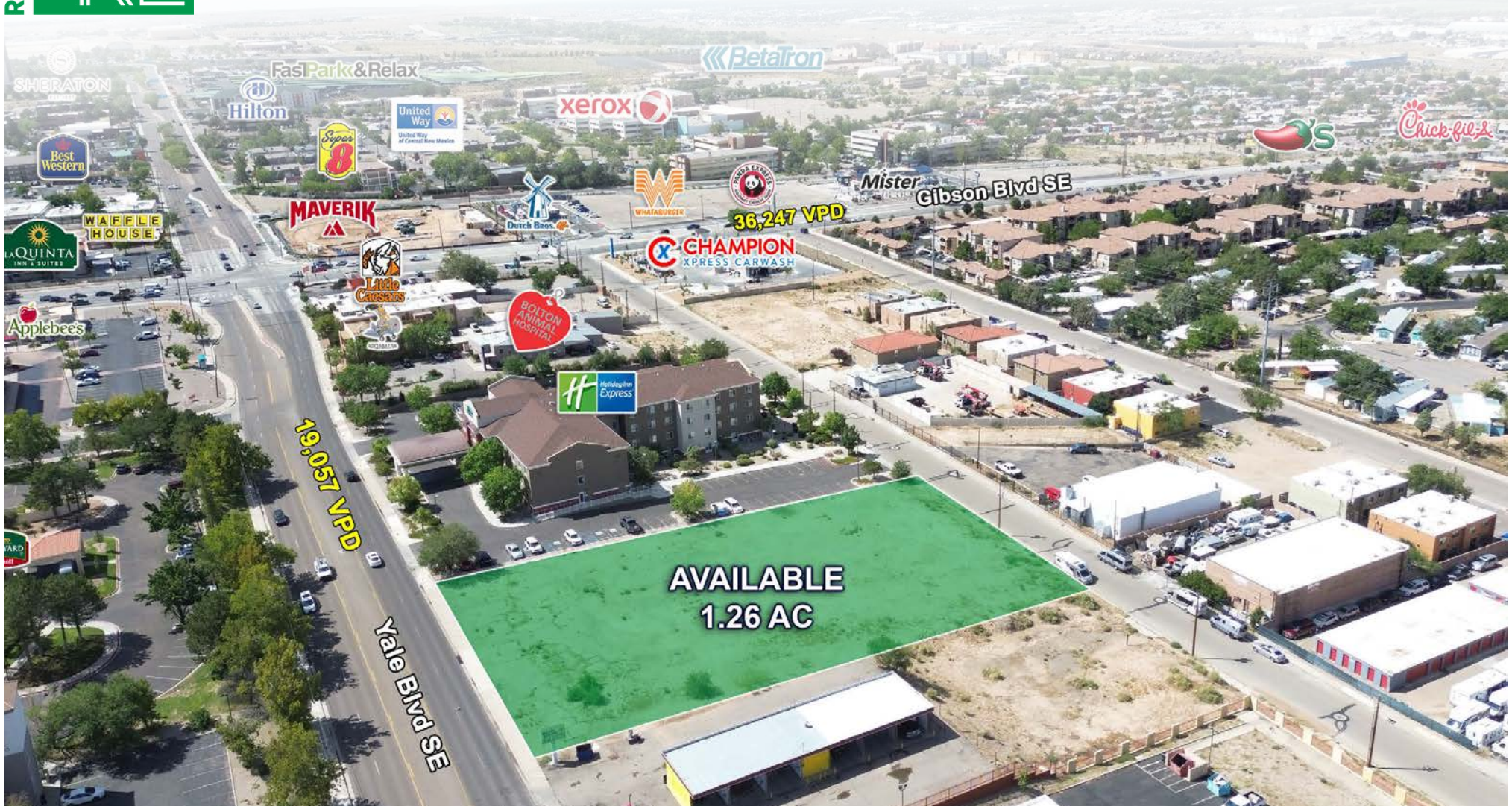


# YALE AND GIBSON LAND

NWQ YALE BLVD SE & GIBSON BLVD SE  
Yale Albuquerque, NM 87106



**FOR SALE  
OR LEASE**

**AVAILABLE  
LAND**  
1.26 AC

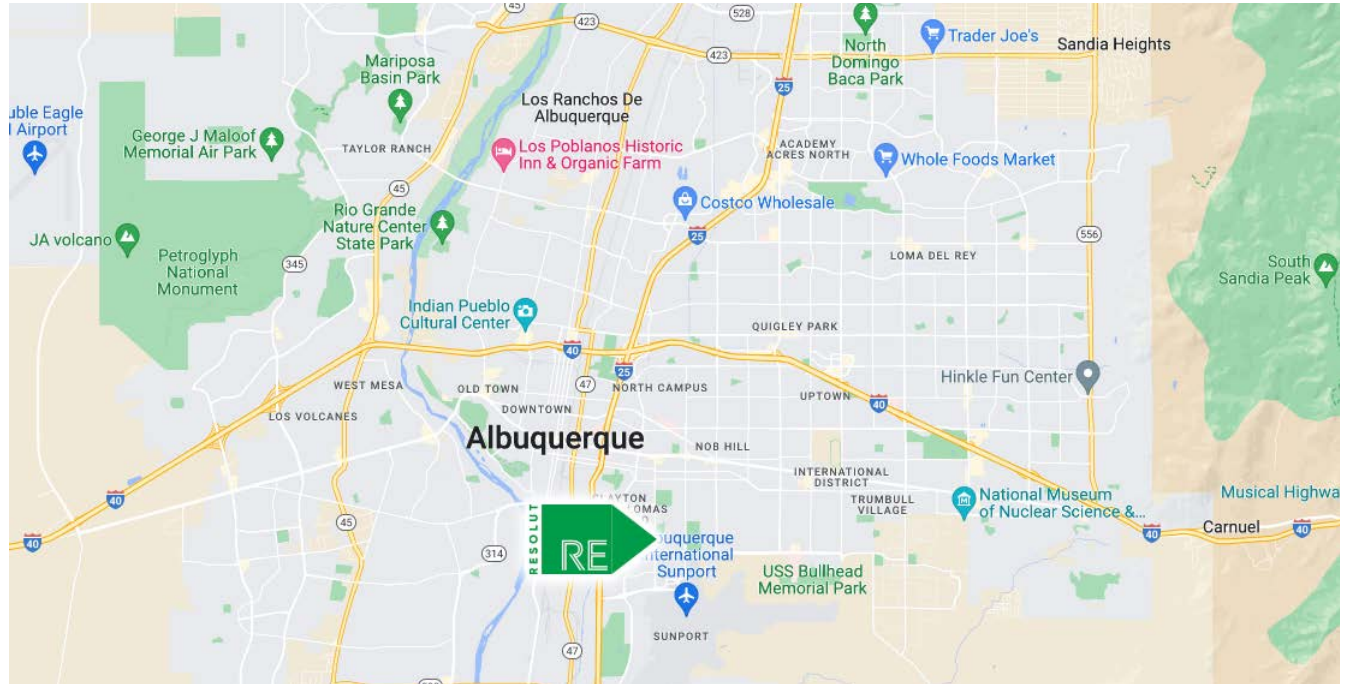
**LEASE RATE**  
\$100,000 Ground Lease  
**SALE PRICE**  
\$826,486

**Martin Richardson**  
mrichardson@resolutre.com  
505.337.0777

**Austin Tidwell, CCIM**  
atidwell@resolutre.com  
505.337.0777

**PROPERTY HIGHLIGHTS**

- MX-M Zoned land in the Airport Submarket
- Major employers ABQ Sunport, Kirtland Air Force Base, Sandia National Labs, UNM
- Booming retail corridor with newly constructed Raising Cane’s Starbucks, Dutch Bros, Whataburger, Del Taco, and more!
- Zoning allows for retail drive-thru and multifamily (medium density mixed use)



**AREA TRAFFIC GENERATORS**



**Martin Richardson**

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**DEMOGRAPHIC SNAPSHOT 2024**



**71,770**  
**POPULATION**  
3-MILE RADIUS



**\$77,424.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**88,461**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Yale Blvd SE: 19,057 VPD  
Gibson Blvd SE: 36,247 VPD  
(SitesUSA 2024)

## PROPERTY OVERVIEW

This site offers great accessibility to Interstate I-25 from the intersection of Yale and Gibson Blvd. Situated close to Albuquerque International Airport, Kirkland Air-force Base, Sandia National Laboratories, the University of New Mexico and other high employment income institutions. This site is also very close to new Max Q and Lobo Crossing developments. This site is near new national and local restaurant development including Dion's, Chick-Fil-A, Chili's, Buffalo Wild Wings, Blake's Lotaburger and many more!

## LOCATION OVERVIEW

Strategically located at the bustling intersection of Yale and Gibson Boulevards in SE Albuquerque. This site offers high visibility and easy access. Just minutes from Albuquerque International Sunport, Kirtland Air Force Base, and Sandia National Laboratories, it benefits from strong traffic flow and proximity to key institutions. The area features a vibrant mix of retail, dining, and services, making it an ideal spot for businesses seeking a dynamic and accessible location.

## PROPERTY HIGHLIGHTS

Lease Rate:	\$100,000/yr Ground Lease
Sale Price:	\$826,486 (\$15.00 PSF)
Lot Size:	1.26 Acres
Lot SF:	54,885 SF
Zoning:	MX-M - Moderate Intensity

