



Developed by
 SIMON CRE
SIMON COMMERCIAL REAL ESTATE

LOBO CROSSING

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

AUTHENTIC ALBUQUERQUE

WELCOME TO ALBUQUERQUE, NEW MEXICO

Lobo Crossing ushers in a new chapter for Albuquerque—a lively suburban hub designed to be the heartbeat of a flourishing community.

Conveniently situated just minutes from downtown Albuquerque, the airport, and the University of New Mexico's 22,000-strong student body, it's perfectly positioned to connect residents, students, and visitors alike.



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



TRADE AREA OVERVIEW

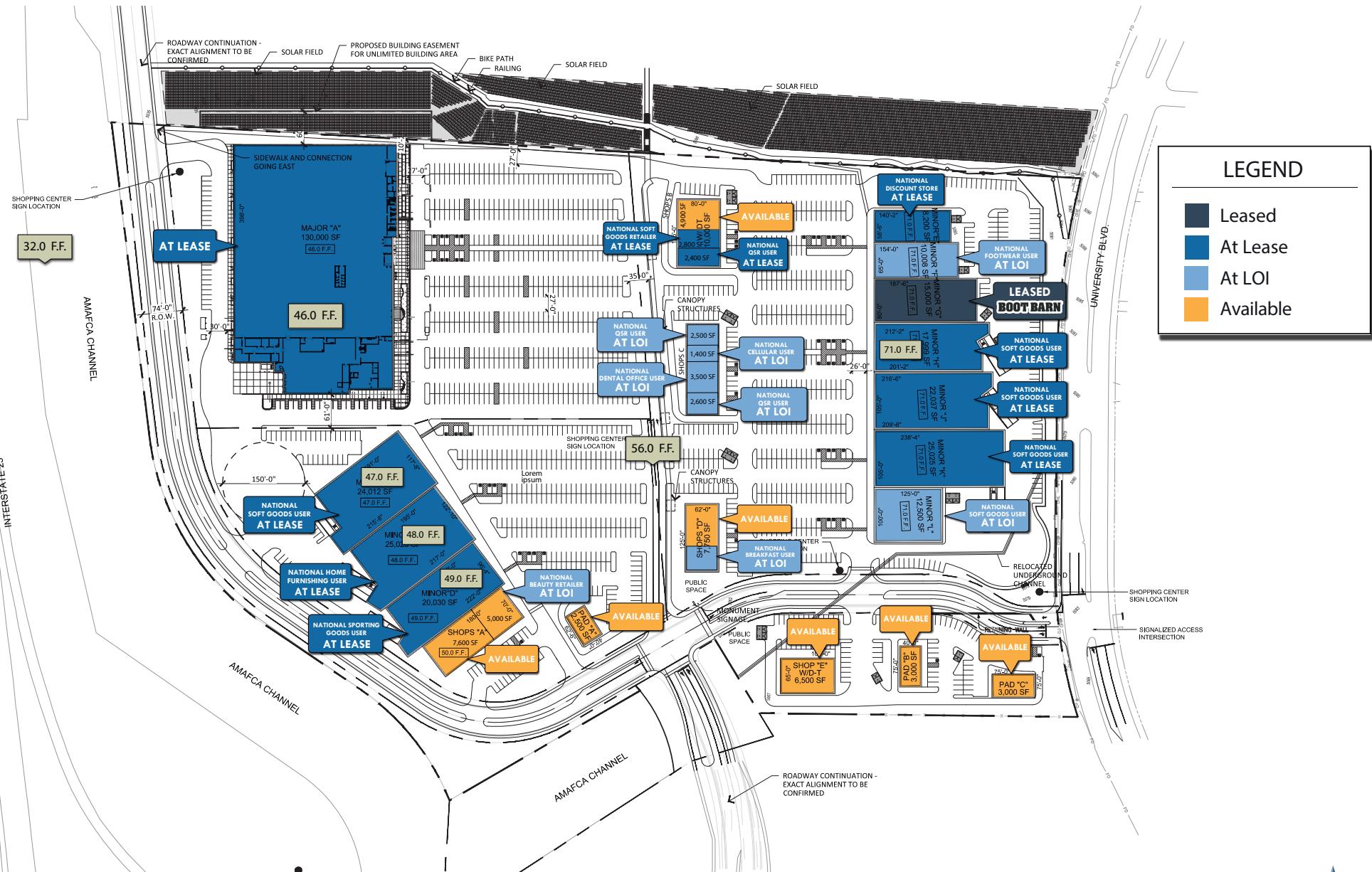


GIBSON BLVD & I-25 OVERVIEW



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

SPACE AVAILABLE FOR LEASE



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ELEVATIONS



BLOCK 1

SCALE: 1/8" = 1'-0"

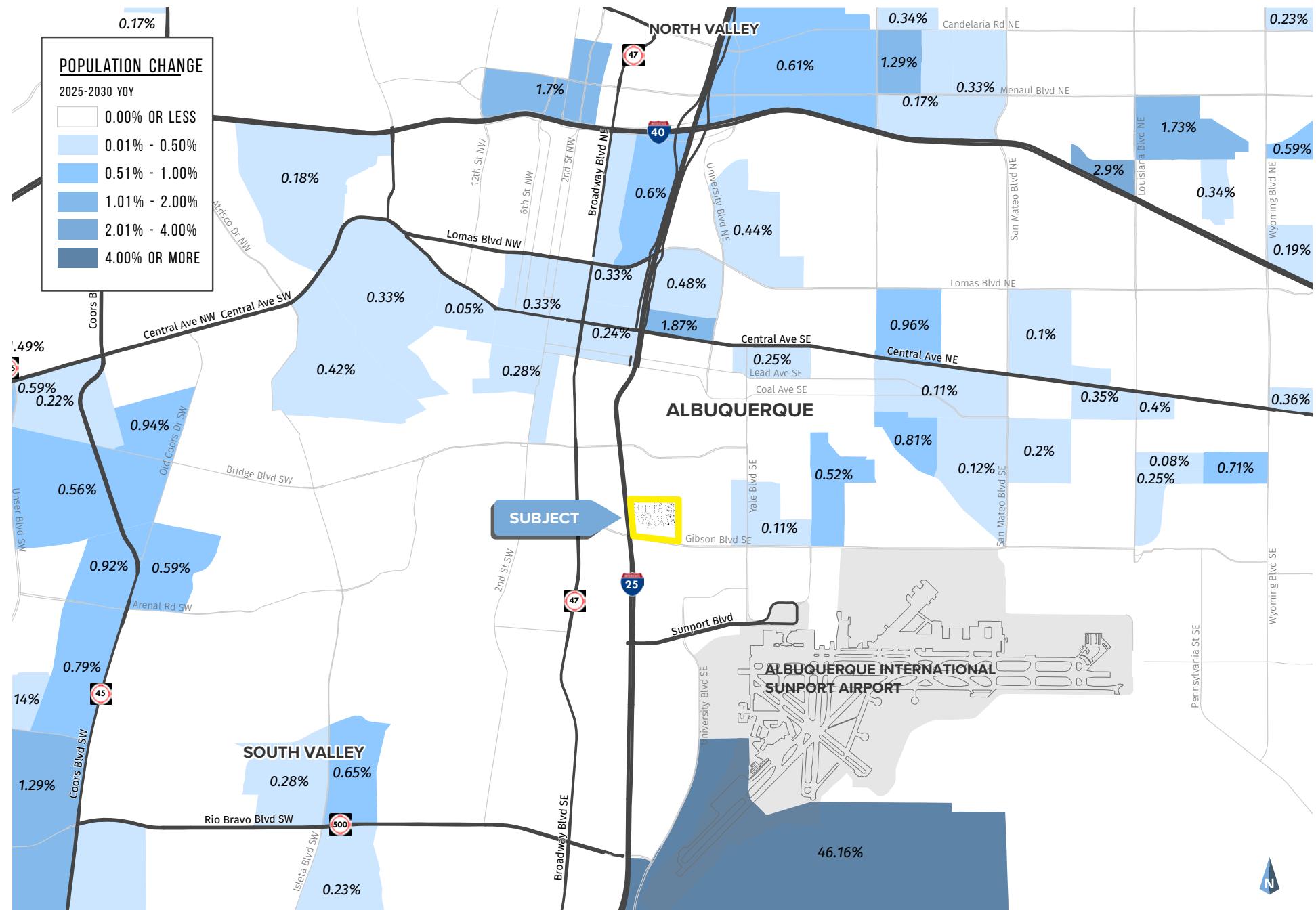
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ELEVATIONS



POPULATION GROWTH



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HOUSING IN ALBUQUERQUE

258,762

TOTAL HOUSING UNITS

*ESRI (2025)

HOUSING UNITS

*ESRI (2025)

OWNER OCCUPIED



147,273

RENTER OCCUPIED



94,465

VACANT



17,024



ALBUQUERQUE METRO HAS SEEN A
POPULATION INCREASE OF 1.14% SINCE 2024

*World Pop. Review (2025)

MEDIAN HOME VALUE

\$343,514

ALBUQUERQUE

\$333,333

NEW MEXICO

\$369,147

UNITED STATES

*Zillow (2025)

MEDIAN GROSS RENT

\$1,205

ALBUQUERQUE

\$1,094

NEW MEXICO

\$1,401

UNITED STATES

*Apartment List (2025)



300+ DAYS OF SUNSHINE A YEAR

DISTINCTIVE & DIVERSE NEIGHBORHOODS

As one of the oldest cities in the United States, Albuquerque's multicultural heritage is woven into everyday life. With 3,000 people per square mile, it's among the most diverse populations in the country, fueling a vibrant and inclusive community.

POPULATION

HOME TO 19 TRIBES AND PUEBLOS; THE GREATER ALBUQUERQUE METRO AREA BOASTS OVER 1 MILLION RESIDENTS.

LIVE & WORK

HOME PRICES AND COST OF LIVING REMAIN BELOW THE NATIONAL AVERAGE; RECOGNIZED AS ONE OF THE TOP CITIES IN THE U.S. FOR WORK-LIFE BALANCE.

ADVENTURE

ALBUQUERQUE IS RANKED A TOP 50 CITY FOR OUTDOOR ACCESS AND RECREATION; HOME TO THE ICONIC ALBUQUERQUE INTERNATIONAL BALLOON FIESTA, WELCOMING 880,000 VISITORS AND MORE THAN 500 HOT AIR BALLOONS EACH YEAR.

DEMOGRAPHICS

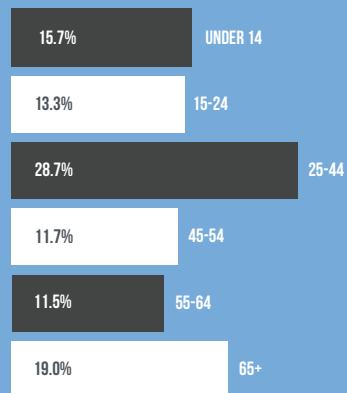
566,057

ALBUQUERQUE

978,000

GREATER ALBUQUERQUE

ALBUQUERQUE POPULATION BY AGE



5 MILE RADIUS OF LOBO CROSSING



266,615
DAYTIME POPULATION



\$74,519
AVG. HOUSEHOLD INCOME



38.6
MEDIAN AGE

LOBO CROSSING | 2025

3 MILE

5 MILE

7 MILE

ESTIMATED POPULATION

72,469

198,359

397,674

ESTIMATED HOUSEHOLDS

34,271

87,004

165,737

AVERAGE HH INCOME

\$76,799

\$74,519

\$81,287

MEDIAN HH INCOME

\$53,124

\$53,603

\$61,400

WORK PLACE EMPLOYEES

83,402

165,066

265,605

DAYTIME POPULATION

118,929

266,615

463,716





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LOBO CROSSING

A SHOPPING EXPERIENCE YOU SHOULD BE A PART OF.