



**WESTERN**  
RETAIL ADVISORS



**BASE 5**  
RETAIL PARTNERS

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# LOBO CROSSING

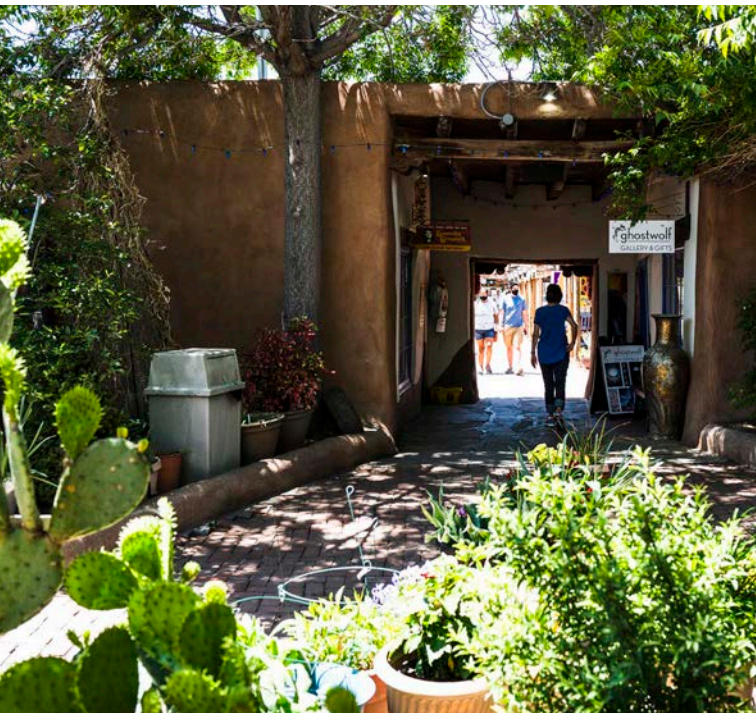
**NORTHEAST CORNER OF I-25 & GIBSON BLVD • ALBUQUERQUE, NEW MEXICO**

# 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





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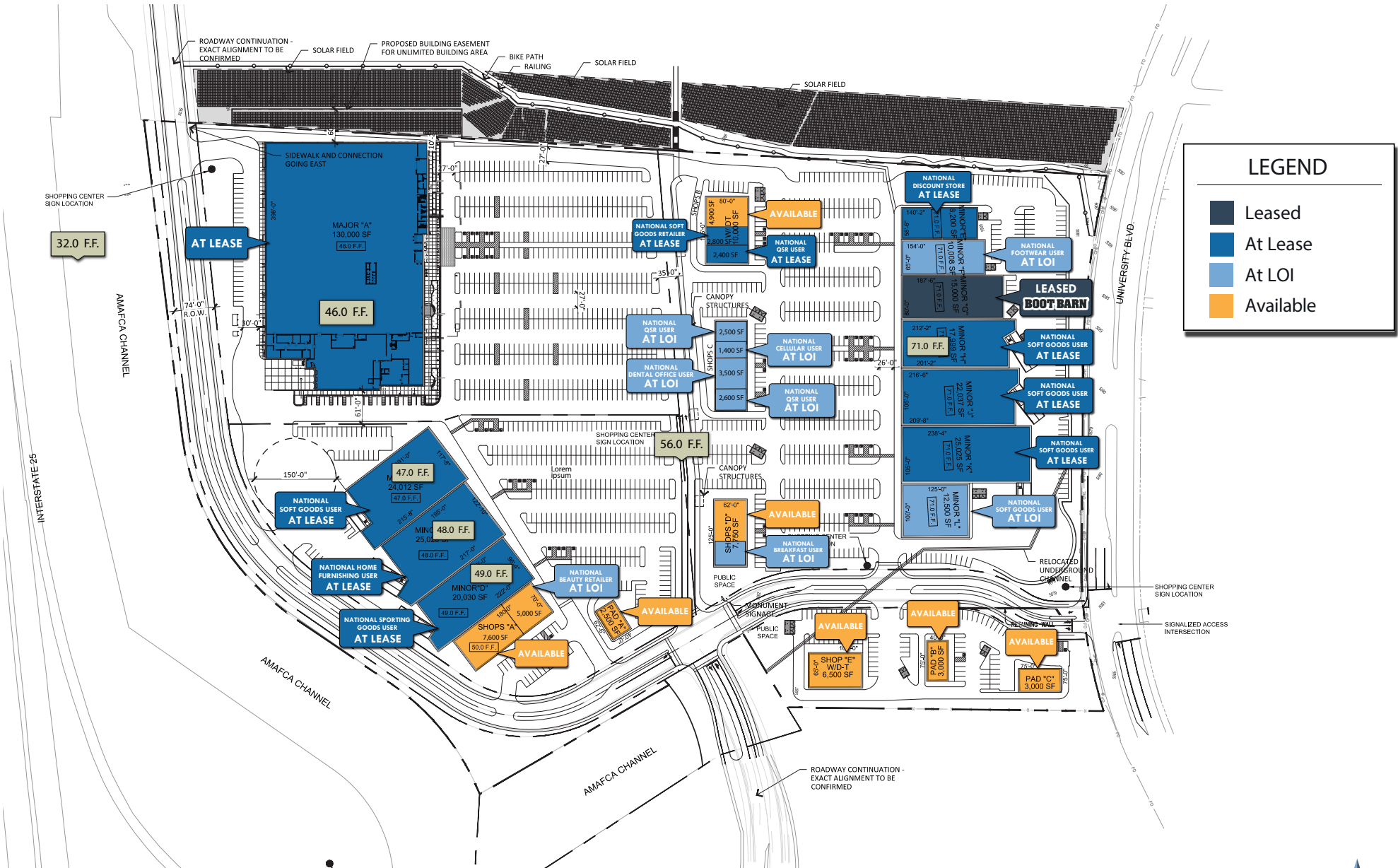
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## SPACE AVAILABLE FOR LEASE





ELEVATIONS



BLOCK 1

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



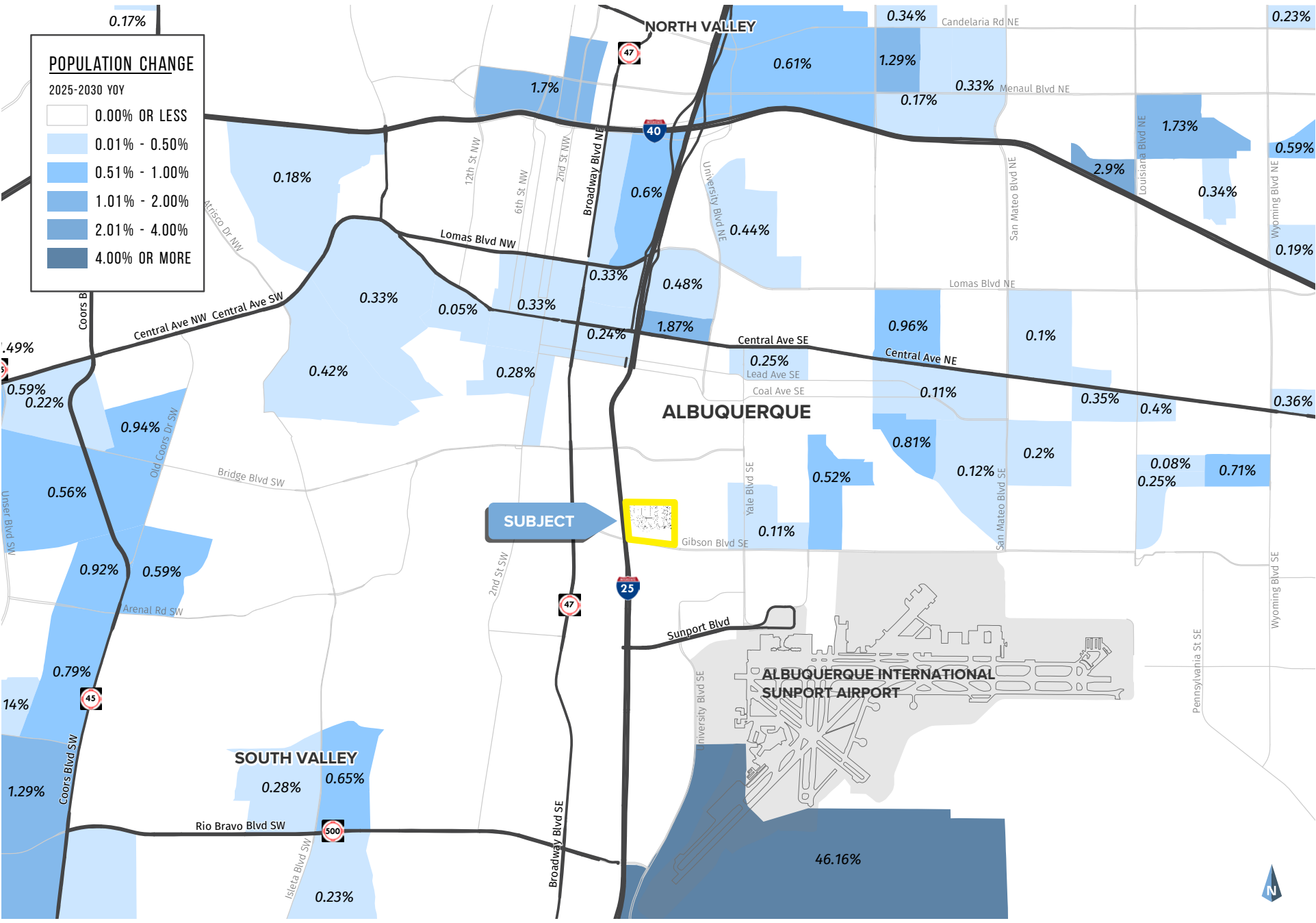


ELEVATIONS





# 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.



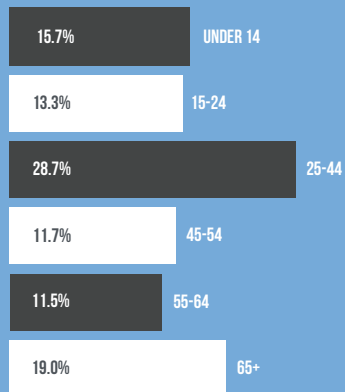
# DEMOGRAPHICS

**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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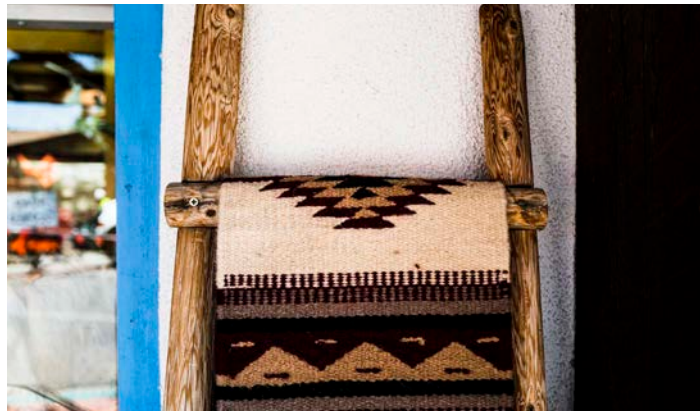
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# LOBO CROSSING

A SHOPPING EXPERIENCE YOU SHOULD BE A PART OF.