



WESTERN
RETAIL ADVISORS



BASE 5
RETAIL PARTNERS

DEVELOPED BY



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 24,000-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

[illegible]

TRADE AREA OVERVIEW

UNDER CONSTRUCTION | DELIVERING Q3 OF 2027



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

UNDER CONSTRUCTION | DELIVERING Q3 OF 2027



SPACE AVAILABLE FOR LEASE



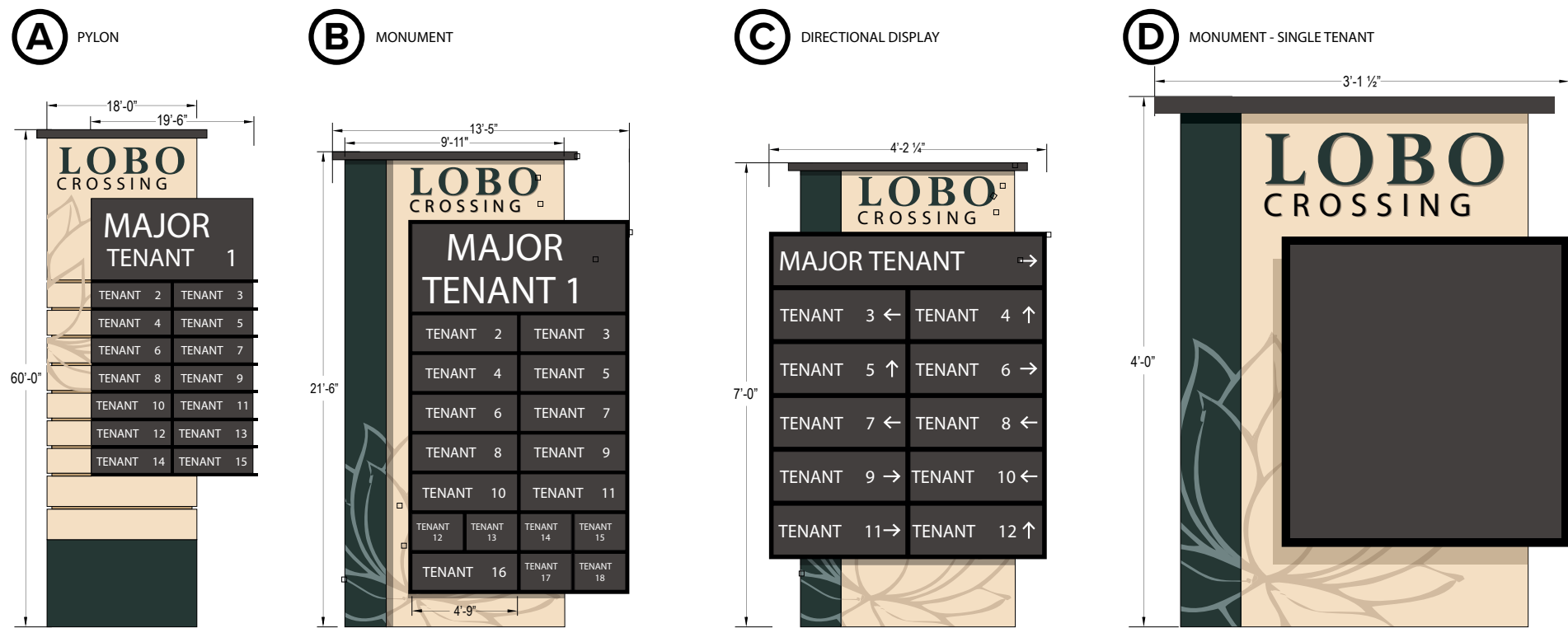
DRONE



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



SIGNAGE

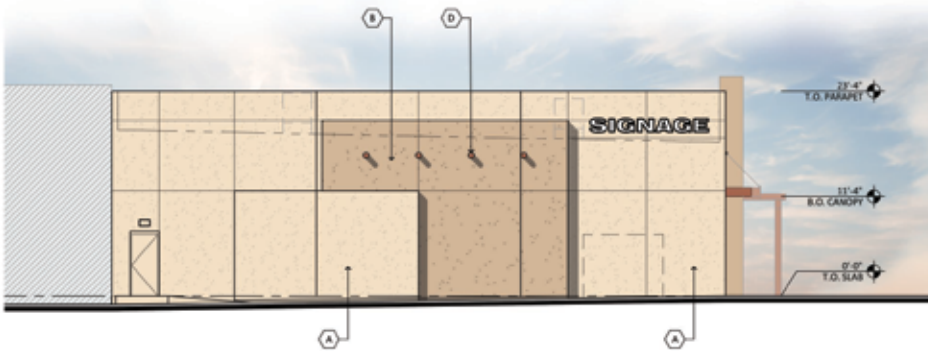


This architectural elevation drawing shows a building facade with three main entrance areas, each featuring a large glass door and window unit. The facade is composed of light-colored rectangular panels. Above each entrance, the word "SIGNAGE" is prominently displayed. To the right of the third entrance, the text "XXXX" is visible. The drawing includes several structural and material annotations with leader lines pointing to specific areas:

- 128.3 S.F. OF BRANDING ALLOWED**: Points to the upper section of the first entrance area.
- 134.8 S.F. OF BRANDING ALLOWED**: Points to the upper section of the second entrance area.
- 160.9 S.F. OF BRANDING ALLOWED**: Points to the upper section of the third entrance area.
- 15'-0" T.O. PARAPET**: Points to the top edge of the building's parapet.
- 23'-4" T.O. PARAPET**: Points to the top edge of the building's parapet on the far right.
- 11'-4" S.O. CANOPY**: Points to the overhang above the third entrance.
- 12'-0" T.O. STOREFRONT**: Points to the top of the third entrance's storefront.
- 8'-0" T.O. SLAB**: Points to the top of the building's slab.

The drawing also includes a grid system with letters A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

A horizontal line representing a 1D lattice with six sites labeled 0, 1, 2, 3, 4, and 5 from left to right. Sites 2, 3, and 4 are grouped together under a thick black horizontal bar, indicating the region of interest.



SHOPS B | ELEVATIONS



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



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

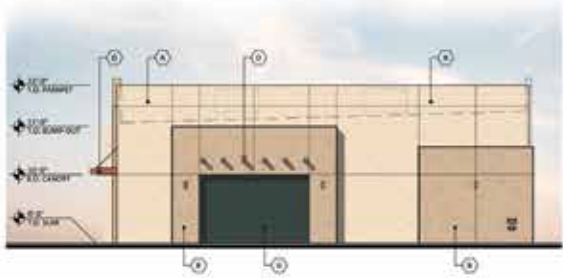
SHOPS C | ELEVATIONS



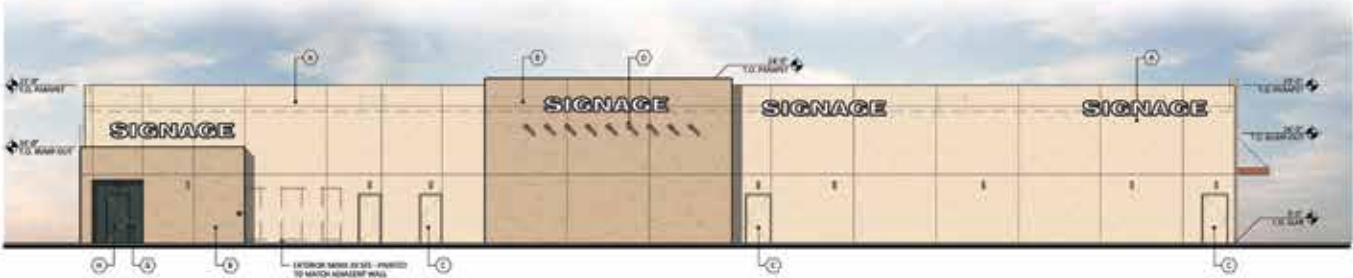
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

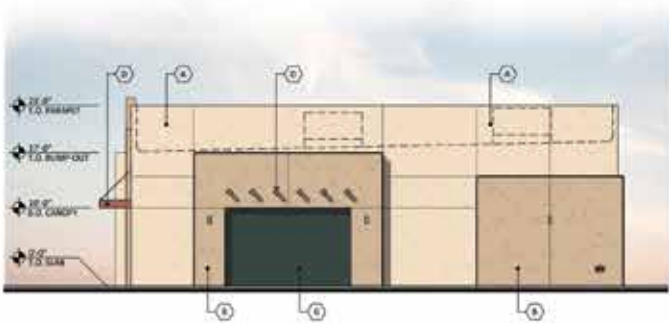
SHOPS D | ELEVATIONS



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



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

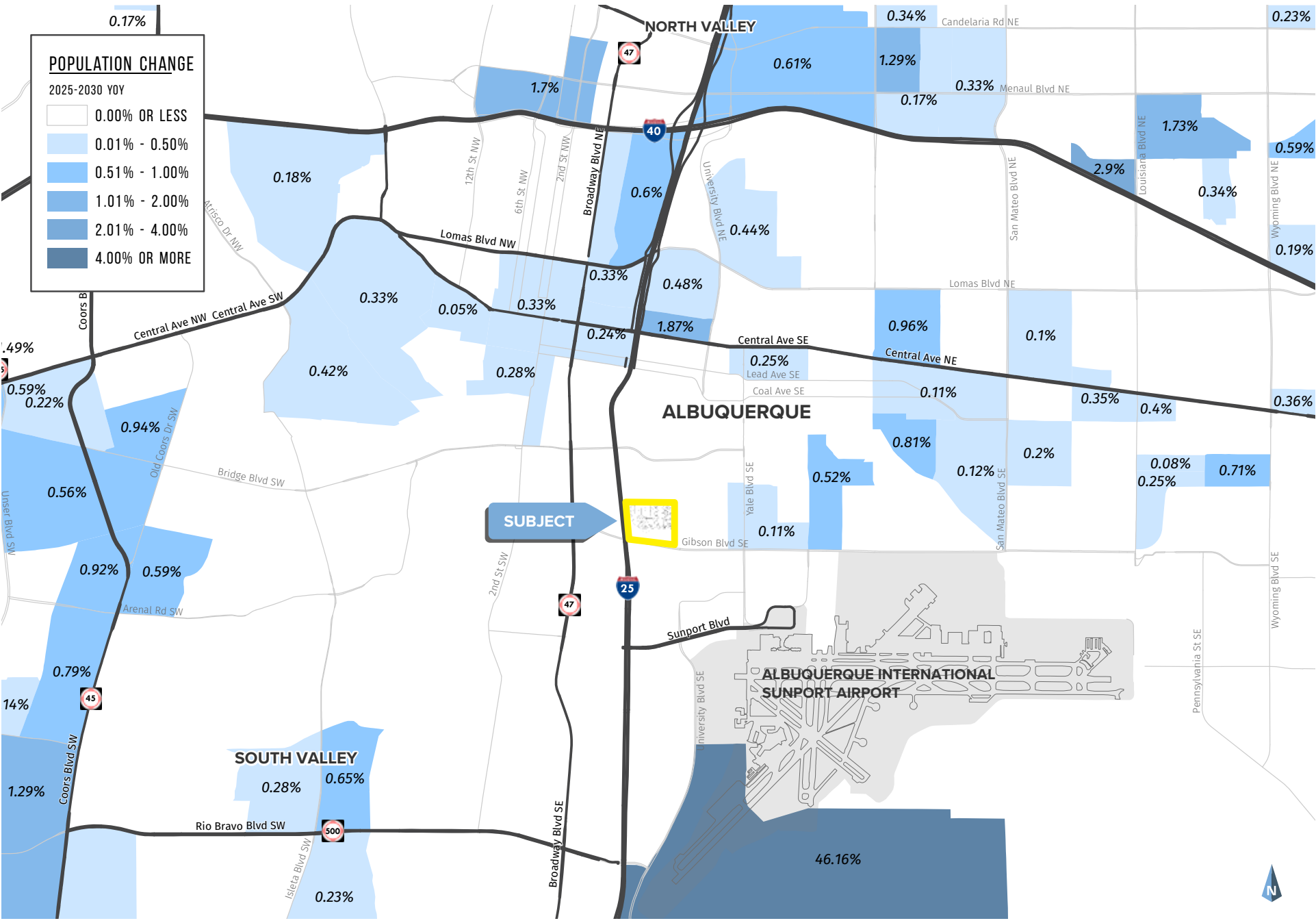


4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

RENDERINGS



POPULATION GROWTH



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

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.

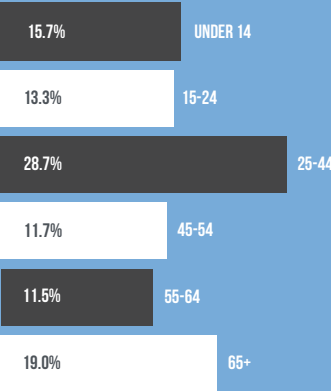
DEMOGRAPHICS

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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