

# Vacant Land Outside of Kirtland Air Force Base

1230 Arizona St., Albuquerque, NM 87108

**FOR SALE**

**Multi-Family  
83 Units**

**Multi-Family**

**Multi-Family  
197 Units**

**Multi-Family**

**Multi-Family**

**SITE**

Arizona St.

California St.

Cervantes  
Restaurant

Gibson Blvd.

19,900 VPD

San Pedro Blvd.

999 Seafood  
Supermarket

Beauty Supply

Asian  
Grill



Copper  
Canyon Cafe



**Gibson Medical Center  
520,000 SF**

**Multi-Family  
320 Units**

Lovelace

**VA Hospital  
2,500 Employees**



**COUNT ON US**

505.807.0605 | base5retail.com | 115 Gold Ave. SW, Suite 203G Albuquerque, NM 87102



### Sale Price

\$135,000 (\$10/SF)



### Lot Details

±.30 Acres (±13,068 SF) with lot dimensions: (2) 135'x50'

R-1C Zoning (Single Family)

Flat topography with access to utilities in street



### Development Opportunity

Best use is multi-family or child care



### Area's Economic Drivers

Numerous high-density apartments and mixed-use developments under construction in the area

Top employers in this area include medical, education, military and government contractors

### Area's Major Employers



**KIRTLAND AIR FORCE BASE**

±23,000 Employees



**Sandia National Laboratories**

±11,000 Employees



±3,000 Employees



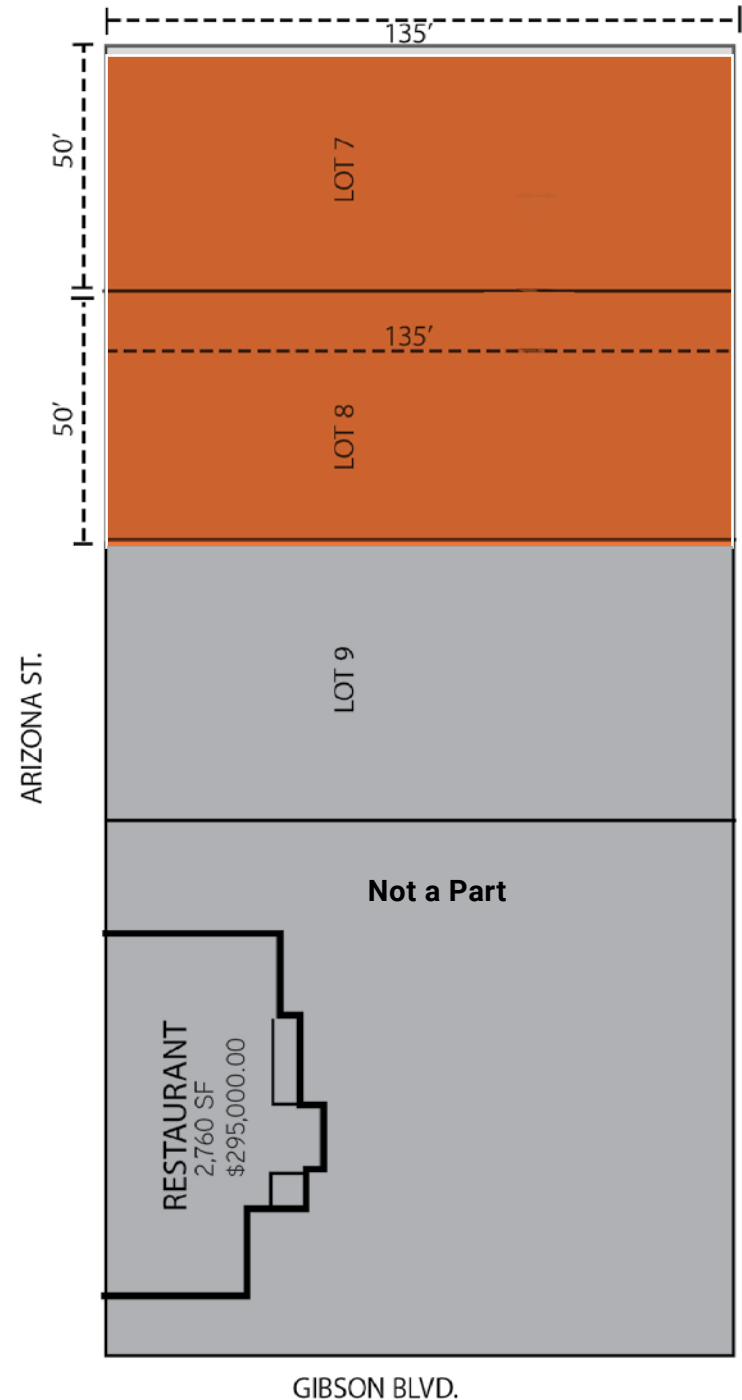
**Department of Veterans Affairs**

±2,500 Employees

**Owner willing to carry the financing**

**1230**

Arizona St. SE  
Albuquerque, NM 87108



**Brandon Saylor, CCIM Owner/Broker**

brandon@base5retail.com | 505.350.0296

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



135'

100'

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**SITE**

**LOBO VILLAGE**  
Lobo Tech & Sports District  
±58 Acres

**COURTYARD**  
Marriott  
**FAIRFIELD INN & SUITES**

**TOWNEPLACE SUITES**  
MARRIOTT

**Days Inn**

Applebee's | extended STAY AMERICA | Residence Inn Marriott

**Dion's**  
**Denny's**  
**IHOPE**

Holiday Inn

Golf Course

**TACO BELL**  
**Blakes LOTABURGER.**  
**SONIC**  
**DRINK WATER**

Future Mixed-Use

**Max Q @ Kirtland**  
±77 Acre Mixed-Use

**Department of Veterans Affairs**  
±2,500 Employees

**U.S. AIR FORCE**  
**KIRTLAND AIR FORCE BASE**  
±23,000 Employees

25

**chji's**  
**Blakes LOTABURGER.**  
**Chick-fil-c**

**Best Western RAMADA**  
**LAQUINTA INNS & SUITES**  
**FODDRUCKERS**  
**Village Inn**

**HYATT PLACE**  
**HOMWOOD SUITES**  
Hilton  
**Holiday Inn**

**ABO SUNPORT**  
±3,000 Employees

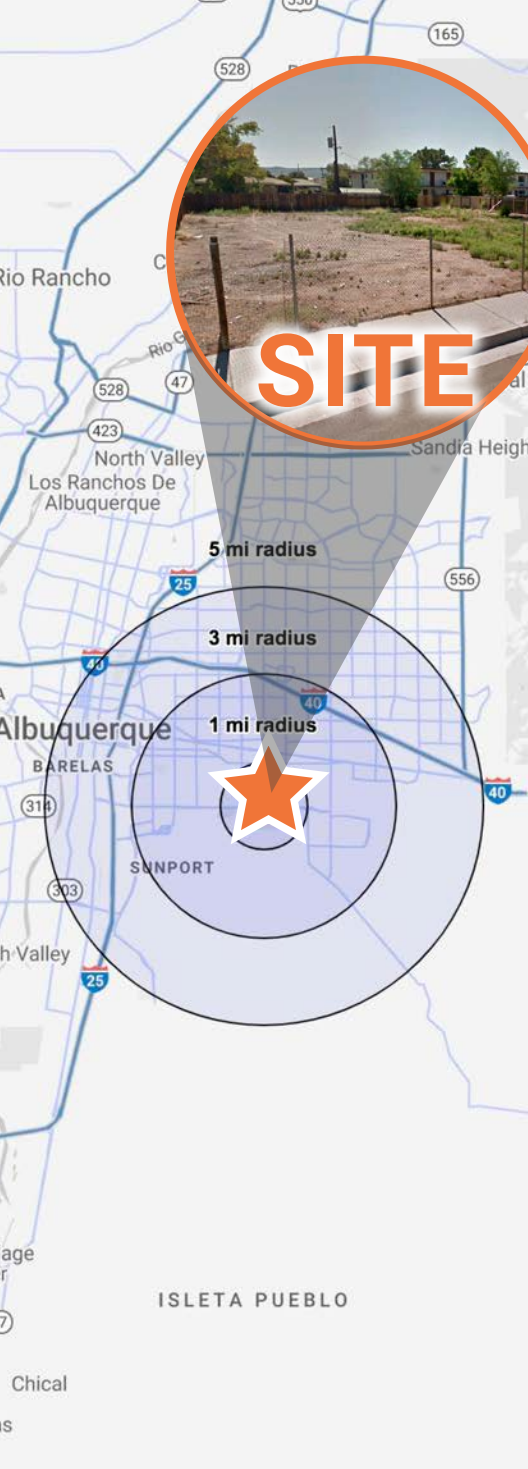
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Golf Course

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**SITE**

	1 Mile	3 Mile	5 Mile		
14,242	83,843	206,062	2018 Estimated Population	Population	
14,381	84,821	207,835	2023 Projected Population		
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6,890	38,681	94,284	2018 Estimated Households	Households/ Housing	
7,133	40,111	97,491	2023 Projected Households		
0.7%	0.7%	0.7%	Projected Annual Growth 2018 to 2023		
7,099	40,041	97,341	2018 Est. Total Housing Units		
26.6%	36.4%	45.9%	2018 Est. Owner-Occupied		
70.4%	60.2%	51.0%	2018 Est. Renter-Occupied		
\$174,653	\$189,218	\$187,742	Median Home Value		
\$595	\$695	\$697	Median Rent		
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466	4,623	14,675	2018 Est. Total Businesses	Businesses/ Employees	
11,359	61,309	190,999	2018 Est. Total Employees		
\$40,722	\$51,723	\$56,922	2018 Est. Average Household Income		
51.1%	60.5%	62.5%	White Collar Workers		
48.9%	39.5%	37.5%	Blue Collar Workers		
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\$262 M	\$1.71 B	\$4.46 B	2018 Est. Total Household Expenditure	Consumer Expenditures	
\$9.09 M	\$59.3 M	\$155 M	2018 Est. Apparel		
\$14.2 M	\$94.3 M	\$246 M	2018 Est. Entertainment		
\$41.5 M	\$267 M	\$693 M	2018 Est. Food, Beverages, Tobacco		

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