



JOIN THE RANKS OF
NORTHROP GRUMMAN
NEW SPACE NEXUS
KIRTLAND FEDERAL CREDIT UNION
DUNKIN DONUTS

AT



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MAX Q @ KIRTLAND

GIBSON BLVD BETWEEN CARLISLE BLVD & TRUMAN ST
 3530 GIBSON BLVD SE, ALBUQUERQUE, NM 87116



GROUND LEASE OR BUILD-TO-SUIT

AVAILABLE

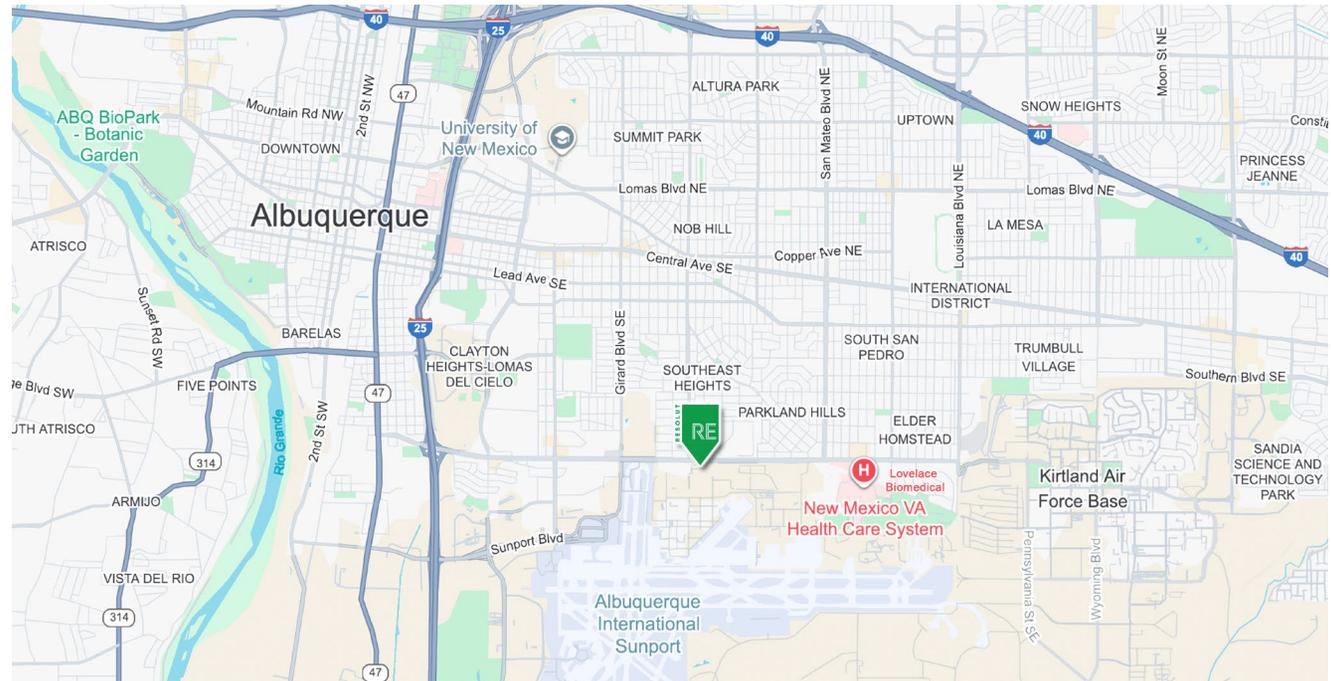
Pad Sites, Drive-Thru & Shop Space

RATE

Call for Pricing

SHOVEL- READY RETAIL + OFFICE PAD SITES IN THE HEART OF SPACE VALLEY

- Opportunity to join a 70-acre high-tech civilian campus at Kirtland Air Force Base featuring executive offices, light laboratories, R&D space, manufacturing, SCIFs, and hospitality + retail amenities.
- No property taxes!
- Close proximity to the VA Hospital and Lovelace Research Institute
- More than 43,000 employees and 27,000 students within 2 miles of the site.
- Development opportunities are flexible with options to ground lease, build-to-suit, end-cap drive-thrus or lease office +shop space within multi-tenant buildings.
- Join Northrop Grumman and New Space Nexus as the first office tenants and Kirtland Federal Credit Union and Dunkin' Donuts as the first retail tenants of Max Q.
- Over 35,000 VPD on Gibson Blvd, 124,000 daytime population within 3 miles and 945 multi-family and 356 single family homes on base – currently underserved for retail amenities.



AREA TRAFFIC GENERATORS



Peggy King

pking@resolutre.com | 505.337.0777

Rob Powell, CCIM

rpowell@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2025



75,556
POPULATION
 3-MILE RADIUS



124,000
DAYTIME POPULATION
 3-MILE RADIUS



43,000
DAILY EMPLOYEES



HOMES ON BASE
 Multifamily: 945
 Single Family: 356



77 ACRE
DEVELOPMENT



100,000
AVERAGE
SALARY



35,000+
DAILY CARS



DEVELOPED BY

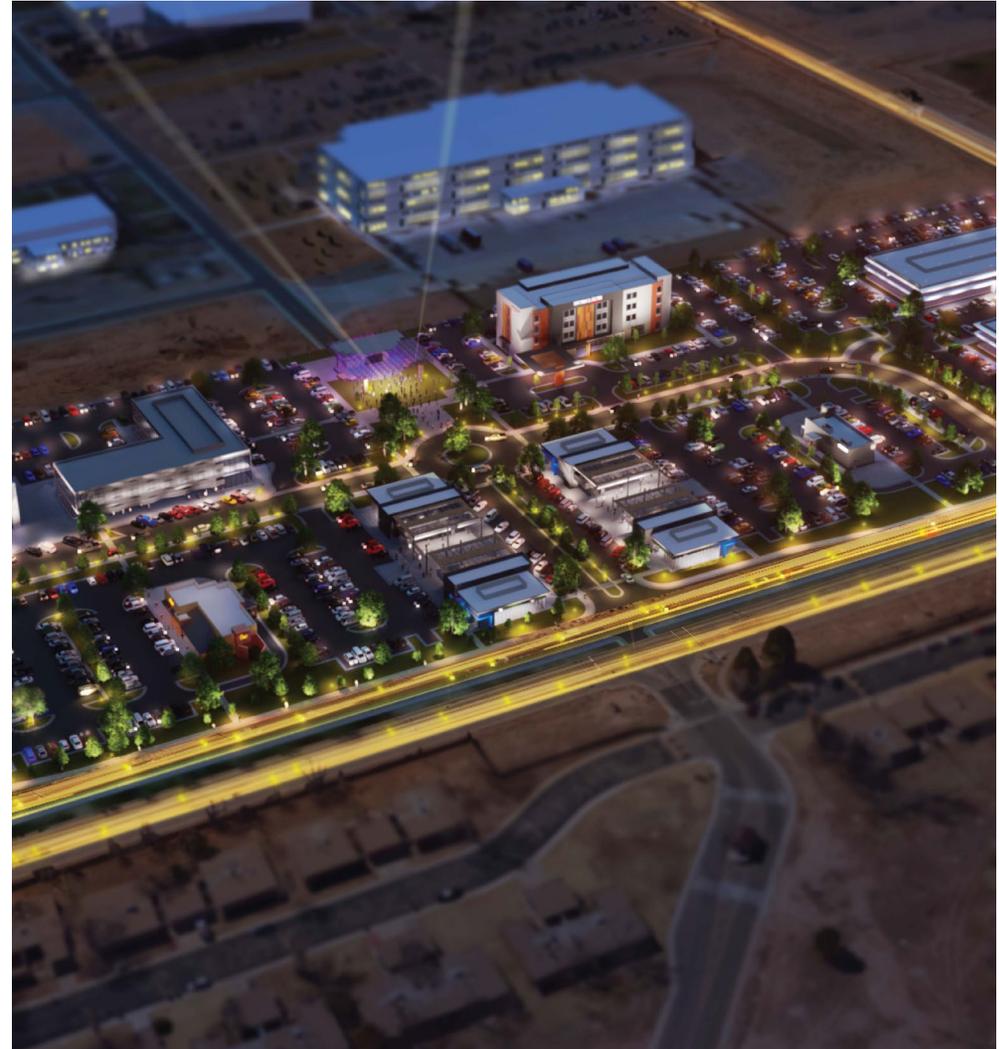

MAX Q @ KIRTLAND | 3530 Gibson Blvd SE, Albuquerque, NM 87116

PROPERTY OVERVIEW

Max Q @ Kirtland is a ground-up 70 acre development on Air Force Base land that will service one of the largest employment centers in New Mexico. This mixed-use project will be broken into four phases. The first phase consists of approximately 19 acres east of Carlisle Blvd and broke ground in March of 2024. The first phase is proposed to be a high density mixed-use "town center" style development with ground floor retail, drive-thru, hotels, restaurants, office, and R&D space. The development is available for ground lease, build-to-suit or to lease inline and end-cap drive-thru spaces in spec buildings. The site plan is subject to change based on the needs of tenants as the project evolves.

LOCATION OVERVIEW

Located in SE Albuquerque on Gibson Blvd between Carlisle Blvd & Truman St, Max Q is made possible by an EUL (Enhanced Use Lease) with Kirtland Air Force Base on base land (made available to the private sector) and is 1.85 miles from the Sandia National Laboratories gate; 1.25 miles from the Albuquerque International Sunport; 0.75 miles from the US Department of Veteran Affairs and 2 miles from the University of New Mexico. This site is also a mile away from recently constructed Chick-Fil-A, Starbucks, Whataburger, Blake's Lotaburger, Chili's, Buffalo Wild Wings and Dion's. This submarket is home to the largest employment centers in the state of New Mexico and is largely underserved for retail amenities.



**Offering Premier Retail Opportunities
in the Gibson Corridor**

PHASE 1 SITE PLAN

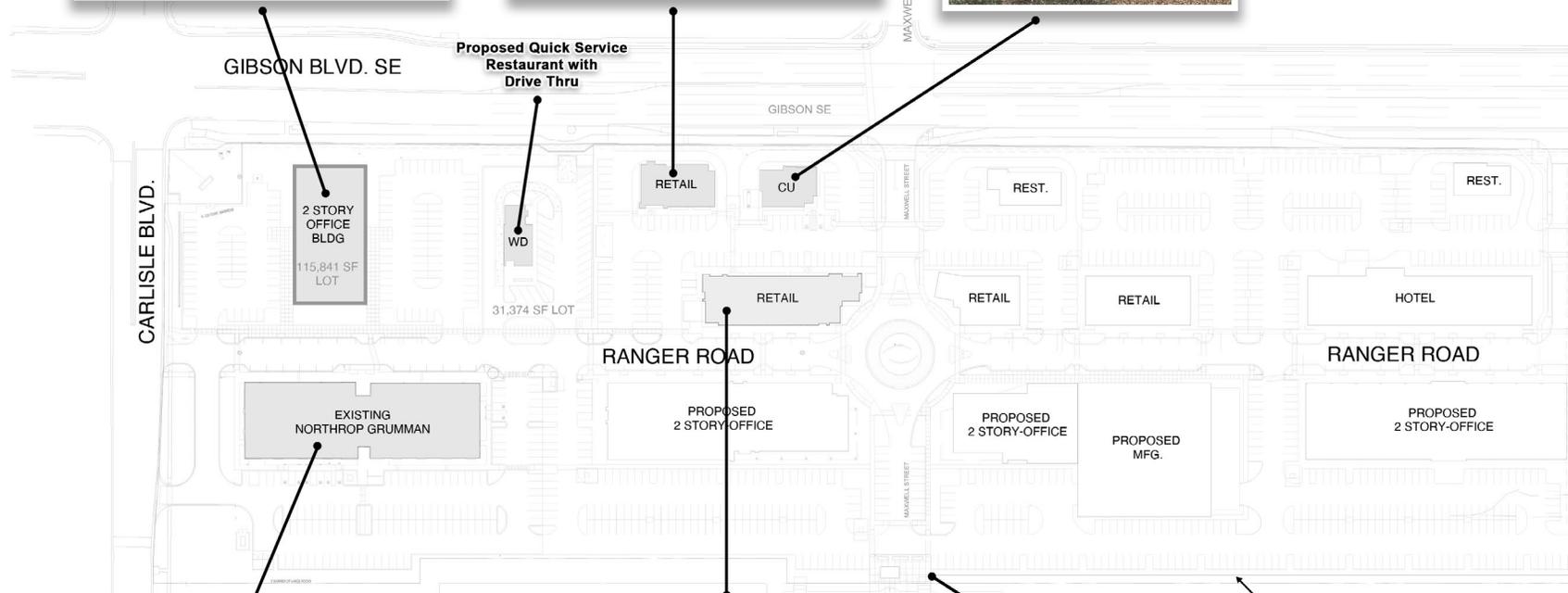
New Space Nexus (Under Construction)



Dunkin' Donuts



Kirtland FCU (Now Open)



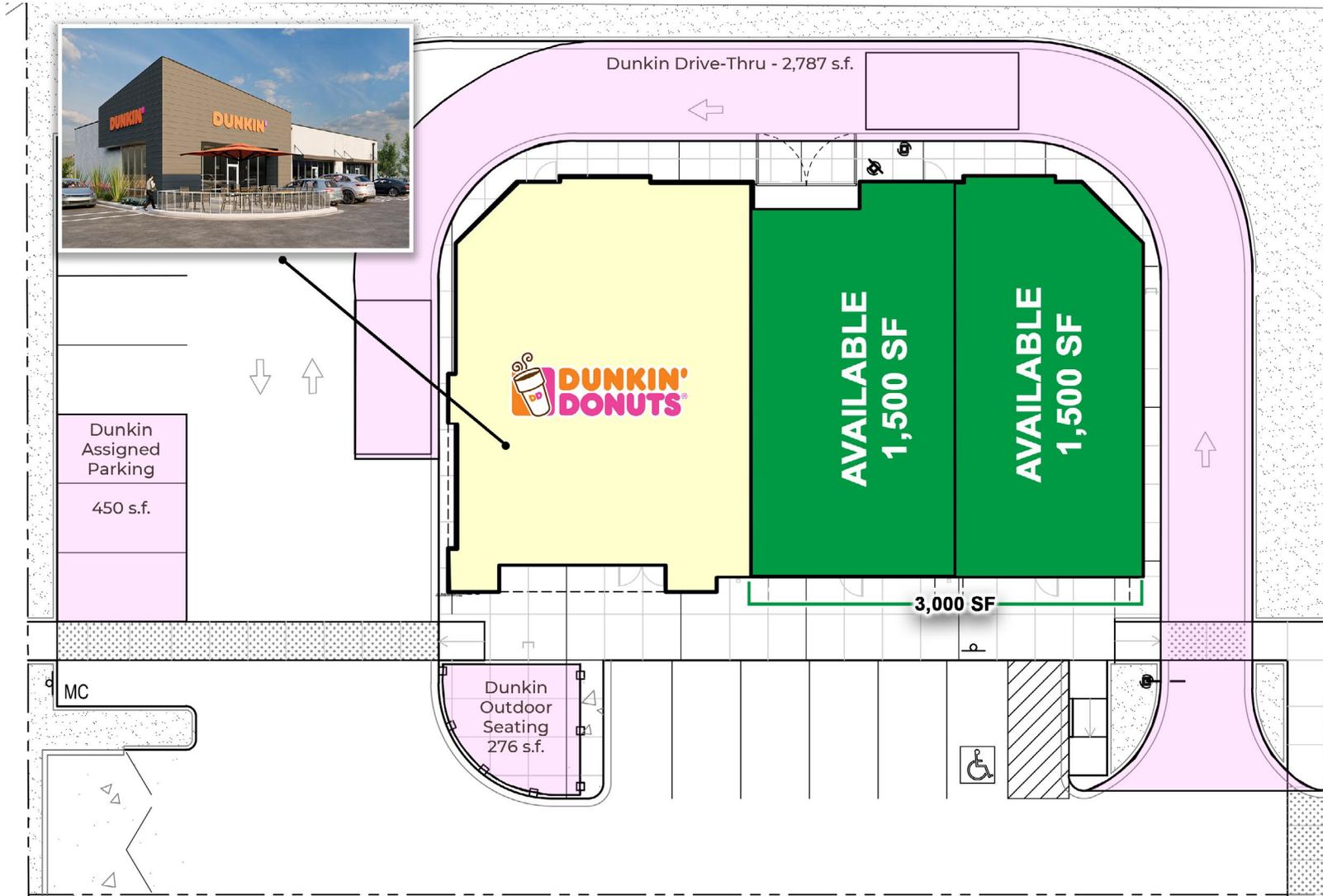
Northrop Grumman (Now Open)



Multi-tenant Retail (Available)

Pedestrian Gate

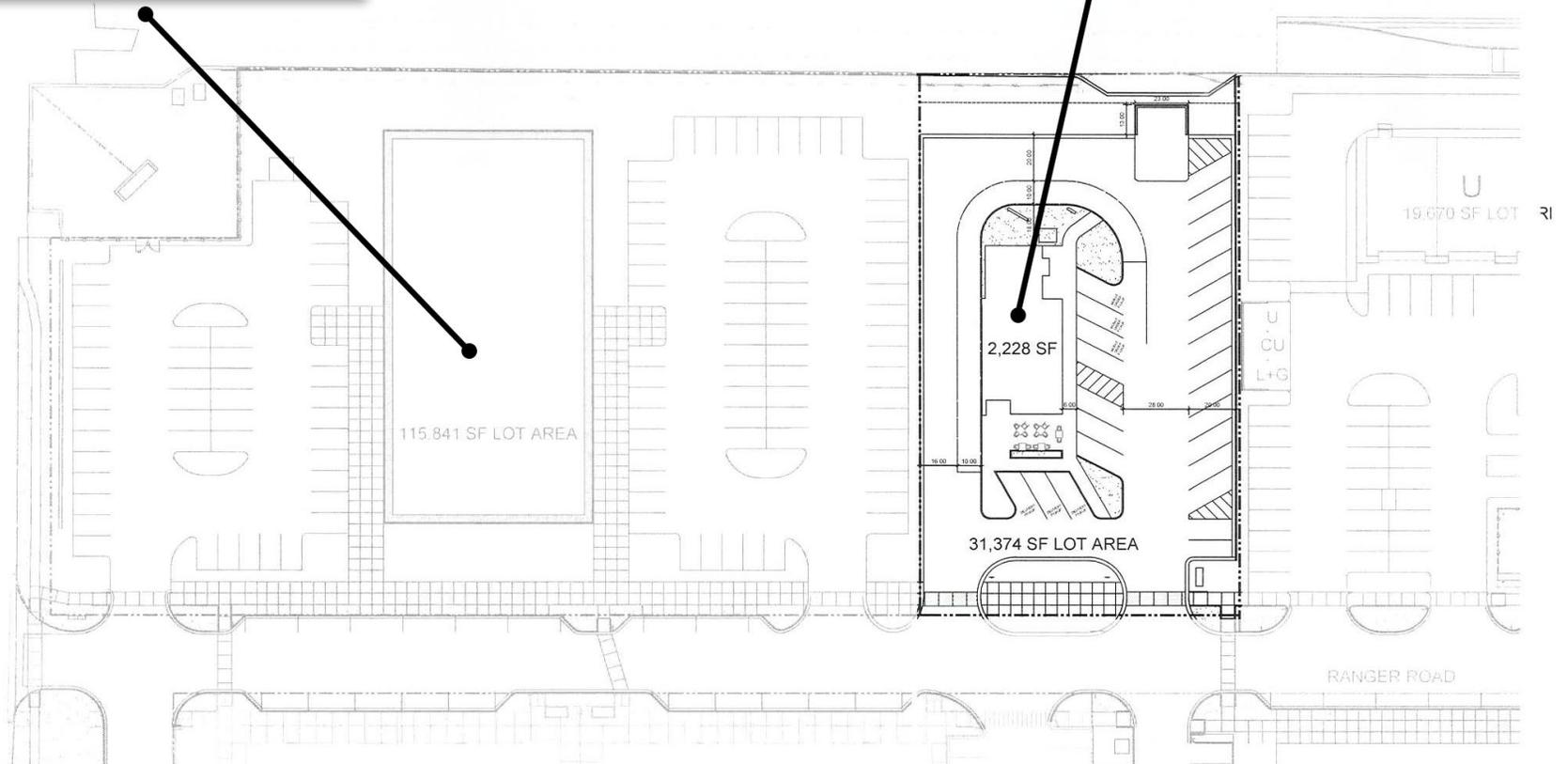
MULTI-TENANT RETAIL



AVAILABLE MULTI-TENANT RETAIL



NEW SPACE NEXUS (UNDER CONSTRUCTION)

**QUICK SERVICE
RESTAURANT WITH DRIVE THRU**




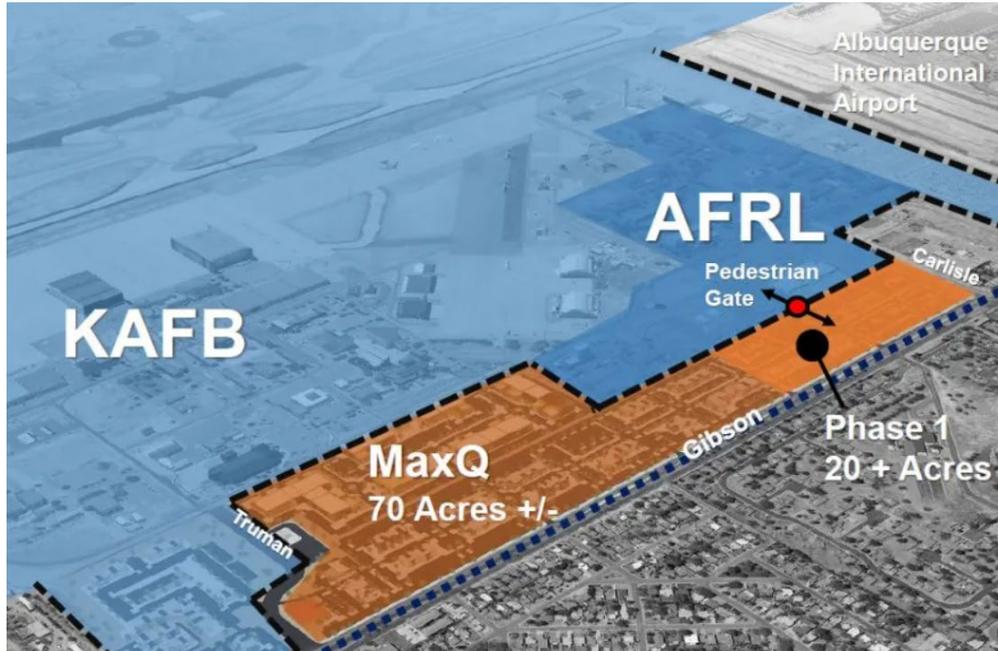


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UNPARALLELED PROXIMITY. UNLIMITED POTENTIAL.



BUILD YOUR NEXT FACILITY AT MAXQ

MaxQ is a groundbreaking commercial campus located within Kirtland Air Force Base, offering rare shovel-ready office pad opportunities designed for speed-to-occupancy and streamlined development.

- Utilities already in place – water, sewer, power, and fiber optics
- Environmental and preliminary traffic studies completed
- Operates independently from City of Albuquerque and Bernalillo County zoning regulations
- No design review board, planning, zoning, or neighborhood association approval required

PARTNERS AND RESOURCES



- WHITE SANDS TEST FACILITY



- SPACE RAPID CAPABILITIES OFFICE
- SPACE SYSTEMS COMMAND



- SPACE VEHICLE DIRECTORATE
- DIRECTED ENERGY DIRECTORATE



- ARROWHEAD CENTER
- PHYSICAL SCIENCE LAB



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This is why Northrop Grumman picked Max Q for Expansion

Northrop Grumman will create about 25 jobs as it expands into Max Q, a mixed-use development slated to be built on vacant land near Kirtland Air Force Base.

The 25,000-square-foot facility Northrop Grumman will occupy broke ground this month, and construction is expected to be completed in February of next year. Northrop's new facility will focus on space systems and cybersecurity operations. When asked about the project, Northrop Grumman vice president Troy Brashear said Albuquerque was "one of the nation's centers for aerospace" activity. "When you look at the infrastructure, the capabilities and the talented workforce in that area, it's just such a prime spot to support our important customers," he said.

Thunderbird Kirtland LLC, the developer of Max Q, will construct the building for Northrop Grumman. Kevin Yearout, who manages Thunderbird Kirtland Development LLC, said a lease with an initial term of 10 years was inked March 19. Wilger Enterprises of Albuquerque is handling the buildout of Northrop's Max Q expansion.

If all goes as planned, Northrop Grumman – which has about 90,000 employees worldwide– will be an early tenant at Max Q. The entire Max Q development would sit on more than 70 acres near Gibson Blvd. SE and Carlisle Blvd SE. For Northrop Grumman, the expansion provides easy access to the Air Force Research Laboratory at Kirtland Air Force Base which hosts the Space Vehicles Directorate (a research and development program for space tech). Other defense and space organizations will also be in close proximity.

"We'll be able to work hand in hand with our customers," Brashear said. "Our customers can just come right through the gate, [sic.] can come into the building and we can work technical issues jointly and also be able to further the research and development of these kinds of space capabilities." Northrop Grumman will look to hire engineers, finance and business personnel, according to Brashear, who confirmed 25 new jobs will be created.

Three years ago, Northrop tech fellow Andrew Kwas said the defense firm planned to hire 150 engineers as part of an expansion spurred (at least in part) by a string of contract wins, primarily for space-related projects. The company was also eyeing plots of land on Gibson Boulevard for a new building, Kwas said at the time.

When asked if this week's news was related to those past plans, a representative for Northrop Grumman was unable to confirm a connection. Northrop's facility marks the beginning of the first of four phases of development at Max Q. The first phase will include about 20 acres east of Carlisle Boulevard with proposed retail, restaurant, hotel, office and R&D space. A Max Q site plan indicates that buildings on the mixed-use property could range in size from 3,130 square feet to 70,000 square feet. Yearout says they're in active negotiations with three tenants so far, but lease agreements for those new retail and restaurant spaces aren't finalized. Kirtland Air Force Base will be the landlord for the property, with pedestrian access for base staff and the public.