



Colliers

# For Ground Lease or Built-to-Suit

6301 Gibson Blvd SE  
Albuquerque, NM 87108

Site

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# Property Profile

## Details

|            |                   |
|------------|-------------------|
| Lease Rate | See Broker        |
| Lot Size   | 1.17 acres        |
| Zoning     | MX-L              |
| Submarket  | Southeast Heights |

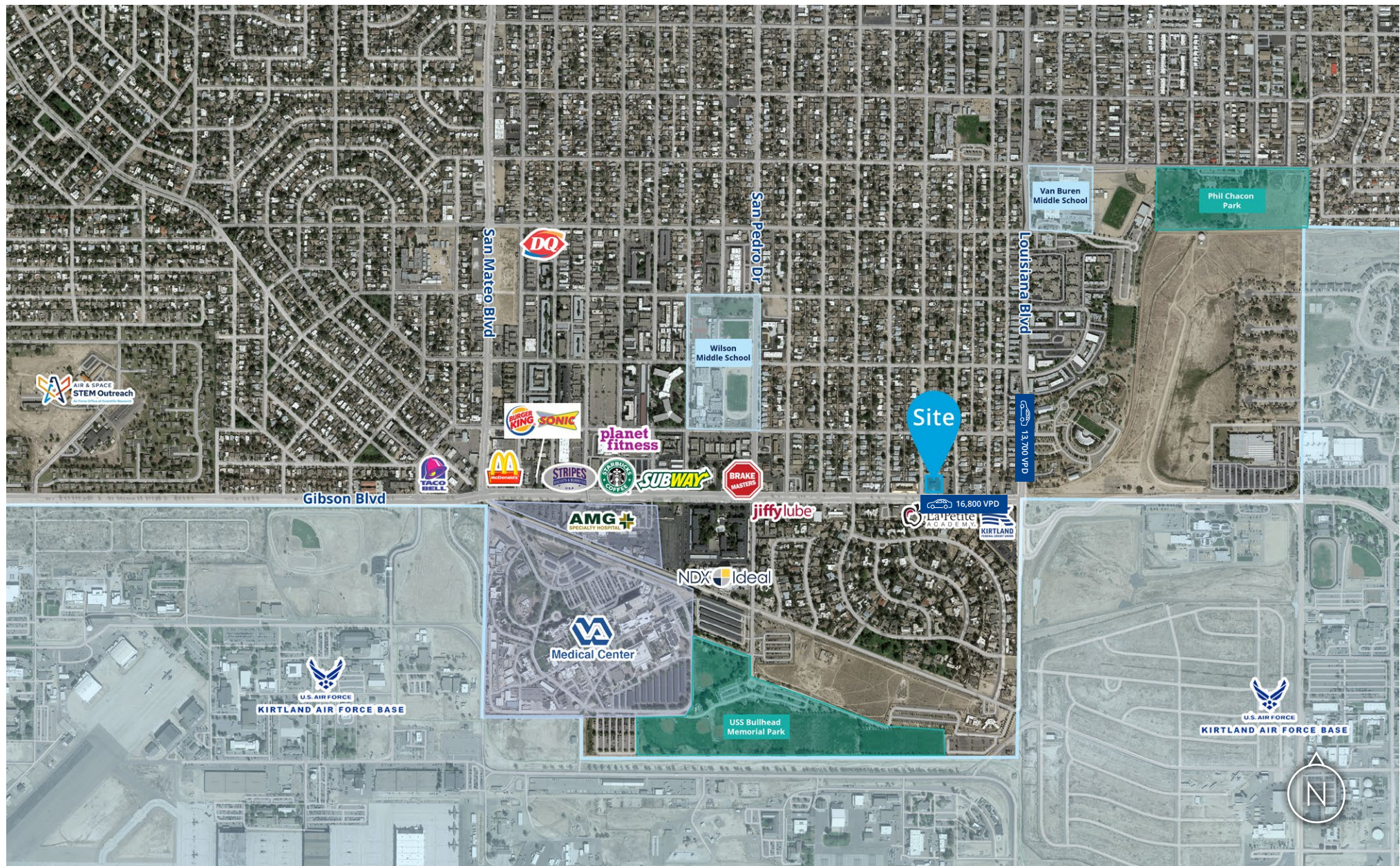
## Features

- Retail pad site for ground lease or build-to-suit
- In close proximity to Kirtland Air Force Base with over 23,000 employees, including more than 3,000 active duty and 1,100 Guard and Reserve, 3,400 civil service, 300 nonappropriated fund employees and 12,500 contractors
- In proximity to MaxQ@Kirtland, a 70 acre high-tech civilian commercial campus located on the Kirtland Airforce Base
- Strong residential and medical presence
- Excellent visibility with multiple access points
- All utilities in close proximity

## Area Tenants



# Trade Area Aerial

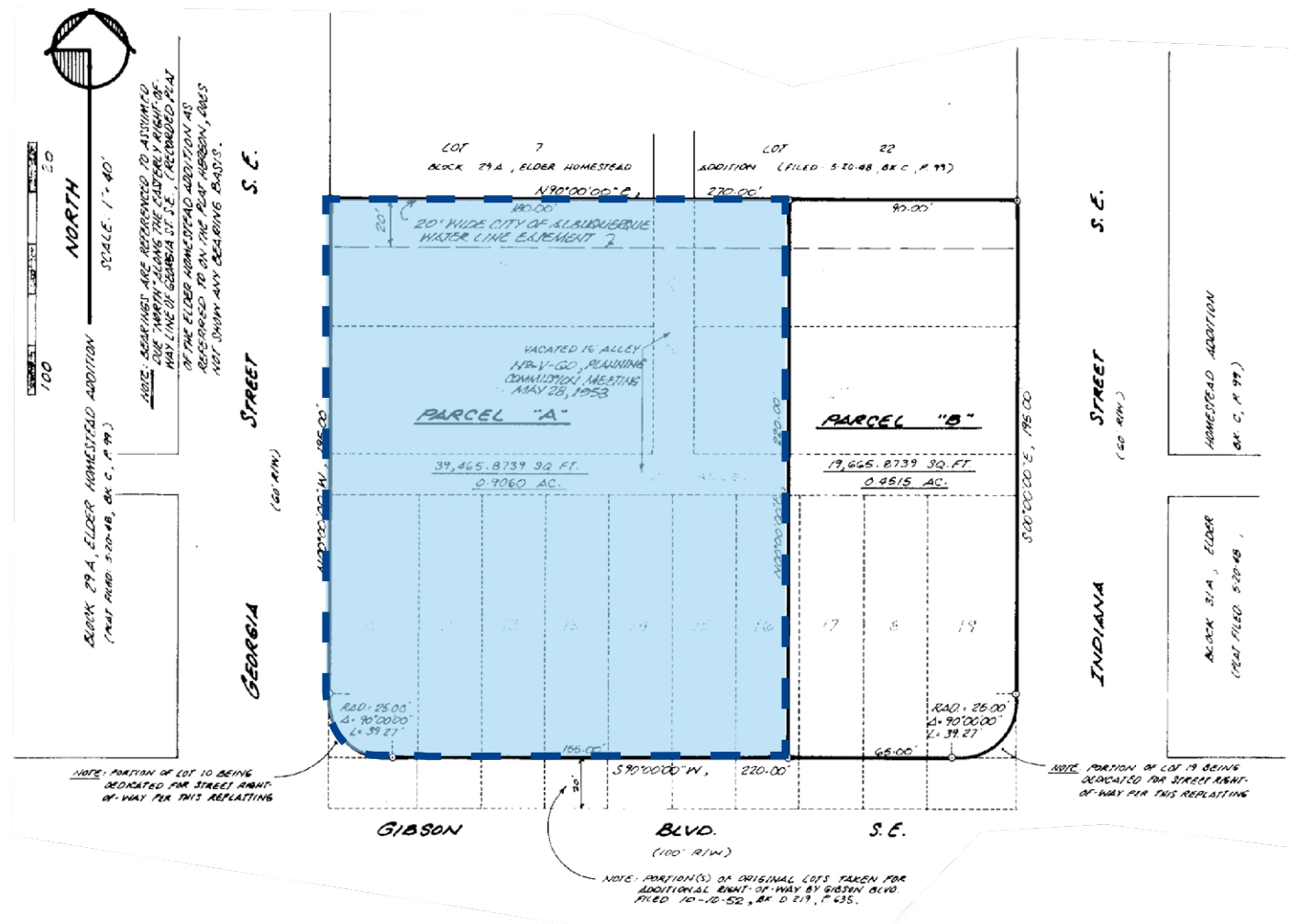


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# Intersection Aerial

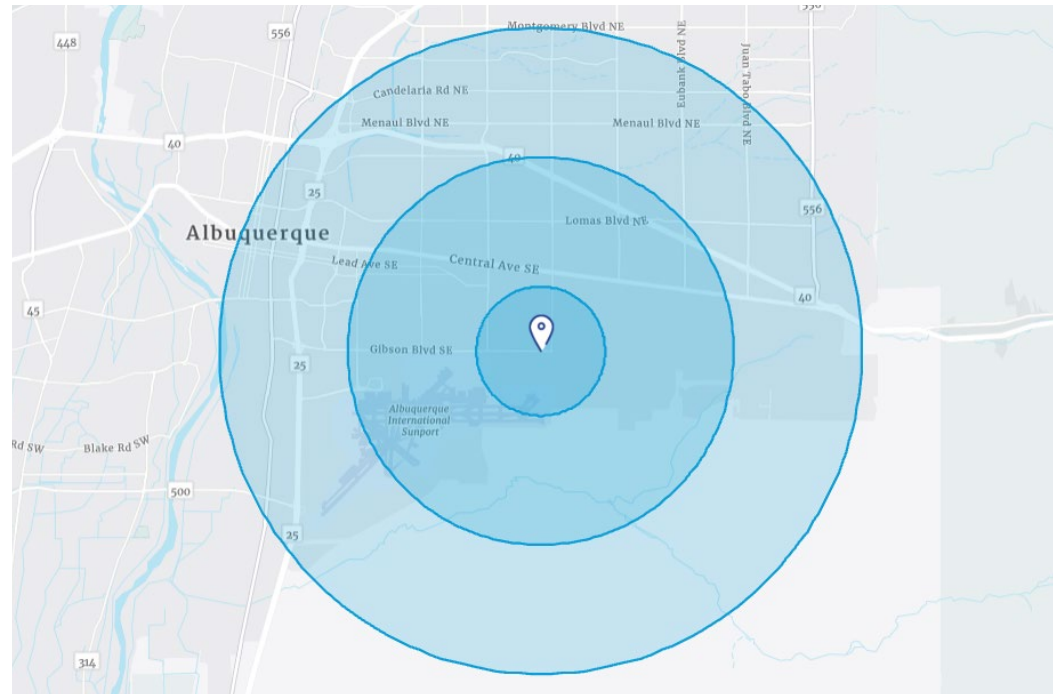


# Plat



# Demographics\*

\* Demographic data derived from esri® 2020



|                   | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 13,221   | 79,036   | 201,405  |
| Households        | 5,786    | 36,208   | 90,967   |
| Median HH Income  | \$34,796 | \$53,329 | \$60,722 |
| Average HH Income | \$50,194 | \$77,627 | \$83,282 |