



Stand-Alone Former Restaurant

NEC OF GIBSON BLVD & GEORGIA ST
6301 GIBSON BOULEVARD SOUTHEAST
ALBUQUERQUE, NM 87108

CALL FOR MORE INFORMATION



FOR LEASE

\$15.00 PSF NNN

FOR SALE

\$750,000

AVAILABLE SPACE

2,767 SF

PROPERTY HIGHLIGHTS

- Stand-Alone building
- High Traffic & Visibility
- Redeveloping area (MaxQ, Blue Halo, AFRL, Orion)
- High Daytime population
- Surrounded by high income workers
- Former Restaurant (Blakes Lotaburger)

TRAFFIC COUNT

Louisiana Blvd SE: 14,123 VPD
Gibson Blvd SE: 18,080 VPD
(Sites USA 2023)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



80,839
2023 POPULATION
3 MILE RADIUS



64,901
2023 DAYTIME POPULATION
3 MILE RADIUS



\$72,874
2023 AVERAGE INCOME
3 MILE RADIUS



18,080 VPD
GIBSON BLVD SE

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PROPERTY OVERVIEW

Available SF:	2,767 SF
Lot Size:	0.905
Year Built:	1989
Zoning:	MX-L
Submarket:	Gibson Corridor
Frontage (in Feet):	180'
Parking Ratio:	14.8 : 1,000
Ceiling Height	9'

PROPERTY OVERVIEW

6301 Gibson is a rare stand-alone building in the redeveloping Gibson Technology Corridor. The property sites on nearly an acre and has abundant parking, high visibility, great access, and unlimited potential. The property was a former Blakes Lotaburger and has some existing restaurant infrastructure in place. With over 2,700 SF of interior space, there is enough room for retail or a sit down restaurant concept to service SNL and AFRL.

LOCATION OVERVIEW

This property is located within 0.5 of a mile from the Louisiana gate to Kirtland Air Force Base & SNL. The daytime population is high and steadily increasing as the base continues to make 1,000's of new hires annually. The demand for food, services, entertainment, etc. near base is growing. There are several new developments planned in the area including MaxQ, Orion, Sunport Cargo facility, Blue Halo, etc. that will transform this area.

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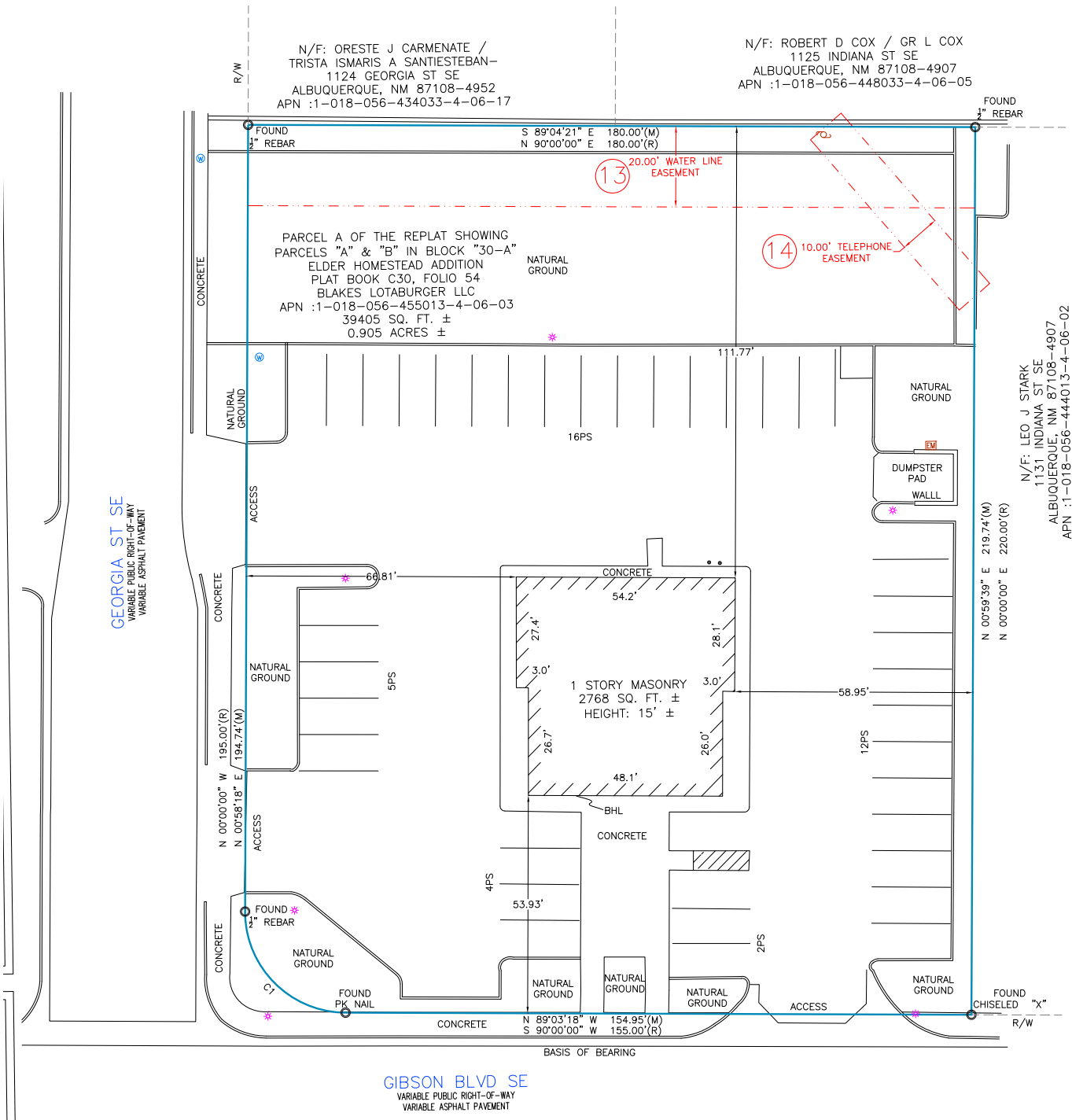
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Dry Storage



Kitchen Area



Kitchen & Prep Area



Dining Area

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