

# FREESTANDING RETAIL NEAR AIRPORT

SEC GIBSON & SAN PEDRO

5800 Gibson Blvd SE Albuquerque, NM 87108



**FOR SALE  
OR SUBLEASE**

**AVAILABLE  
SPACE**  
1,400 SF

**SALE PRICE**

\$400,000

**LEASE RATE**

\$25.00 PSF NNN

NNNs\* \$3.50

\* Estimate provided by Landlord and  
subject to change

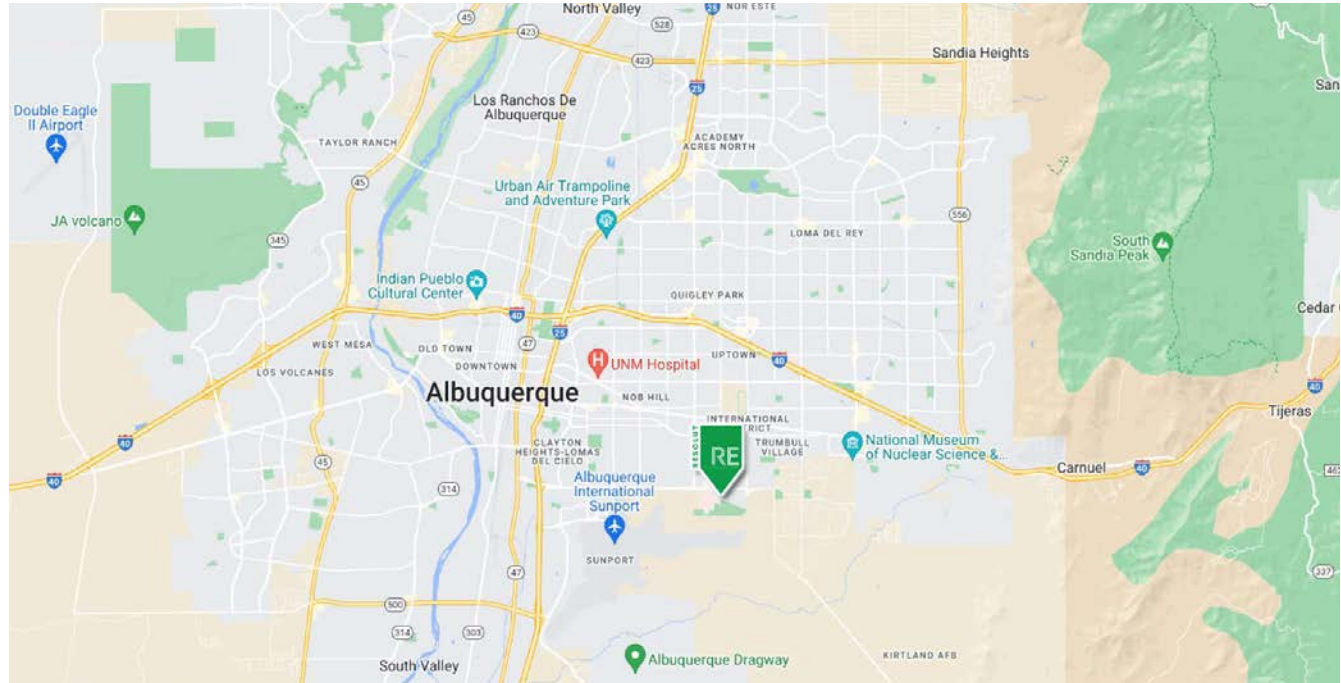
**Austin Tidwell, CCIM**  
atidwell@resolutre.com  
505.337.0777

**Daniel Kearney**  
dkearney@resolutre.com  
505.337.0777

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### PROPERTY HIGHLIGHTS

- Freestanding retail building on signalized hard corner
- Recently a cannabis dispensary and constructed for Papa Johns restaurant
- Flexible options to sublease (master lease expires 1/31/27), start new lease, or purchase
- Prominent building location with large building signage and pylon sign on the corner
- Access from both Gibson and San Pedro and frontage to over 20,000 vehicles per day
- Great draw from the Kirtland Air Force Base, Sandia National Labs, the VA, UNM and just 2.5 miles from the Albuquerque Sunport



### AREA TRAFFIC GENERATORS



**Austin Tidwell, CCIM**

atidwell@resolutre.com | 505.337.0777

**Daniel Kearney**

dkearney@resolutre.com | 505.337.0777

### DEMOGRAPHIC SNAPSHOT 2024



**78,549**  
**POPULATION**  
3-MILE RADIUS



**\$76,815.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**63,799**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Gibson Blvd: 15,225 VPD  
San Pedro Dr: 5,555 VPD  
(Esri 2024)



**FREESTANDING RETAIL NEAR AIRPORT** | 5800 Gibson Blvd SE Albuquerque, NM 87108**PROPERTY OVERVIEW**

5800 Gibson Blvd SE is a freestanding retail building located at the signalized hard corner of Gibson Blvd and San Pedro Dr. The building is being offered for sublease (current term expiring January 31, 2027), a brand new lease, or for purchase. The building was most recently a cannabis dispensary but was constructed for Papa Johns and may pose an opportunity for another restaurant user or even a drive-thru pad. The building has great curb appeal with 131 feet of frontage on Gibson, featuring prominent building signage and a large pylon sign right at the lighted intersection. The building lays out great with access points on both Gibson and San Pedro and has 14 parking spaces out front of the building. The premises is currently configured with a large open sales floor with a back office, storage locker and two restrooms towards the rear of the space.

**LOCATION OVERVIEW**

The property is located in the Airport Submarket of Albuquerque, benefitting from a great draw of customers from the Kirtland Air Force Base, Sandia National Labs, the VA, UNM and even the Albuquerque International Sunport. The building is immediately adjacent to Jiffy Lube and Cervantes Mexican Restaurant and very near the Siesta Hills Shopping Center, featuring 999 Seafood Supermarket, Planet Fitness and Starbucks. There is also the Ridgecrest housing community that is walking distance to the southeast of the property that this building would service that is a made up of a great mix of doctors, UNM professors and military employees that have called this community home.

**PROPERTY OVERVIEW**

Sale Price:	\$400,000
Lease Rate:	\$25.00 PSF
NNNs:	\$3.50
Available SF:	1,400 SF
Lot Size:	0.34
Zoning:	MX-L



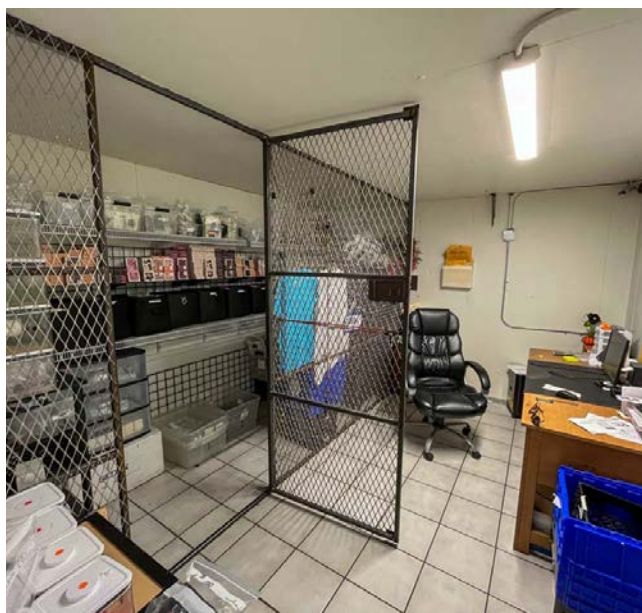
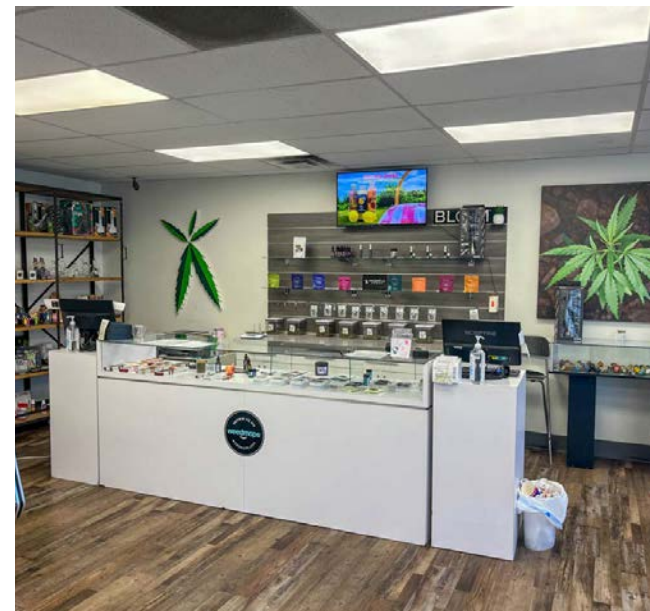
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