

# LOBO

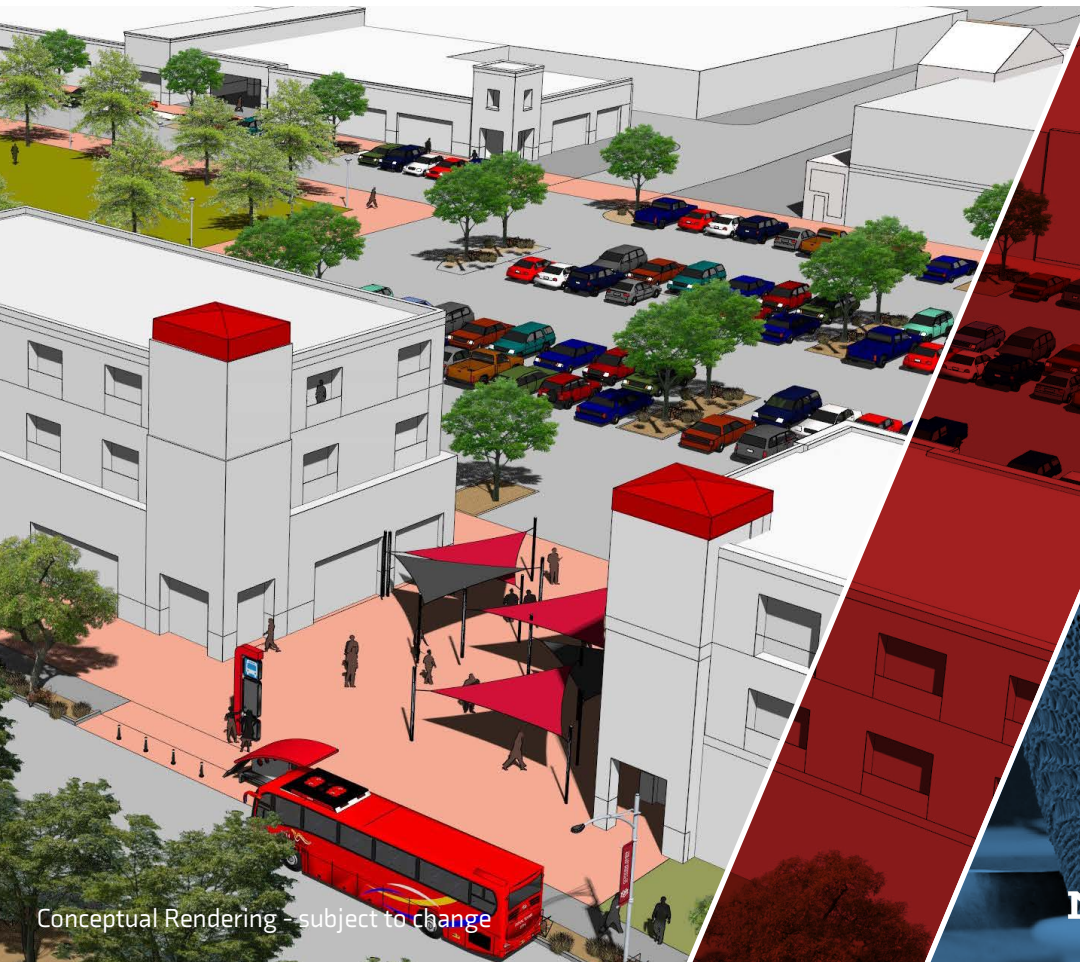
SPORTS & TECH DISTRICT

ALBUQUERQUE, NM

**±24.9 ACRES**

RETAIL-ANCHOR, JR ANCHOR AND PAD SITES

OFFERING MEMORANDUM



Conceptual Rendering - subject to change



THE UNIVERSITY OF  
NEW MEXICO

LOBO DEVELOPMENT  
PARTNERSHIP • INVESTMENT • COMMUNITY





# PREMIER MIXED-USE LIFESTYLE DEVELOPMENT

IN THE HEART OF UNM SOUTH CAMPUS

The CBRE Albuquerque Land Services Group is pleased to offer approximately 24.9 acres of development-ready land designated as the Lobo Sports & Tech District, situated within the 300 + acre University of New Mexico South Campus. **Lobo Sports & Tech District is a prime location for retailers and entertainment venues.**

Lobo Sports & Tech District encompasses:

- > Major Collegiate and Professional Sports Venues (1.3M Spectators per year)
- > UNM Science & Technology Park, home to technology-oriented university and national lab R&D and start-up company innovation (2,000+ employees)

## VISION FOR THE FUTURE

Mixed-Use Retail Development that will enrich the University area with dining, shopping and entertainment creating a unique *live-learn-work-enjoy* environment.





# AVAILABLE

Retail Anchor, Junior Anchor  
and Pad Sites

±1.5 – ±14.6  
Acre Sites

Ground Lease, Build to Suit,  
Fee Simple Sale



**111,400 VPD** on Interstate 25  
**38,500 VPD** on Gibson Blvd  
**26,700 VPD** on Avenida Cesar Chavez

**Less than 1.6 miles from Downtown**  
and ±1.4 miles from Albuquerque  
International Airport

14.6± Ac

**NM SCIENCE & TECHNOLOGY PARK**

**UNM STUDENT FAMILY HOUSING**

4.6± Ac

SCOTOPES



4.2± Ac

**LOBO VILLAGE**

**THE PIT BASKETBALL ARENA**

**FOOTBALL STADIUM**

**BASEBALL COMPLEX**

**TENNIS CENTER**

111,400 VPD



**Under Contract**

**Under Contract**

1.5± Ac



**GIBSON BLVD**  
38,500 VPD

## LEGEND

- TIDD District Boundary
- Existing Structures
- Existing UNM Structures
- Proposed Parking Structure
- Proposed Retail
- Proposed Mixed Use
- Proposed Theater
- Proposed Hotel
- Proposed Research & Development
- Proposed Office

## HIGHLIGHTS

- > TIDD financing for public and site infrastructure
- > Adjacent to major entertainment/sports venues – 1.3 Million spectators annually
- > 70,579 residents and 41,000 students within a 3-mile radius
- > In the heart of one of the largest employment centers in the City - 129,368 Employees in a 3 Mile Radius, 271,039 Employees in a 5 Mile Radius
- > Frontage: I-25, Gibson Blvd, Avenida Cesar Chavez, & University Blvd  
111,400 people drive by the site each day on Interstate 25
- > Direct access to/from I-25 via 2 exits at Gibson Blvd and Avenida Cesar Chavez
- > Surrounding major employers include UNM, Kirtland Air Force Base & Research Lab, Sandia National Labs, Presbyterian Hospital, UNM Hospital & Health Sciences, Lovelace Hospital, City of Albuquerque, Central New Mexico Community College and the State of New Mexico
- > Several new student housing projects including Lobo Village, Valley View Villas & University Village driving demand for additional retail services
- > Overall retail demand of \$131.5 Million within a 5-mile drive time and over \$60 Million in expenditures related to student, employee and visitor retail
- > Zoning: Pursuant to its status as a State entity, the University of New Mexico is exempt from local zoning and land use regulations.





UNM Main Campus  
(28,000 Students)

**NM**  
HOSPITALS  
& Health Sciences  
**NM** THE UNIVERSITY OF  
NEW MEXICO

Heart Hospital  
of New Mexico  
LOVELACE MEDICAL CENTER

Lovelace  
Health System

**PRESBYTERIAN**

**DOWNTOWN**

CENTRAL AVE

Central NM Community College  
(13,000 students)

**SITE**



Milne Stadium

Roosevelt Park

**CNM**  
Central New Mexico  
Community College



Isotopes AAA Baseball Park  
United Pro Soccer Club  
(13,000 capacity)

**NM** SCIENCE &  
TECHNOLOGY PARK

- 550,00 square feet of buildings
- 2,000+ employees

Planned road

AVENIDA CESAR CHAVEZ

22,700 VPD

University Basketball Arena  
(15,400 capacity)

Lobo Village  
(864+ beds)

Lobo Baseball / Softball Complex  
(3,000 capacity)

University Football Stadium  
(40,000 capacity)

Albuquerque International  
Sunport Airport  
1.4 miles

Under Contract

8,900 VPD



**SITE**



Proposed  
Traffic  
Signal

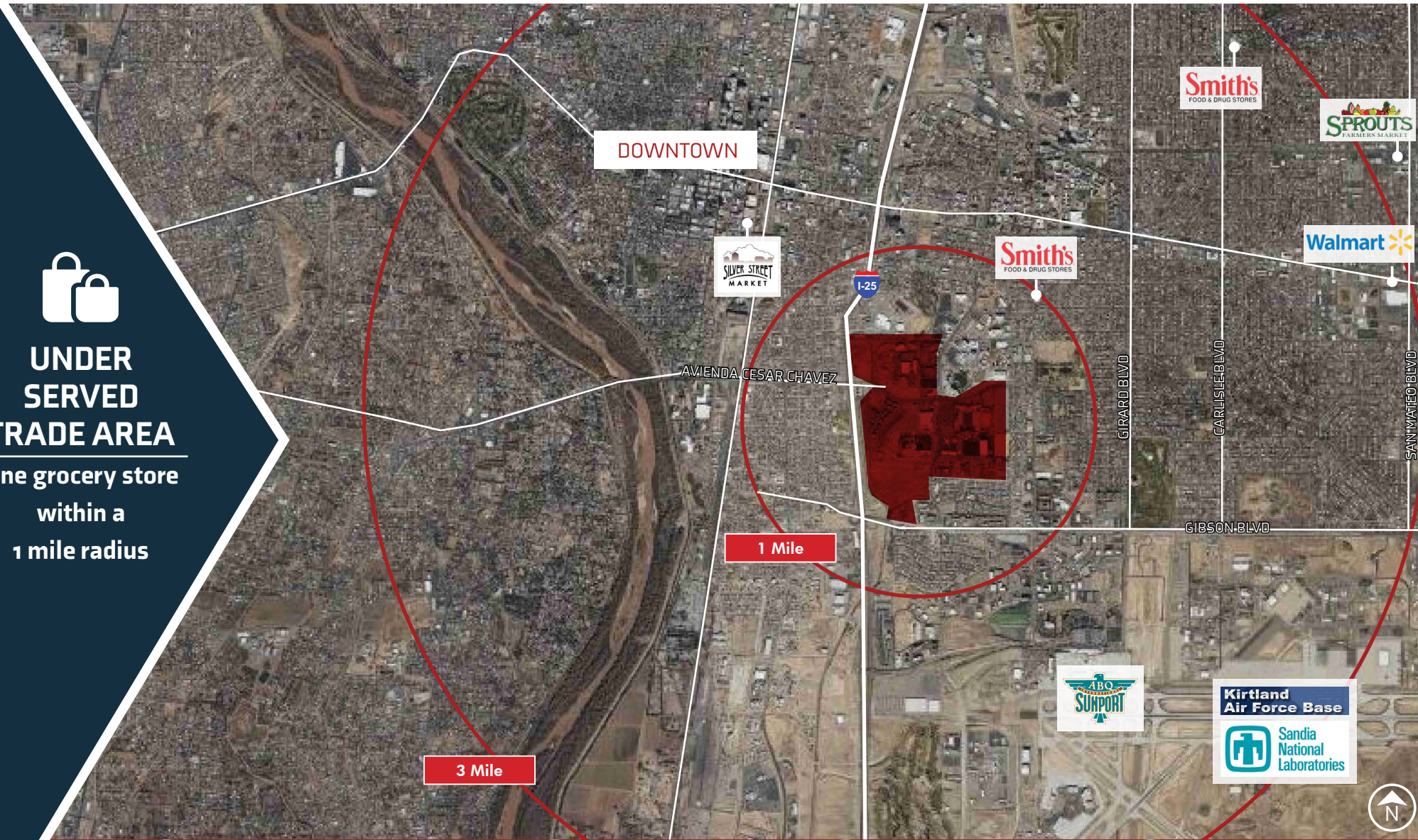
GIBSON BLVD





# MAJOR RETAIL LOCATIONS

**UNDER SERVED TRADE AREA**  
 One grocery store within a 1 mile radius



129,368 employees (3 miles)  
 271,039 employees (5 miles)



70,579 residents (3 miles)  
 194,461 residents (5 miles)

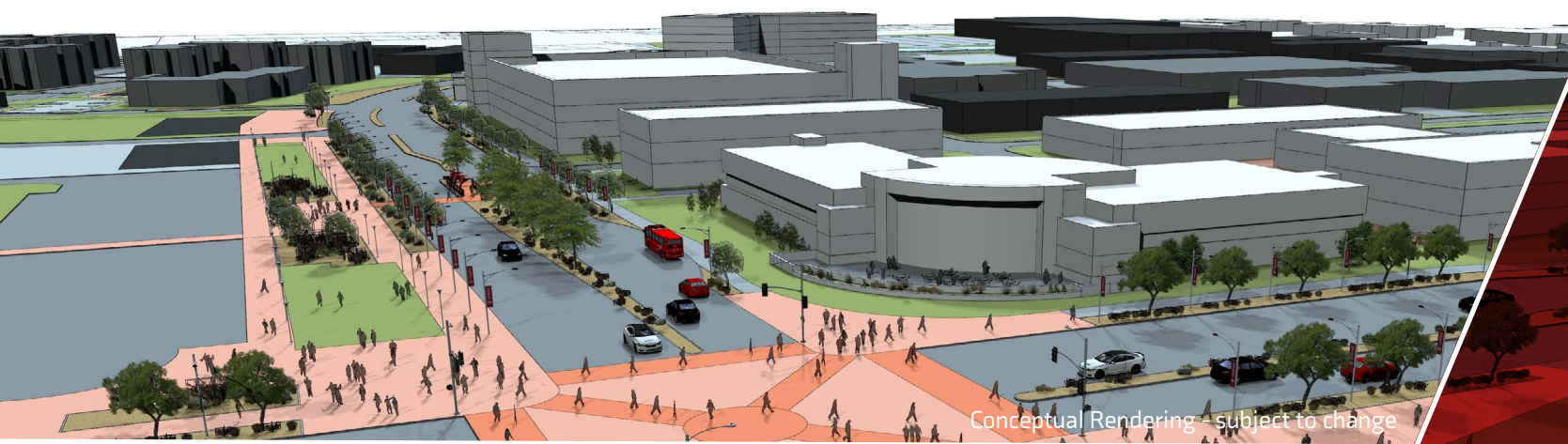


41,000 students (3 miles)



**SHORTAGE OF AMENITIES TO SERVICE POPULATION**





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# TAX INCREMENT DEVELOPMENT DISTRICT (TIDD)

The University of New Mexico and the City of Albuquerque have completed the establishment of a Tax Increment Development District (“TIDD”) for the LOBO Sports and Tech District. The formation of the TIDD supports economic development and job creation by allowing gross receipts tax and property tax generated within the LOBO Sports and Tech District to be reinvested in the area for the creation and improvement of a variety of public infrastructure elements.

**\$400 Million for public infrastructure and amenity upgrades throughout Lobo Sports and Tech District including, but not limited to:**



**BASIC INFRASTRUCTURE INCLUDING**  
EARTHWORK - ROADS - WATER & SEWER  
STORM WATER SYSTEM ENHANCEMENTS



**ECONOMIC DEVELOPMENT**  
JOB CREATION



**RECREATIONAL FIELDS**



**NON-BASIC INFRASTRUCTURE INCLUDING:**  
PARKS & PLAZAS - TRAILS - LANDSCAPING



**TRANSIT IMPROVEMENTS**



**PARKING STRUCTURES**  
1,800± PARKING SPACES TOTAL



**I-25 IMPROVEMENTS**  
IMPROVE ACCESSIBILITY OF  
DISTRICT



Conceptual Rendering - subject to change



# SURROUNDING AREA HIGHLIGHTS



## SCIENCE & TECHNOLOGY PARK

- 550,000 square feet of research & office space
- 2,000+ employees
- AIMS at UNM/STEM Charter Middle and High School (350+ students)



## STUDENT HOUSING & SERVICES

- Student Support & Services Center
- Lobo Village (864+ beds)
- Student Parking (4,000+ spaces)



## ATHLETIC/SPORTS FACILITIES

- University Football Stadium (40,000 capacity)
- University Basketball Arena (15,400 capacity)
- Lobo Baseball / Softball Complex (3,000 capacity)
- Tennis Complex (1,000 capacity)
- Isotopes AAA Baseball Team (13,000 capacity)
- New Mexico United Professional Soccer Team (13,000 capacity)



## NEARBY FACILITIES (< 1 MILE)

- Central NM Community College (13,000 students)
- UNM Main Campus (28,000 students)
- Albuquerque International Sunport Airport
- National Hispanic Cultural Center
- Presbyterian Healthcare Services (7,310 employees)
- Lovelace Medical Center (4,000 employees)
- UNM Hospital & Health Sciences (10,438 employees)
- UNM Championship Golf Course
- Milne HS Stadium (6,500 capacity)
- Puerto del Sol Golf Course



# ALBUQUERQUE MSA DEMOGRAPHICS

## ALBUQUERQUE/RIO RANCHO MSA POPULATION

2023 ESTIMATED POPULATION	923,076
2028 PROJECTED POPULATION	948,001
GROWTH 2020-2023	0.22%
GROWTH 2023-2028	0.53%
AVERAGE AGE	38.5

## HOUSEHOLD INCOME

2023 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$93,996
2028 PROJECTED AVERAGE HOUSEHOLD INCOME	\$108,499
2023 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$63,270
2028 PROJECTED MEDIAN HOUSEHOLD INCOME	\$74,239

## 2023 AVERAGE HOUSEHOLD INCOME



## POPULATION GROWTH - NEXT 5 YEARS

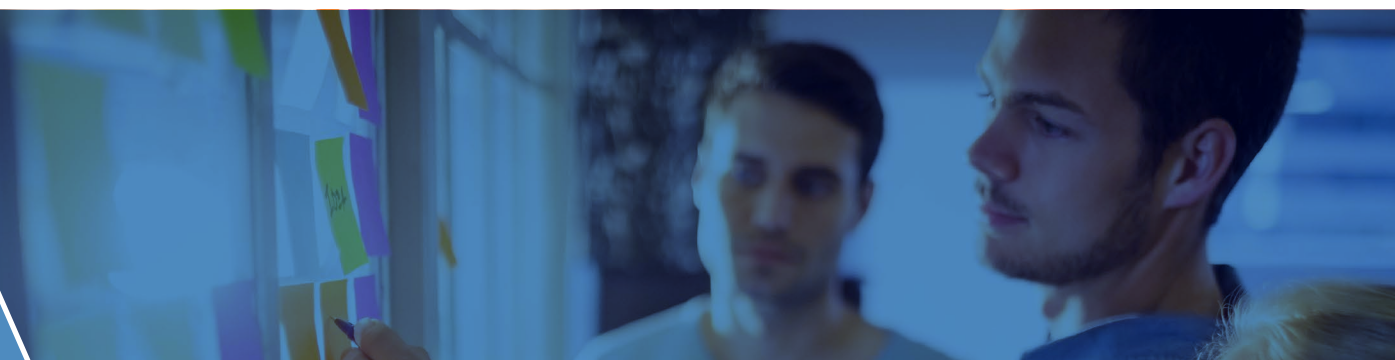
5-YEAR POPULATION PROJECTION (2023-2028)



## 2023 % OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER



Source: Esri





# LOBO

SPORTS & TECH DISTRICT

A L B U Q U E R Q U E , N M

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## CBRE



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