



Colliers

NETFLIX

APERTURE CENTER  
SOL FITNESS EATERY  
FILM & DIGITAL ARTS

ENCANTO AT MESA DEL SOL  
(MULTI-FAMILY 318 UNITS)

THE INTERNATIONAL SCHOOL

9.27 ACRES

6.46 ACRES

UNITED STATES  
DRUG ENFORCEMENT AGENCY

GFV

BERNALILLO COUNTY  
SOCCER COMPLEX

PROPOSED MESA DEL SOL  
INDUSTRIAL/COMMERCIAL  
PARK

TURING DR

CRICK AVE SE

3.41 ACRES

ISLETA

# For Sale

Mesa Del Sol - Retail Pads  
University Blvd SE  
Albuquerque, NM 87106

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Lot Sizes

± 1.0 Acres - 9.27 Acres

Zoning

PC (Planned Community)

Submarket

Mesa Del Sol





Mesa del Sol  
SMART • SUSTAINABLE • SAFE

# About Mesa del Sol

Albuquerque is arguably the city with the greatest potential in all of America for growth, development and sustainable living. And there is one area of our city that is particularly suited to realize and sustain that potential: Mesa del Sol. The 16,000 acre mixed-use, master-planned community in Albuquerque's southeast corner is now an area with active commercial and residential growth, active construction of new, modern homes, and incredible development progress.

Located south of the Albuquerque Sunport, Mesa del Sol is home to Netflix ABQ Studios, the University of New Mexico's Film & Digital Arts Department, the Isleta Amphitheater, and the New Mexico United multi-sport facilities.

Netflix purchased the former Albuquerque Studios in 2018 and has recently announced plans to expand its existing campus by an additional 300 acres, making its North American headquarters in Albuquerque one of the largest high tech and sustainable film production facilities in the world. The expansion will create an estimated 1,000 new jobs and more than double production capacity with the addition of 10 new sound stages to supplement the 8 existing stages. By the end of 2024, there will be an estimated 500 - 1,000 residential lots added and developed.



New Mexico United has a long term plan for a 32 field, multi-sport facility. Currently, there are eight fields established in the 180 acre complex as well as New Mexico United's practice facility.

In the Mesa del Sol Aperture Center, the University of New Mexico holds classes for its Film & Digital Arts Department. The center houses a 100-seat theatre for film screenings and instruction as well as a flex space, computer labs, and project rooms designed for faculty and students to produce creative work for class and research.



Population\*  
219,642



Median HH Income\*  
\$45,909



Daytime Population\*  
311,933



Sunport Airport  
10 min. Drive

*\*15 minute drive time*

# Middle Rio Grande Economic Corridor

Mesa del Sol  
SMART • SUSTAINABLE • SAFE



## Santa Fe



NM State  
Government

The New Mexico State Capitol is the seat of state and local government and employs over 18,000 people.

## Albuquerque

intel

Intel is the largest private-sector industrial employer and exporter in New Mexico, employing over 1,900 people and exporting over \$1 billion in microchips annually out of its newly refurbished Fab 6 plant in Rio Rancho.



Boeing has over 200 scientists and engineers at its global directed energy research lab.

amazon fulfillment

The Amazon Fulfillment Center occupies more than 2.5 million square feet on I-40 and employs roughly 3,000 people



THE UNIVERSITY OF  
NEW MEXICO

UNM is New Mexico's flagship university with over 19,000 students enrolled in over 215 degree and certificate programs.

NETFLIX

Netflix North American production headquarters covers 400 acres, 18 sound stages, and over \$1 billion in annual production spending.



The ABQ International Sunport is New Mexico's largest commercial airport, with over 5 million passengers each year.



Sandia National Labs is the nation's premier NNSA research and development laboratory, employing 15,000 people.



Kirtland AFB is the sixth largest in the US Air Force, occupies 51,558 acres, and employs over 23,000 people.



The Air Force Research Lab, located on Kirtland AFB, is the US Military's home for advanced air, space, cybersecurity research.

## Los Lunas

Walmart  
Distribution Center

The Walmart Distribution Center distributes merchandise to 98 regional Walmart stores.

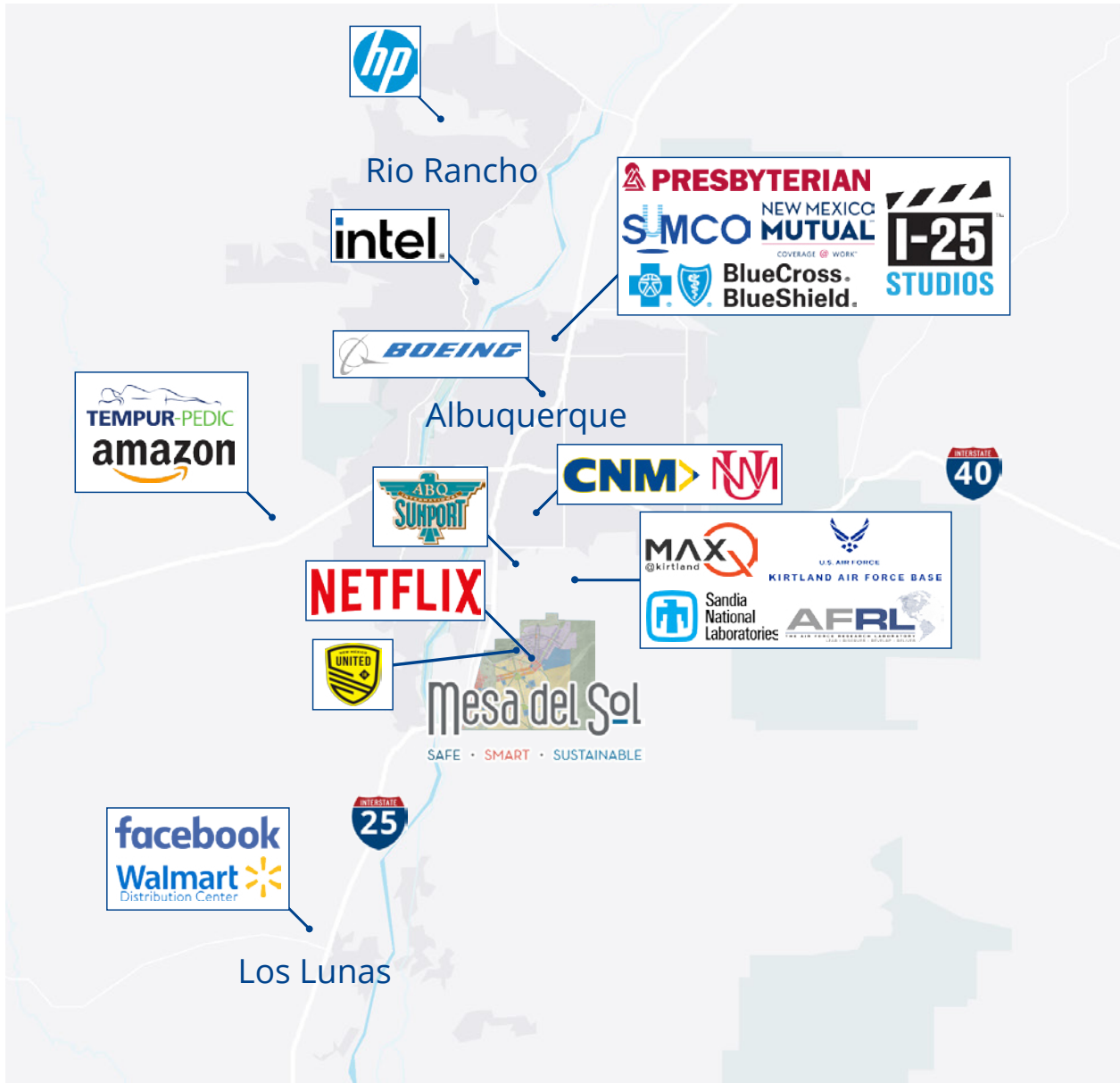
facebook

The Facebook Data center is expanding its facility to 3.8 million square feet and 400 workers, powered by renewable energy.



# Mesa del Sol Economic Corridor

Mesa del Sol  
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# Mesa del Sol Trade Area Aerial

Mesa del Sol  
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# Intersection Aerial

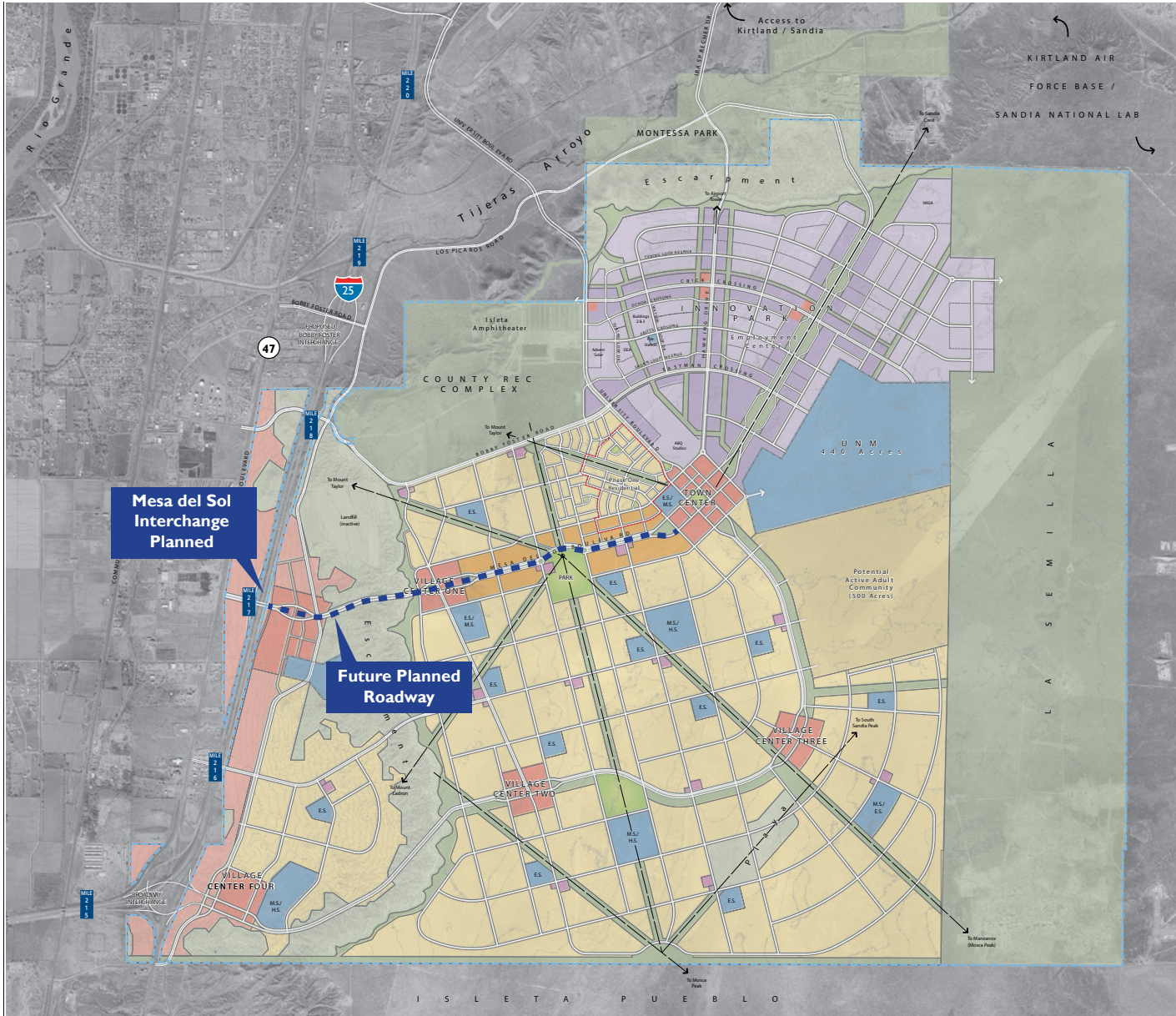
Mesa del Sol

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# Mesa del Sol Master Plan

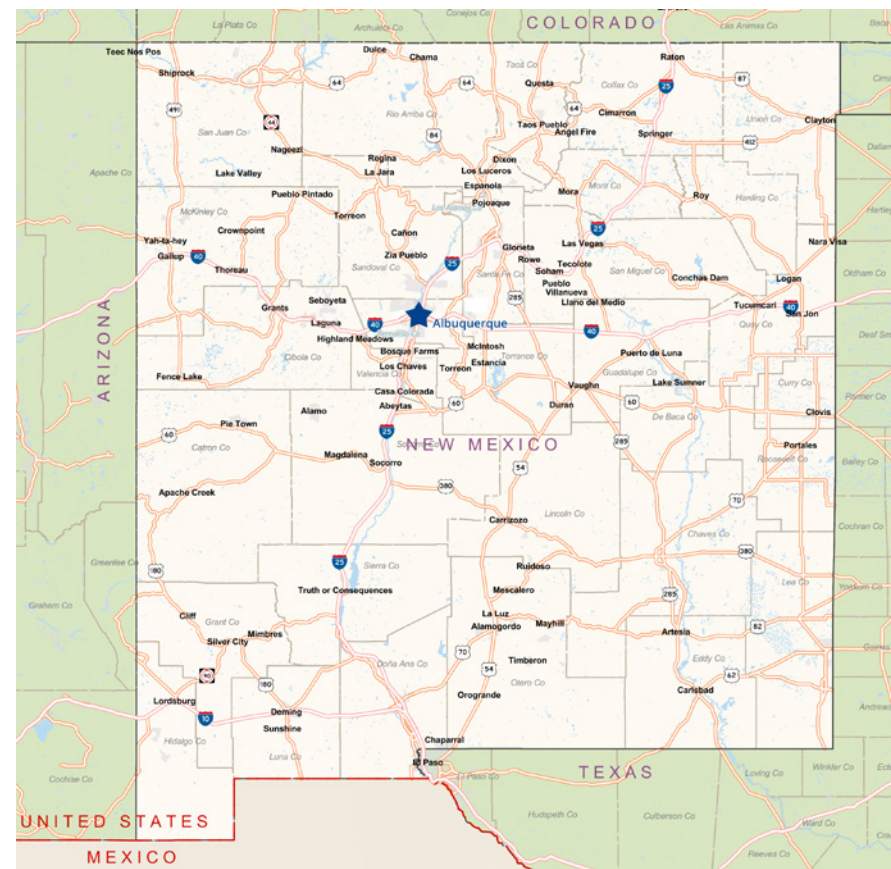




# Albuquerque | NM

Often referred to as the Duke City, Albuquerque is an economically robust city that has met the challenges of growth and provides a wealth of amenities – all while sticking to its budget and managing prudently. As a result, the City has maintained high bond ratings. It has also drawn favorable notice in rankings of Kiplinger's Personal Finance, Site Selection magazine, and Forbes. Studies generally cite affordable labor, housing, and real estate; work force quality; incentives; and ease of working with local officials. Top industries in Albuquerque, NM include aerospace and defense, energy technology including solar energy, and semiconductor and computer chip manufacturing. Major employers in the Albuquerque area include Kirtland Air Force Base, Sandia National Laboratory and Intel Corp. The flagship campus of the 25,000-student University of New Mexico is in Albuquerque, as is Central New Mexico Community College, providing hundreds of jobs to educators.

Centrally-located at the intersection of I-25 and I-40, Albuquerque is the most populous city in New Mexico with an estimated metropolitan population of 967,000 in 2024. The city serves as a southwestern commercial hub, with BNSF Railroads rail service, air cargo shipped from the Albuquerque International Sunport, as well as the commuter train, the Rail Runner, spanning from Belen to Santa Fe. Albuquerque's economic environment is experiencing growth due in part to the city being the center of the New Mexico Technology Corridor. The largest employers located in Albuquerque include Kirtland Air Force Base, the University of New Mexico and Sandia National Laboratories. Recent economic news includes the openings of the Facebook Data Center, Keter Plastic, Safelite Autoglass Contact Center, and Lowe's Home Improvement customer support center; BendixKing's Honeywell Aerospace headquartering in Albuquerque with 140 quality jobs; Netflix selecting Albuquerque for its billion dollar U.S. production hub studio, and NBCUniversal's 100 million dollar production studio deal; and expansions of Intel, TaskUs, Carenet Healthcare Services, Kevothermal, Bunzl Distribution USA, and ANM. These business developments, Albuquerque's great quality of life, and its healthy environment led Forbes Magazine to name Albuquerque #1 in its survey of the Best Places in the USA for Business and Careers in 2018. For more information, visit [www.abq.org](http://www.abq.org).





# Demographics\* Report - Mesa del Sol

\* Demographic data derived from esri® 2023

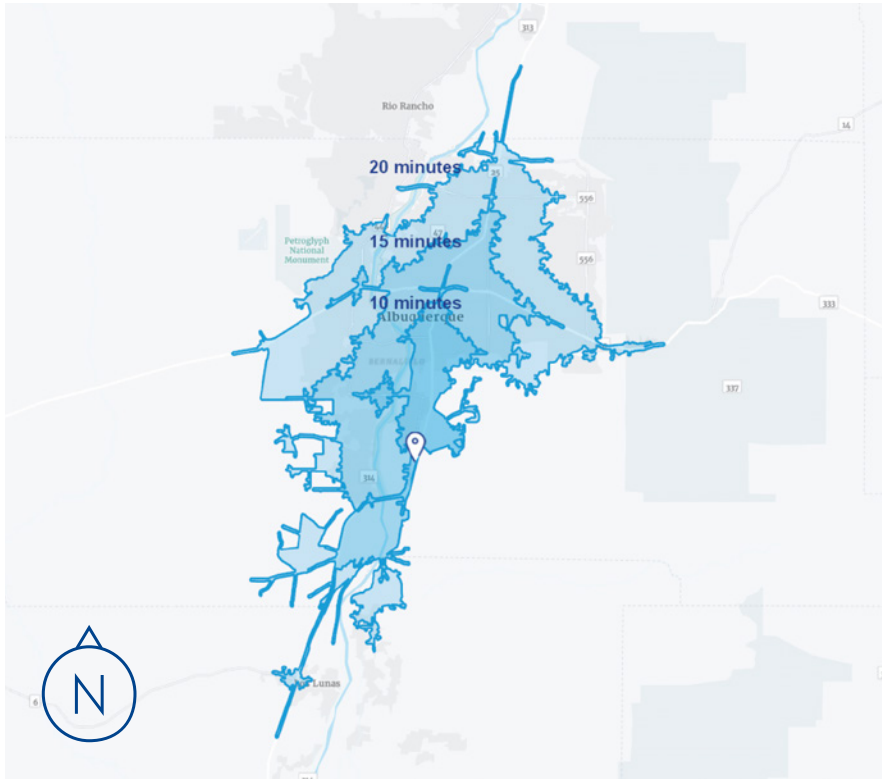


Mesa del Sol	2023	2024 Year-End Projection
Population	1,068	3,500
Households	804	1,468
Median Age	29.7	29.7
Average HH Income	\$182,269	\$189,669
Median HH Income	\$137,831	\$143,427
Daytime Population	1,268	4,150
College Education	32.5%	32.5%



# Demographics\* - Trade Area

\* Demographic data derived from esri® 2023



	10 Minutes	15 Minutes	20 Minutes
Population	36,203	219,642	497,706
Households	15,816	95,414	208,843
Median Age	32.0	35.9	36.8
Average HH Income	\$61,569	\$71,719	\$82,890
Median HH Income	\$37,901	\$45,909	\$54,836
Daytime Population	70,793	311,933	569,140
College Education	41.1%	43.2%	44.2%

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