



# Los Senderos

**CBRE**

RESIDENTIAL  
MASTER-PLANNED DEVELOPMENT

**900± ACRES - MULTIPLE TRACTS FOR SALE**



ALONG INTERSTATE 25 AT MORRIS RD  
LOS LUNAS, NEW MEXICO



# Los Lunas - One of the most innovative & strategic communities in New Mexico



## **SURROUNDED BY MULTIPLE AMENITIES, EMPLOYERS AND DEVELOPMENTS, INCLUDING:**

- ▶ Meta (Facebook) Data Center
- ▶ Amazon Fulfillment Center (Opened July 2024)
- ▶ Home Depot
- ▶ Walmart Supercenter and Distribution Center
- ▶ Lowe's Home Improvement
- ▶ Jubilee Active Senior Residential Development
- ▶ River Park hiking trails and El Cerro Open Space hiking trails which connect to Los Senderos community trails
- ▶ New University of New Mexico Training Center
- ▶ Future Sagebrush Church





HUNING  
BUSINESS & TECH PARK  
WEST

amazon

Meta

Walmart  
Distribution Center

niagara  
HOTELS, LLC

LOS MORROS  
BUSINESS PARK

Walmart

Los Lunas  
High School

THE HOME  
DEPOT

LOWE'S

Jubilee  
AT LOS LUNAS

Under Contract

THE UNIVERSITY OF  
NEW MEXICO

La Vida  
FELICIDAD

SAGEBRUSH  
COMMUNITY CHURCH

Los Senderos

PLANNED  
MORRIS RD  
EXTENSION

NEW I-25 & MORRIS RD  
INTERCHANGE  
BREAKING GROUND  
4Q 2024

EXCELLENT  
LOCATION WITH  
EASY ACCESS

- ▶ I-25 and Morris Rd interchange and extension will provide easy access to all New Mexico regional destinations
- ▶ 20 minutes South of Albuquerque International Airport
- ▶ 25 minutes South of the I-25/I-40 intersection

CBRE



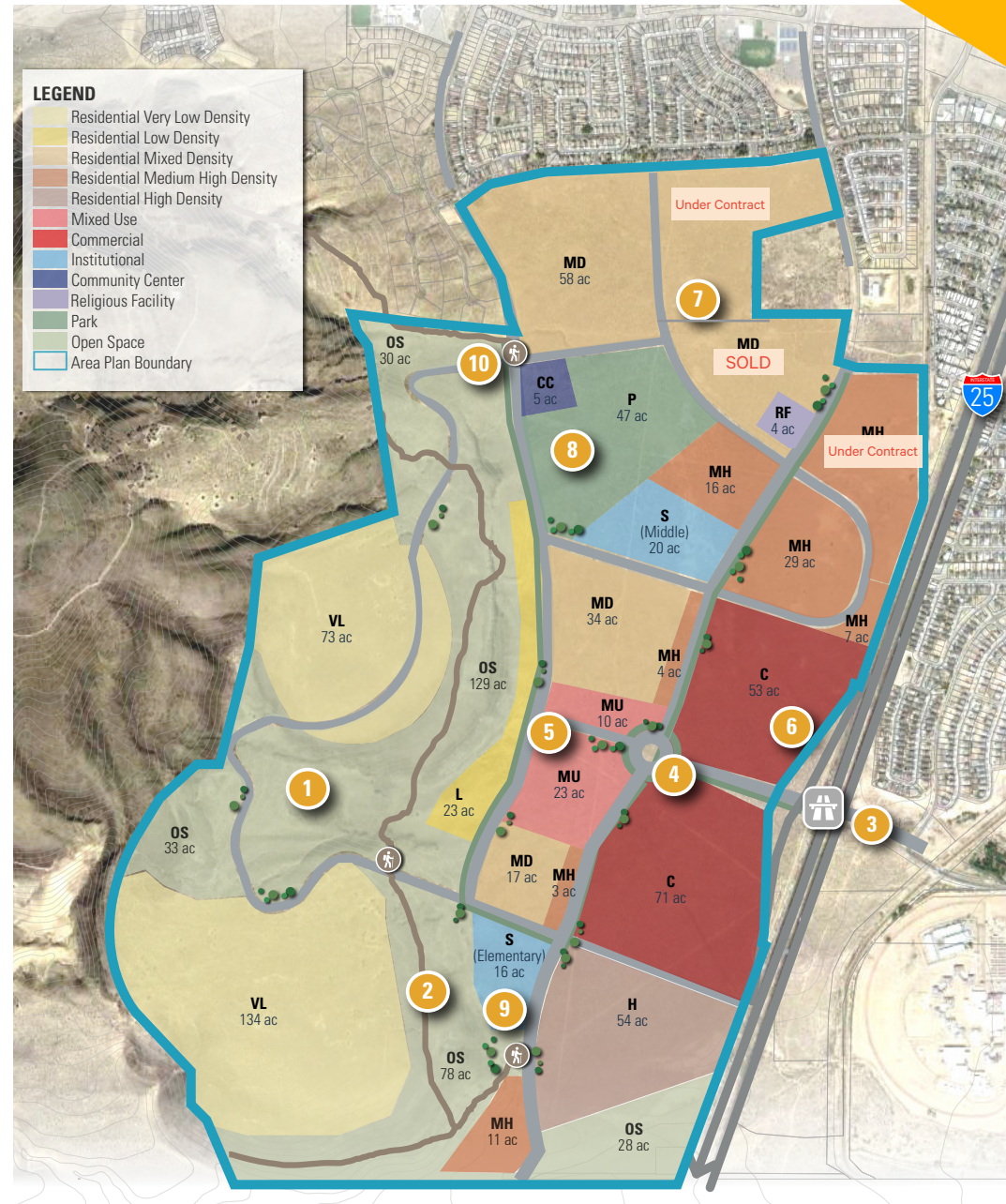
**SURROUNDED BY  
NEW EMPLOYERS AND  
ROBUST RESIDENTIAL  
DEVELOPMENT**



# Development Framework

The Development Framework illustrates the ultimate development vision for the Los Senderos community; key elements of that vision are outlined below:

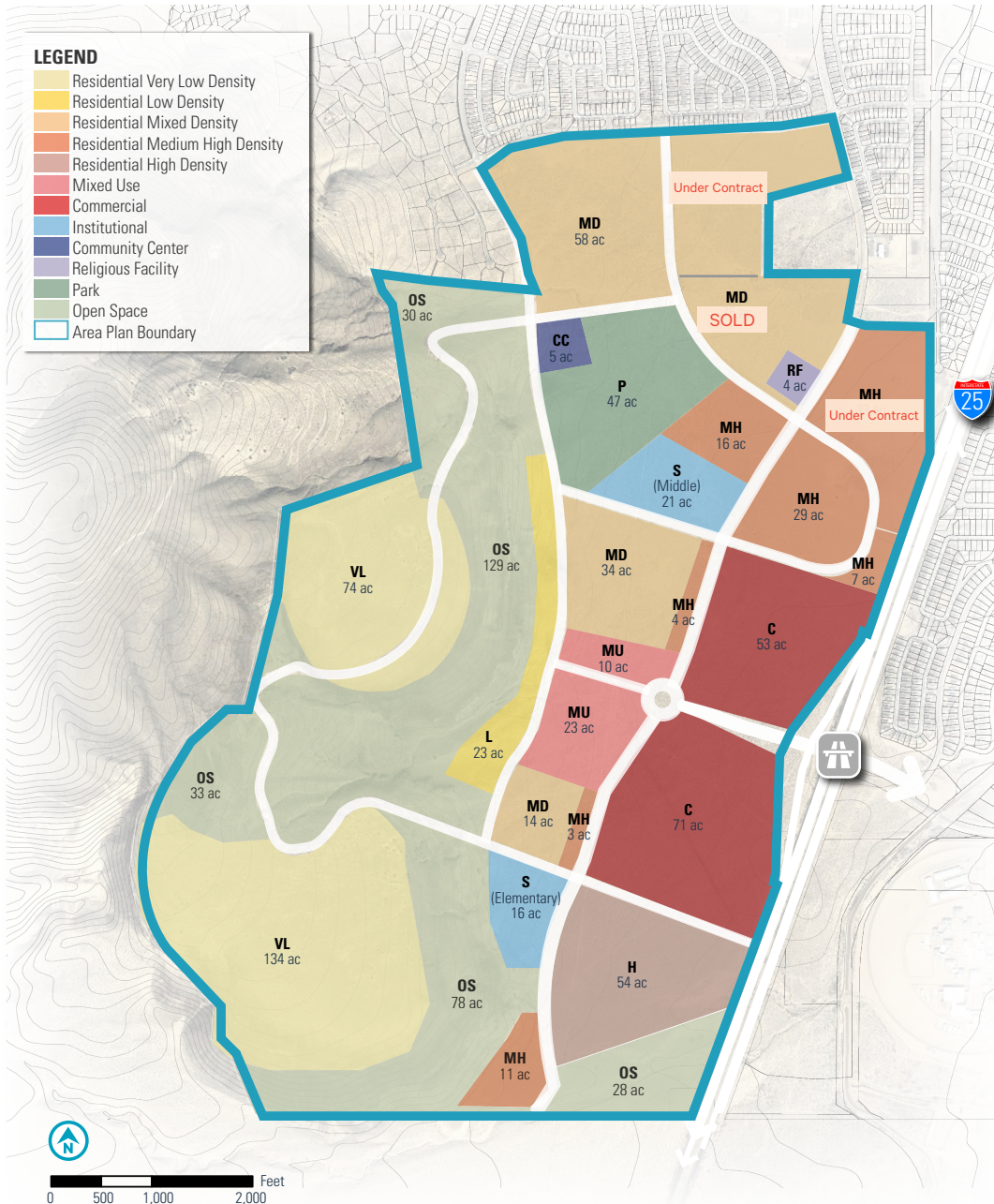
1. An extensive open space network that preserves ecological resources such as the bluffs of El Cerro de Los Lunas Preserve and significant arroyos that should remain in a natural state to serve as a functional amenity, providing natural stormwater management, wildlife habitat, and recreational opportunities.
2. A network of more formalized and rural multi-use trails within the open space and more urban roadway network to create internal and external access, connectivity, and recreational opportunities. This trail network is a key organizing feature of the community from which it derives its name.
3. The new Morris Rd and I-25 Interchange will provide direct access into the Los Senderos community at a central point along Huning Ranch Loop. Direct interstate access will make Los Senderos more accessible and should help to stimulate its growth. Breaking ground Q4 2024.
4. A roundabout at the terminus of the interchange along Huning Ranch Loop will circulate traffic into the development's more fine-grained roadway network. Aside from its transportation functions, this feature will be enhanced with signage and landscape to simultaneously serve as a gateway feature that creates a sense of arrival into the community.
5. A mixed-use neighborhood center located directly to the west of the gateway roundabout accommodates a vibrant mix of residential, retail, and office development at a character and scale appropriate for the surrounding area.
6. Commercial development fronts the interchange to take advantage of highly visible parcels and naturally buffer the residential villages from impacts of the adjacent interchange such as noise.
7. A variety of residential villages that are strategically clustered around open space preserves and accommodate a variety of choice in housing products ranging from single-family to medium- and high-density residential uses.
8. A regional park facility that accommodates desired community services including a community center, softball, and soccer fields. The park is connected to the trail system by the adjacent trailhead.
9. Two school sites that include an elementary school on the southern end of the community and a middle school at the northern end collocated adjacent to the regional park. Two school sites that include an elementary school on the southern end of the community and a middle school at the northern end collocated adjacent to the regional park.
10. A trailhead at the intersection of Huning Ranch Loop and the Upper Loop to provide direct access to open space and trail amenities for residents and the greater Village of Los Lunas community.



Source: Dekker/Perich/Sabatini



# Land Use District Overview



Land Use Designations	Acreage	Allowed Possible Du/Ac	Max Possible Du
Very Low Density Residential (VL)	208	1	208
Low Density Residential (L)	23	4	92
Mixed Density Residential (MD)	181	7	1267
Medium High Density Residential (MH)	102	15	1530
High Density Residential (H)	54	25	1350
Mixed Use (MU)	33	15	495
<b>Subtotal</b>	<b>601</b>		<b>4942</b>
Commercial (C)	124		
Schools (S)	36		
Community Center (CC)	5		
Religious Facilities (RF)	4		
Park (P)	47		
Open Space (OS)	298		
<b>Subtotal</b>	<b>515</b>		
<b>Total Acreage</b>	<b>1115</b>		

Source: Dekker/Perich/Sabatini



## LOS LUNAS OVERVIEW

The Village of Los Lunas has become known as one of the most pro-growth communities in the State of New Mexico. Due to its' proximity to Interstate 25 and Highway 6, businesses have been drawn to the area by easy access, proximity to Albuquerque, pro-growth development, low taxes and existing infrastructure. Besides major retailers such as Lowe's, Home Depot, restaurants and entertainment venues, the area has attracted major employers such as a 600,000 SF Walmart distribution center, a new Amazon distribution facility and a 2,800,000 SF, six-phase, billion-dollar Facebook data center. The Village incentives and pro-growth attitude have been a tremendous success and bode well for future residential and employment growth.

### VALENCIA COUNTY DEMOGRAPHICS



**76,655**  
POPULATION



**28,293**  
HOUSEHOLDS



**\$69,332**  
AVERAGE HH INCOME



**\$226,920**  
AVERAGE VALUE OF OWNER  
OCCUPANCY HOUSING UNITS



**31.4%**  
OF POPULATION HAS AN  
ASSOCIATES DEGREE+

Source: Esri





**1,047,699**  
**POPULATION**

WITHIN A  
60-MINUTE DRIVE TIME  
FROM I-25 AND I-40

Source: Esri, 2023



60 MIN DRIVE TIME

## DEMOGRAPHIC HIGHLIGHTS

(I-25/I-40 INTERCHANGE)



**1,047,699**  
POPULATION



**429,886**  
HOUSEHOLDS



**\$95,843**  
AVERAGE HH INCOME



**\$412,332**  
MEDIAN HOUSING  
VALUE



**37.5%**  
OF POPULATION  
HAS AN BACHELOR'S  
DEGREE  
OR HIGHER

Source: Esri



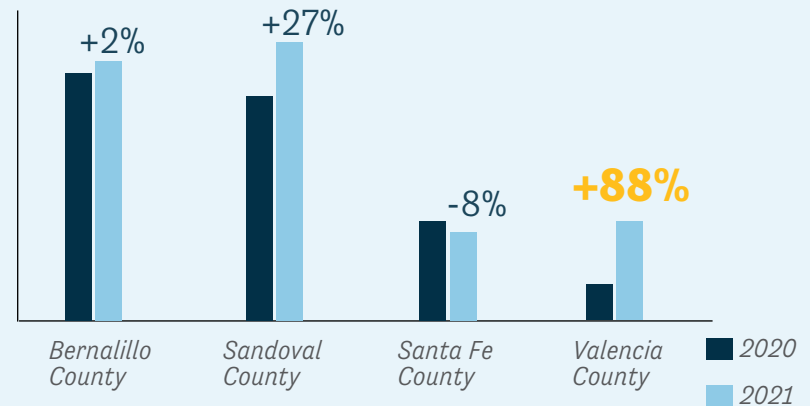


# Housing Growth in Los Lunas

## HOUSING MARKET HIGHLIGHTS

- ▶ Due to low resale inventory, new homes are poised for continued growth in 2022
- ▶ Valencia County housing starts were up 88% in 2021 compared to 2020

## 2020 - 2021 ANNUAL HOUSING STARTS



Source: Zonda 4Q21



## QUALITY OF LIFE

The greater Albuquerque region, which includes Los Lunas, averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most college graduates with 37.5% of the population holding a bachelor's degree or higher.

Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index. With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.

### COST OF LIVING INDEX



Source: C2ER, EMSI



## TRANSPORTATION SYSTEMS

- ▶ **Albuquerque International Sunport** is served by ten airlines with 5.4 million annual passengers.
- ▶ **Commuter Train**- The New Mexico Rail Runner connects Los Lunas residents to the greater Albuquerque region with over 100 Miles of track running from Los Lunas to Santa Fe, New Mexico. The commuter train services over 12M+ passengers since it opened in 2006 and provides stops throughout Los Lunas, Albuquerque and Santa Fe with 15 Rail Runner Express stations.
- ▶ **Two major highways (I-25 and I-40)** bisect the city, providing national access for business and industry in the city as well as for several motor freight companies operating in the Albuquerque area. Albuquerque is only a 6.5 hour drive to Denver, Phoenix, Tucson and only 9.5 hours to Dallas.

### MAJOR AREA EMPLOYERS

EMPLOYER	NO. EMPLOYED
Kirtland Airforce Base	23,000
UNM/UNM Hospital	15,565
Albuquerque Public Schools	14,810
Sandia National Labs	13,361
Presbyterian Healthcare	13,456
Lovelace Hospital	3,011
Central New Mexico Community College	1,866
T-Mobile	1,013
Netflix	1,000
Amazon Fulfillment Center	1,000
Tricore Reference Labs	1,000
Fidelity Investments	900
Safelite AutoGlass	300

Source: AREA





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RESIDENTIAL  
MASTER-PLANNED DEVELOPMENT

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## LAND SERVICES GROUP

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