

# MESA DEL SOL

## LAND FOR SALE READY FOR DEVELOPMENT

±92 ACRES  
MULTIPLE PARCELS AVAILABLE

CRICK AVE AND TURNING LOOP | ALBUQUERQUE, NM 87106





## CBRE is pleased to present the opportunity to purchase four parcels in Mesa Del Sol's Innovation Park.

The parcels range from 2.92± - 17.04± acres and together total 92± Acres. This is a unique opportunity to own property in the heart of Mesa del Sol's Innovation Park, a one-of-a-kind master planned community, home to the Netflix production HUB, Fidelity Investments, United Poly, CFV, Kevothermal, GSA and many more. Zoned PC (Planned-Community), these sites can support a variety of commercial and industrial uses.

### PROPERTY HIGHLIGHTS

- › 1.5± Miles to Interstate 25 via University West Blvd
- › 7.5± Miles to I-25/I-40 interchange
- › 3± Miles from Albuquerque International Airport
- › Qualified Opportunity Zone
- › Zoned PC (Planned Community) City of Albuquerque
- › Access to fiber networks
- › Sale Price -Inquire with Broker

### AVAILABLE

|            |              |
|------------|--------------|
| Tract 5    | 7.05± Acres  |
| Tract 6    | 8.05± Acres  |
| Tract 12-B | 2.92± Acres  |
| Tract 13   | 14.47± Acres |
| Tract 15   | 7.93± Acres  |
| Lot J      | 17.04± Acres |
| Lot K      | 13.96± Acres |
| Lot L      | 9.35± Acres  |
| Lot M      | 11.50± Acres |

**Total Available 92.27± Acres**

## INNOVATION PARK







**MAX**  
@kirtland

Proposed 1M SF  
Office, Lab & Retail  
Completed ±2023

**NORTHROP GRUMMAN**



Future Connection /  
Off-ramp to I-25

±15 Minutes  
Los Lunas, NM

**FACEBOOK**

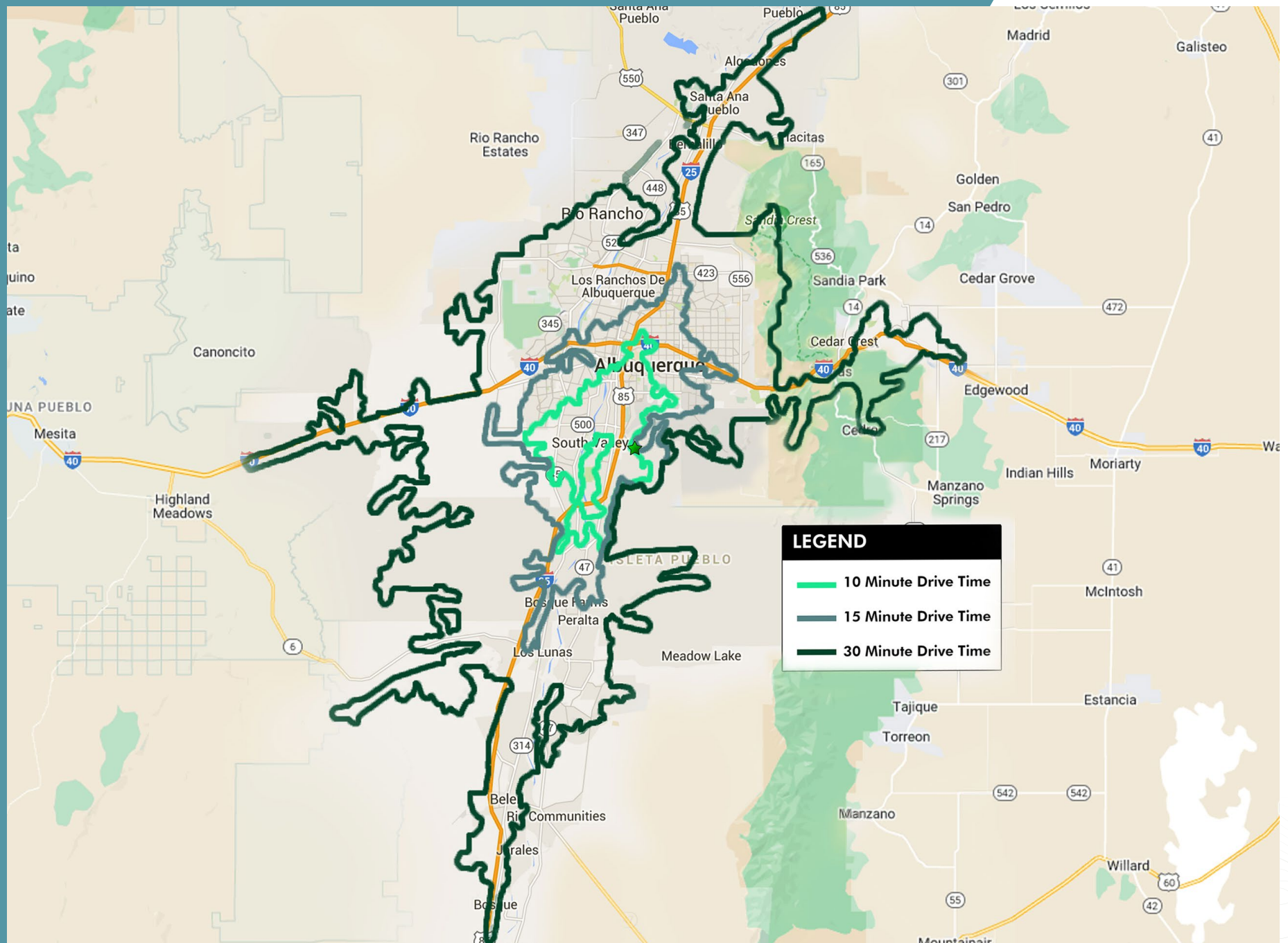
**amazon**



# PROXIMITY MAP



# DRIVE TIME MAP





# MESA DEL SOL OVERVIEW



Mesa del Sol is a 12,900-acre, mixed-use, master planned community in Albuquerque, New Mexico. It is surrounded by major Albuquerque employers including Kirtland Air Force Base, Sandia National Labs, and Netflix.



Mesa del Sol is a unique collaboration between governmental, educational, non-profit and for-profit organizations. Breaking ground in 2005, the new urbanism designer Peter Calthorpe worked to create a live/work/play master plan. When completed, Mesa del Sol will include 37,000 homes, 18 million square feet of office space, 4,400 acres for residential and supporting retail, 800 acres for schools including university branches and 3,400 acres for parks and open space. Overall, the project is expected to house 100,000 people with an urban center and an abundance of amenities. In recent months, housing development has ramped up with Pulte, Abrazo and Westway Homes currently constructing homes in the community.

With over 400 residences, recreation facilities, parks and 1.2 million square feet of commercial space constructed, Mesa del Sol is home to a variety of significant economic drivers in film and television, data centers, solar research and manufacturing, government and educational sectors. Mesa del Sol is also home to a Netflix production HUB, they are currently constructing a new state of the art 330+ acre campus that will add an additional 10 new stages, post production services, offices, mills, backlots and new infrastructure

## MESA DEL SOL MAJOR EMPLOYERS



### NETFLIX

New Mexico is a leader in the film and television industry. Outside of Hollywood, the Netflix production HUB is one the largest and newest studios and production facilities in the nation. The 9 sounds stages, totaling 171,000 square feet, range in size from a 3,000 cycloramic green screen to 24,000 square feet. In addition to the sound stages, Netflix Studios has over 100,000 square feet of production office and support space adjacent to the stages. In 2020 Netflix announced a major expansion of the studios including 10 new stages, post-production services, offices, mills, backlots and other infrastructure on the adjacent 300 acres of vacant land. Upon full expansion this facility could be the largest production HUB in North America.



United Poly Systems produces High Density Polyethylene (HDPE) pipe. HDPE pipe is used by a variety of markets including telecommunications, power utility, electrical, and oil and gas. The market for HDPE pipe continues to expand as initiatives to improve and expand infrastructure are implemented. United Poly Systems has an onsite laboratory to ensure they are using the best raw materials available.



Molina is nationally recognized as a leader in providing quality healthcare to low-income families. This \$46 million dollar - 26,500 square feet LEED Gold data center provides Molina with additional technological capacity enabling its customers, members, affiliates and internal operations to transact data across secure networks, thereby improving processing efficiency while protecting confidential patient data.

# THE GREATER ALBUQUERQUE REGION SNAPSHOT

## COMMERCIAL HUB

for business, trade, finance, industry and commerce for New Mexico



**1,047,699**  
population in a 60-minute drive time from I-40/I-25 interchange

**63% DIVERSE POPULATION**  
vs. 42% national diversity

## WORKFORCE

Abundant, diverse and well-educated workforce



**36.4% have a bachelor's degree or higher**

**106,934 STUDENTS CURRENTLY ENROLLED IN TOP TWO-YEAR AND FOUR-YEAR COLLEGES AND UNIVERSITIES**

## LOW COST OF LIVING

**93.8**  
on a national scale of 100



**\$412,332**  
**MEDIAN HOUSING VALUE**  
Nation - \$416,633

## EXCEPTIONAL QUALITY OF LIFE



### 4 seasons

5,312 feet in elevation -higher than Denver

### Abundant outdoor adventure options

3rd-largest art market in the U.S. in Santa Fe

### Award-winning breweries, wine bars and restaurants

24-minute average commute time

### Eclectic and iconic culture, arts and entertainment

Source: Esri, Lightcast 2023, NAR

## ACCOLADES



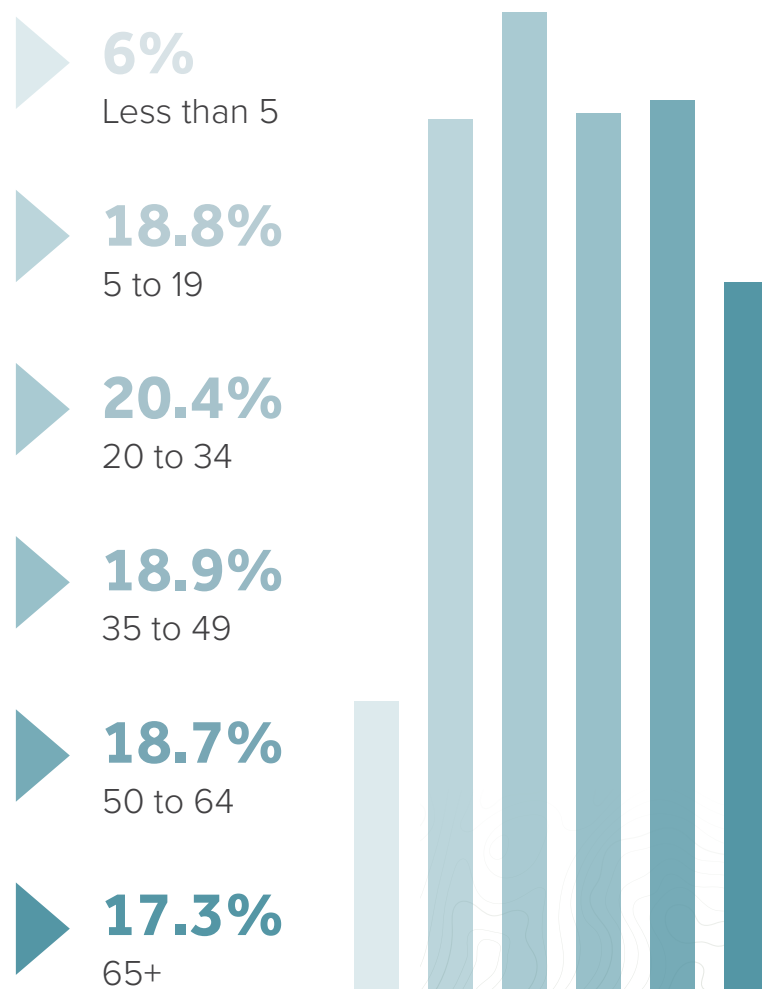
- **One of the Top 25 Emerging Markets for Tech Talent** - CBRE 2023 Tech Talent Report
- **#5 Best City to Live and Work in as a Moviemaker** - Movie Maker 2023
- **Well Educated High Concentration of PhDs per capita** - UNM NIH- 2021
- **Top 10 states for inbound moves** - 2023 United Van Lines National Movers Study
- **Ranked one of the best cities for recreation** - Wallethub 2023



# POPULATION

The Albuquerque MSA is home to more than 923,076 people across Bernalillo, Sandoval, Torrance and Valencia counties. However, within a 60-minute drive time the population is 1,047,699.

## ALBUQUERQUE MSA POPULATION BY AGE

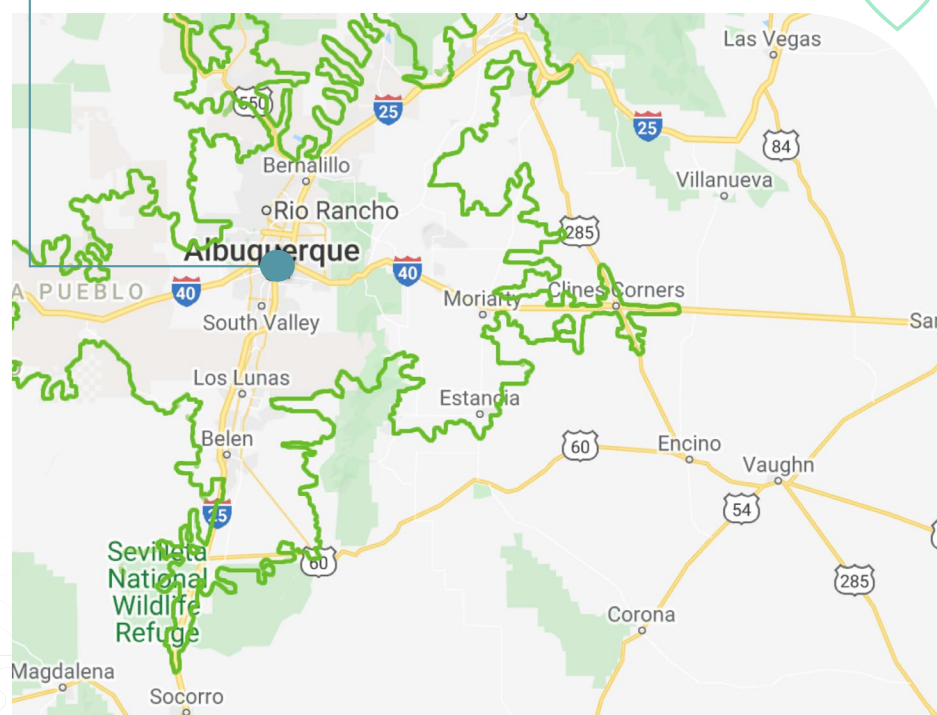


mesa del sol innovation park



# 1,047,699 POPULATION

within A 60-minute drive time  
**FROM I-25 AND I-40**



## EDUCATION

There are 106,934 students currently enrolled in two-year and four-year institutions throughout the state of New Mexico.

# 36.4%

of Albuquerque MSA population has a bachelor's degree or higher - **7% increase since 2021**

# 106,934

## STUDENTS



Source: Esri, 2023

## STUDENT POPULATION AT THE LARGEST EDUCATIONAL INSTITUTIONS IN THE REGION

| Name                            | # of Students |
|---------------------------------|---------------|
| University of New Mexico        | 28,250        |
| New Mexico State University     | 22,787        |
| Central NM Community College    | 19,095        |
| Eastern New Mexico University   | 7,220         |
| San Juan College                | 5,454         |
| Western New Mexico University   | 3,378         |
| Santa Fe Community College      | 3,266         |
| New Mexico Highlands University | 2,677         |
| Clovis Community College        | 2,303         |
| New Mexico Junior College       | 2,228         |
| New Mexico Tech                 | 1,689         |
| Southeast New Mexico College    | 1,673         |
| Navajo Technical Univeristy     | 1,354         |
| Northern New Mexico College     | 1,154         |
| University of the Southwest     | 1,066         |

## MAJOR EMPLOYERS



33,500 Employees



14,500 Employees



13,456 Employees



1,200 Employees



13,316 Employees



3,500 Employees



1,000 Employees



400 Employees



3,659 Employees



2,200 Employees



262 Employees



700 Employees



330 Employees



1,850 Employees



343 Employees



1,800 Employees



360 Employees



1,000 Employees



480 Employees



1,700 Employees



950 Employees



279 Employees



1,700 Employees

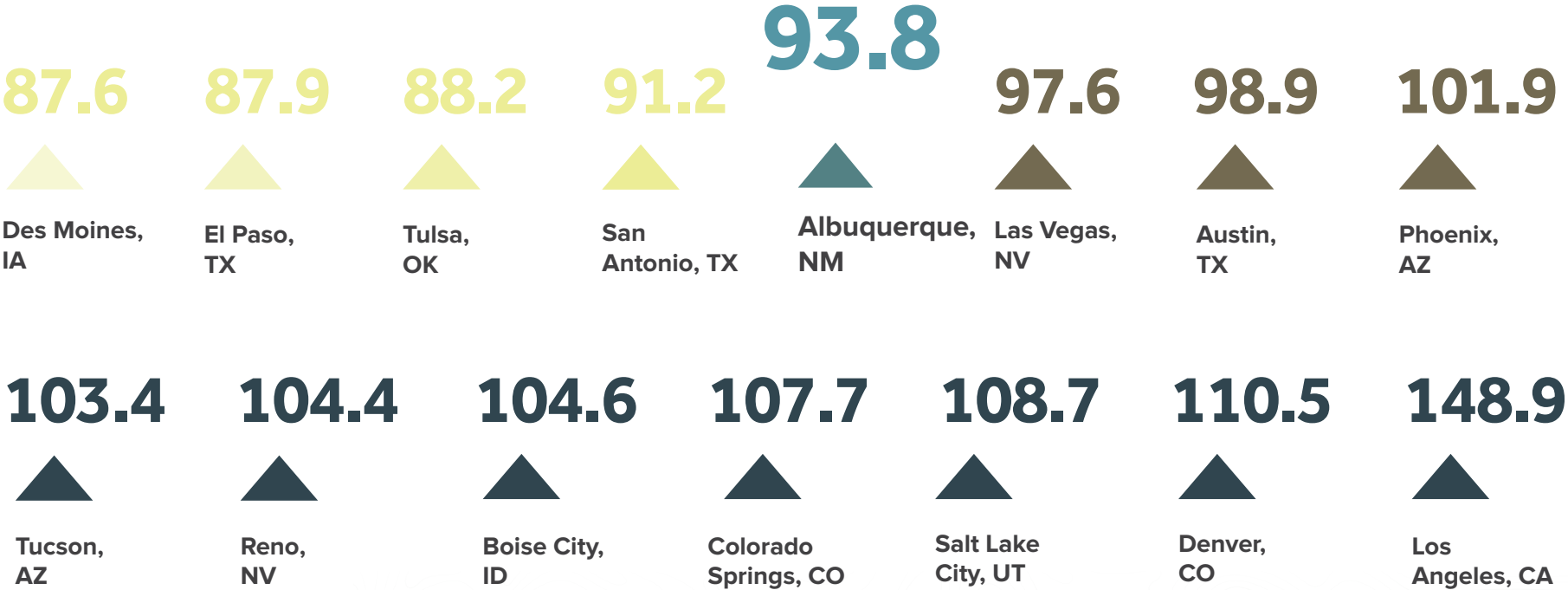


1,500 Employees



# COST OF LIVING

Greater Albuquerque distinguishes itself from other large metro areas by offering a comparatively low cost of living. The cost-of-living index, which measures relative price levels for consumer goods and services, reports Albuquerque's index as 93.8 well below the base 100.0 national average. Particularly when compared to its urban neighbors, Albuquerque provides exceptional affordability for more value and better quality of life.



Source: Council for Community and Economic Research 2024

# TOP TARGET INDUSTRIES



**Renewable Energy**  
\$114,780 Avg Earnings



**Manufacturing**  
\$83,043 Avg Earnings



**Aerospace**  
\$121,274 Avg Earnings



**Corporate & Professional Services**  
\$87,031 Avg Earnings



**Digital Media & Film**  
\$81,418 Avg Earnings



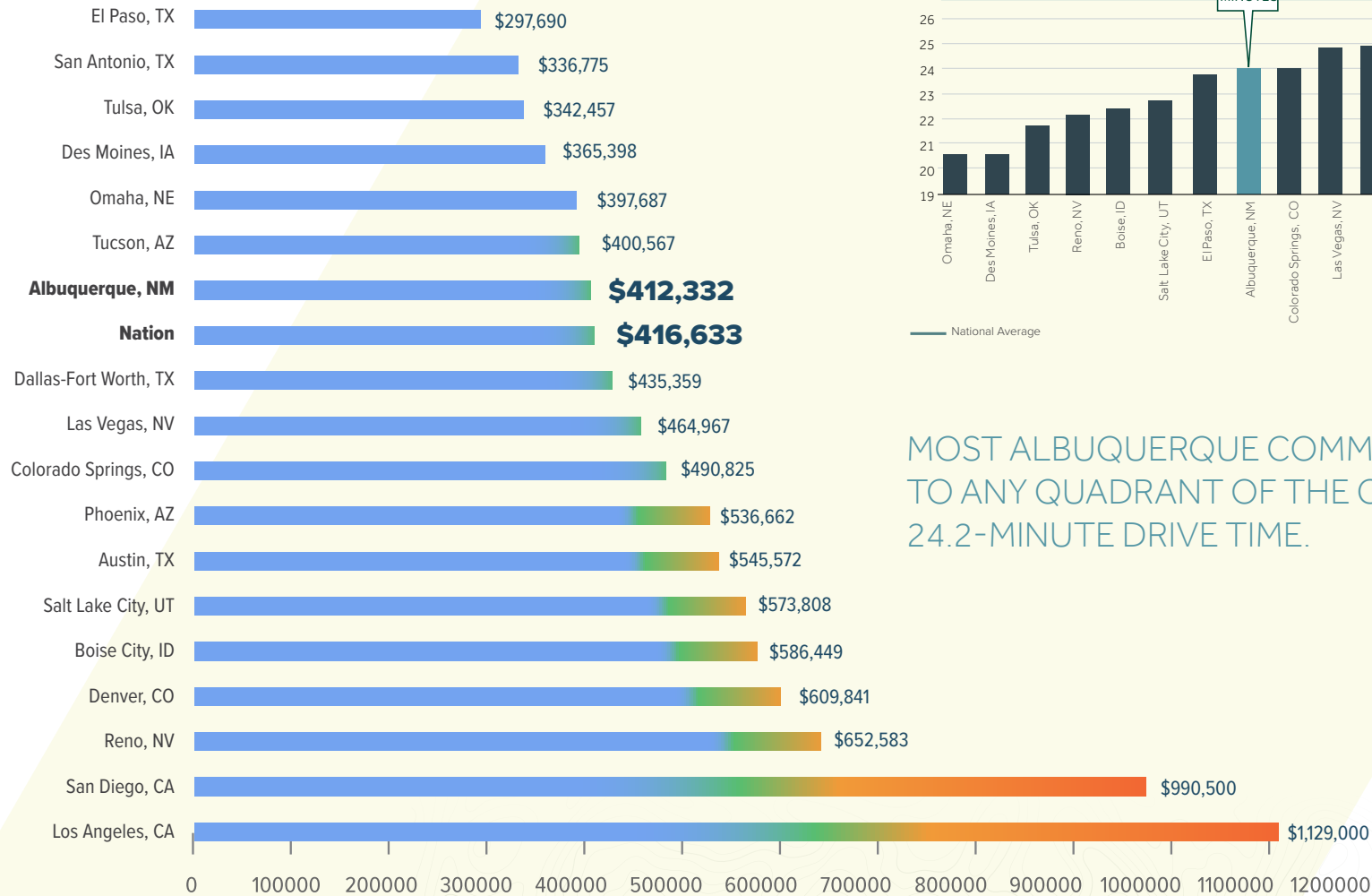
**Biosciences**  
\$127,491 Avg Earnings

Source: Lightcast 2024



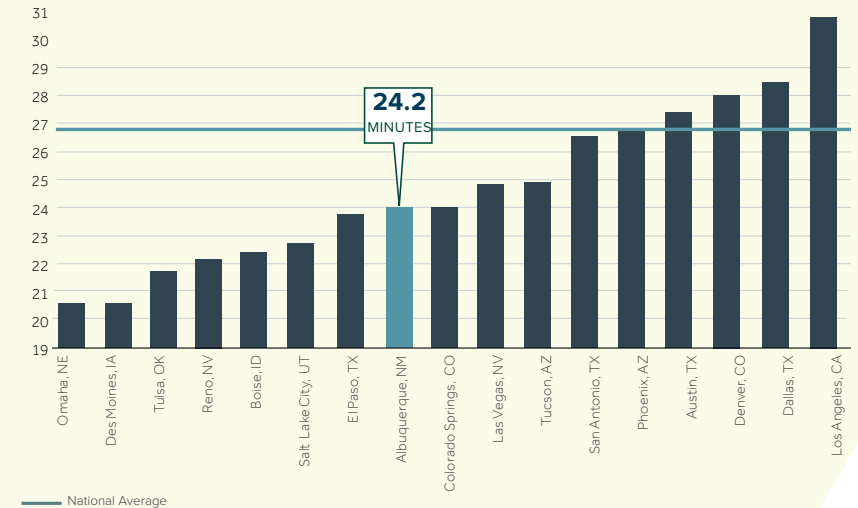
# HOUSING AFFORDABILITY - MEDIAN HOUSING VALUE

With a median house value below the national average and well below comparable metros, about 64 percent of Albuquerque residents own a home, according to the U.S. Census Bureau.



Source: Realtor.com Economic Research via FRED, 2024

# AVERAGE COMMUTE TIMES



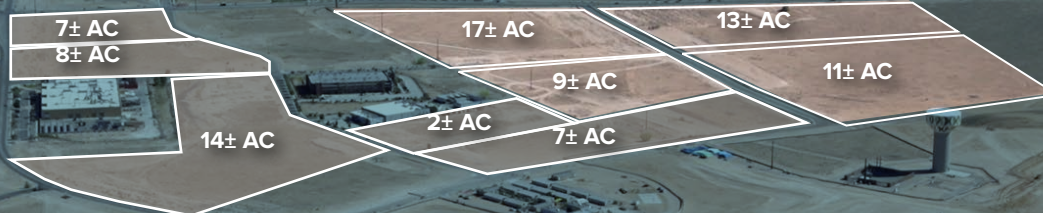
Source: Lightcast 2023

MOST ALBUQUERQUE COMMUTERS CAN GET TO ANY QUADRANT OF THE CITY WITHIN A 24.2-MINUTE DRIVE TIME.

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READY FOR  
DEVELOPMENT

±92 ACRES  
MULTIPLE PARCELS AVAILABLE



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