

LOBO

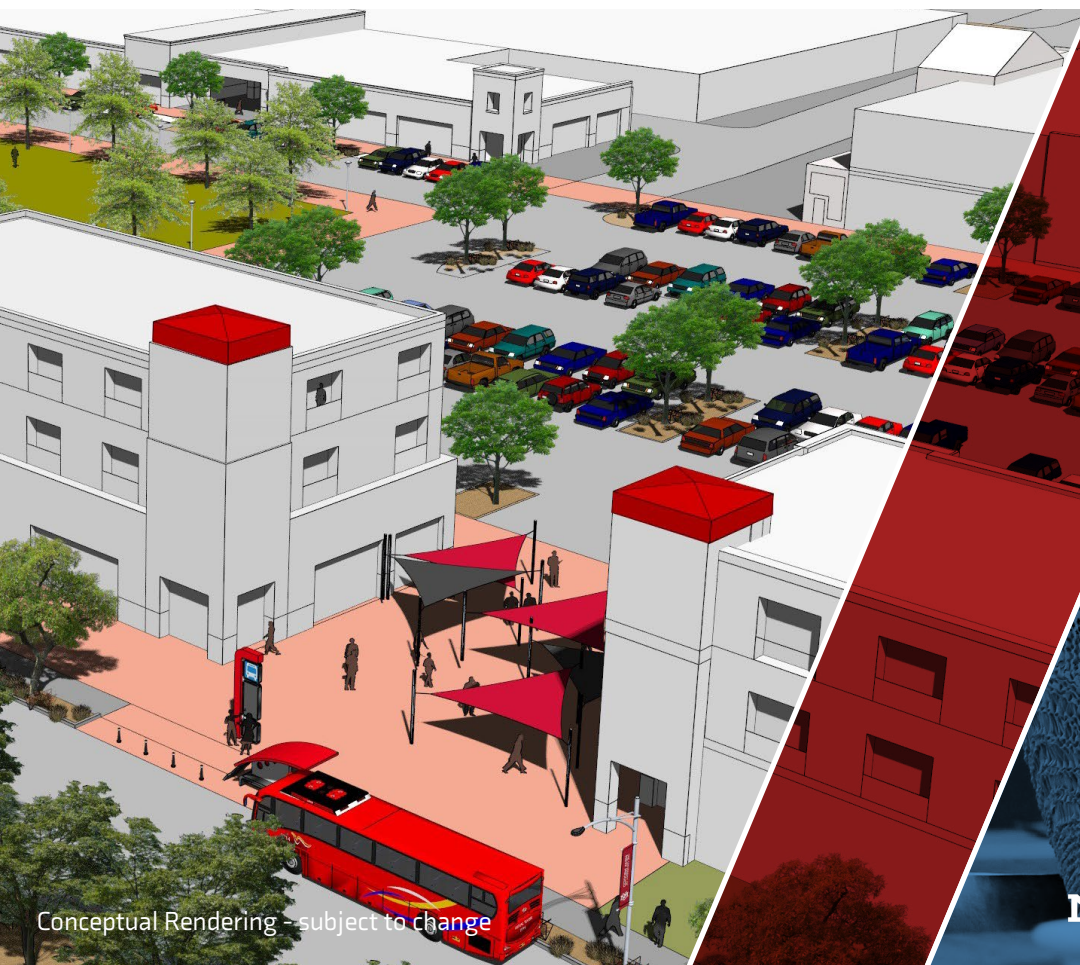
SPORTS & TECH DISTRICT

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

CBRE



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

UNM SCIENCE & TECHNOLOGY PARK

**UNM STUDENT
FAMILY HOUSING**

4.6± Ac

4.2± Ac

**LOBO
VILLAGE**

**THE PIT
BASKETBALL
ARENA**



**FOOTBALL
STADIUM**

**BASEBALL
COMPLEX**

**TENNIS
CENTER**

Under Contract

Under Contract

**Under Contract
for QSR**

1.5± Ac

SOLD

**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 in process
- > Adjacent to major entertainment/sports venues – 1.3 Million spectators annually
- > 81,453 residents and 41,000 students within a 3-mile radius
- > In the heart of one of the largest employment centers in the City - 104,837 Employees in a 3 Mile Radius, 191,765 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.



MAJOR RETAIL LOCATIONS



UNDER SERVED TRADE AREA

One grocery store within a 1 mile radius



104,837 employees (3 miles)
191,000 employees (5 miles)



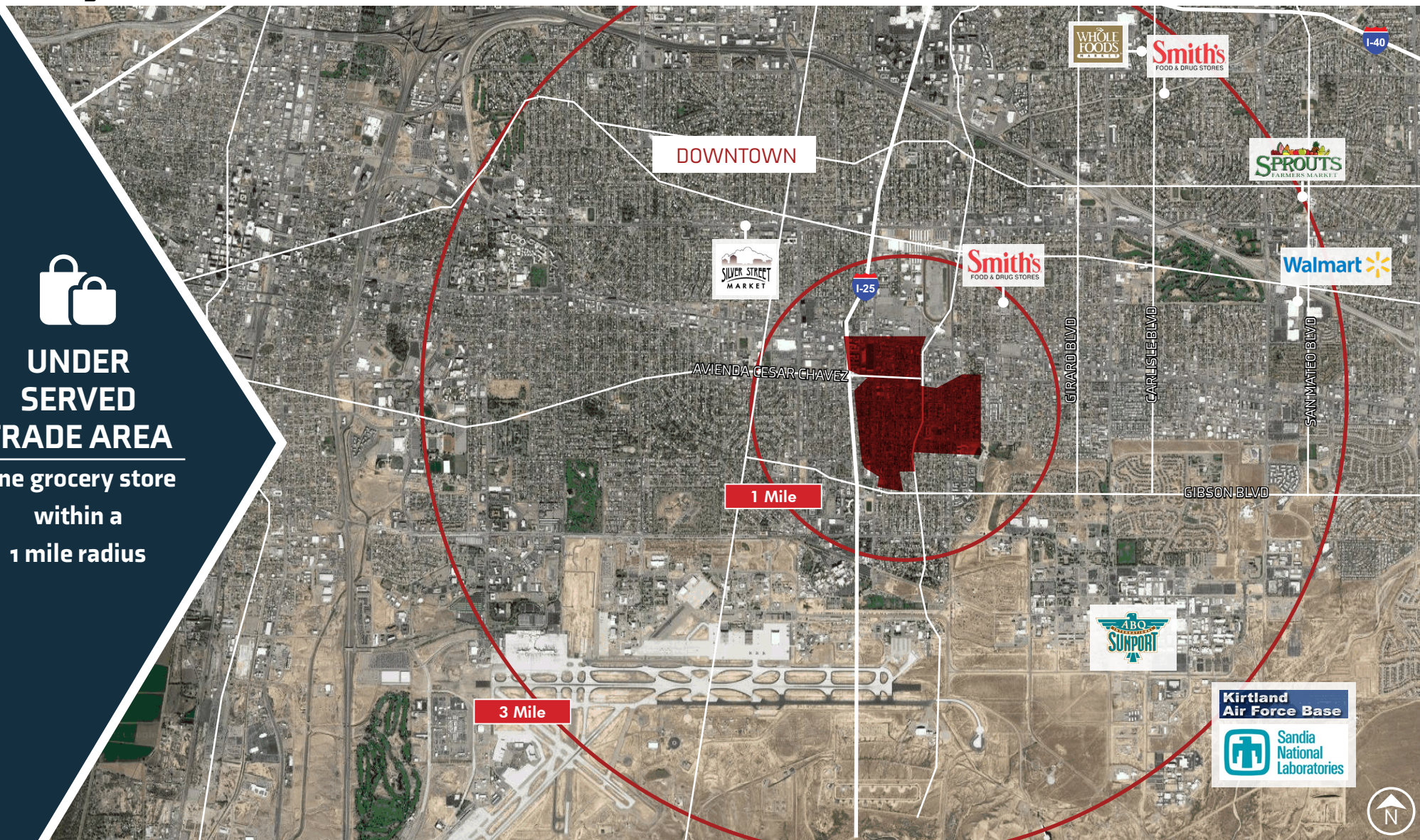
81,453 residents (3 miles)
227,493 residents (5 miles)

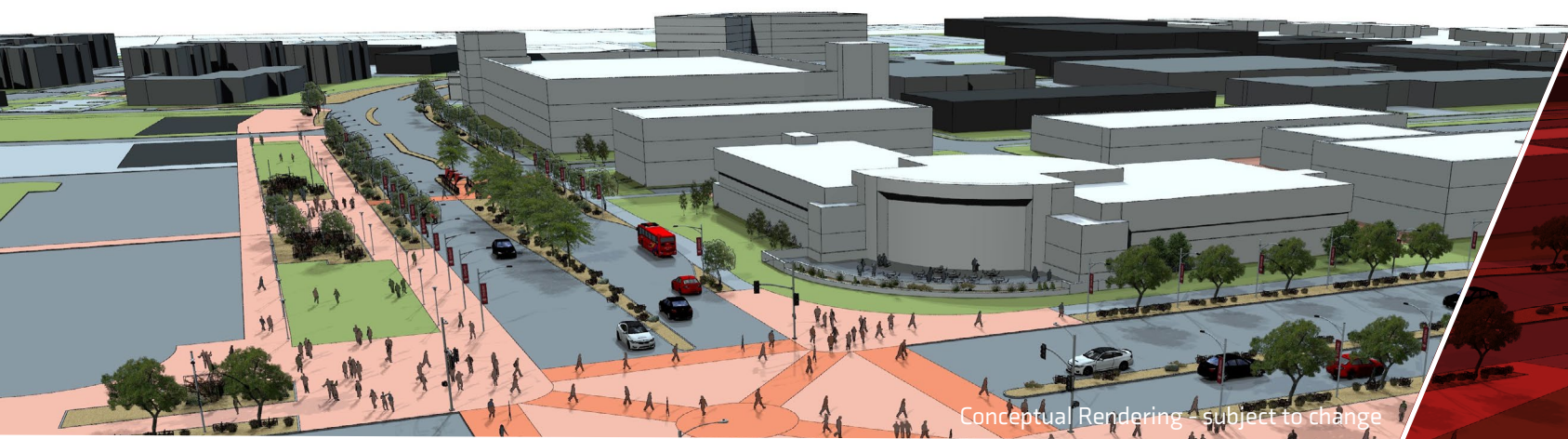


41,000 students
(3 miles)



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 are currently pursuing the establishment of a Tax Increment Development District ("TIDD") for the LOBO Sports and Tech District. The formation of the TIDD will support 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.

***Proposed \$300 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

*This amount is an estimate and is subject to change over time.



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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 Family Housing (200+ apartments)
- 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

2021 ESTIMATED POPULATION	936,582
2026 PROJECTED POPULATION	979,405
GROWTH 2010-2021	0.48%
GROWTH 2021-2026	0.90%
AVERAGE AGE	38.2
HOUSEHOLD INCOME	
2021 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$79,516
2026 PROJECTED AVERAGE HOUSEHOLD INCOME	\$88,286
2021 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$57,337
2026 PROJECTED MEDIAN HOUSEHOLD INCOME	\$62,553

POPULATION GROWTH - NEXT 5 YEARS

5-Year population projection (2021-2026)



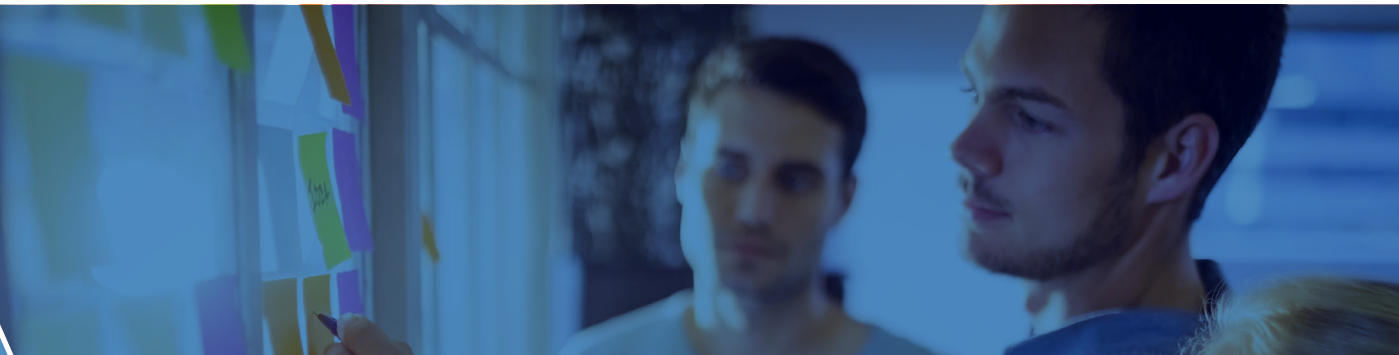
2021 AVERAGE HOUSEHOLD INCOME



2021 % OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER



Source: Esri



LOBO

SPORTS & TECH DISTRICT

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