

SI-25

EMPLOYMENT CORRIDOR

**369± ACRES
MULTIPLE TRACTS AVAILABLE**

Mixed-Use Land: Office/Warehouse
Distribution | Office/Showroom
Retail | Residential

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SOUTH I-25 EMPLOYMENT CORRIDOR

CBRE

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All boundary lines are approximate.



There are approximately 122,000 employees within 5 miles and over 240,000 employees within a 8 mile radius, making this one of the **LARGEST EMPLOYMENT CENTERS IN THE CITY.**

Source: Esri

OPPORTUNITY OVERVIEW

The South I-25 Employment Corridor is transitioning into one of Albuquerque's most important locations for future employment growth. With much of the North I-25 corridor built-out and new infrastructure planned for the South I-25 area, the South I-25 Employment Corridor is prime commercial real estate.



NEW INFRASTRUCTURE

New infrastructure improvements are planned for the Rio Bravo/I-25 Interchange along with the planned construction of the Sunport Blvd. Interchange. Once completed, access off I-25 will be quick and easy, effectively creating a loop road system between Sunport Blvd and Rio Bravo Blvd interchanges via Broadway and 2nd Street.



AVAILABLE TRACTS

Fourteen tracts of land situated between Sunport Blvd. and Rio Bravo Blvd totaling approximately 369 acres. Individual parcels range in size from 4 acres up to 126 acres. Many of the tracts may be divided to fit individual requirements. The land is primarily zoned M-2 (Bernalillo County) allowing for a wide variety of uses such as retail, office, distribution and industrial. The exception regarding zoning is the 126 acre tract which is zoned A-1 (agricultural, low density housing). All of the tracts have access to public water and sewer.



INCENTIVES

There are a number of economic incentives available to encourage development in this area. Those incentives include the Gross Receipts Investment Policy (GRIP), Local Economic Development Act (LEDA) and various County Economic Development Incentives. Detailed information regarding these incentives is available [herein](#).

PROPERTY HIGHLIGHTS

- 4 – 126± Acre Parcels Available (369± Acres total)
- Tracts can be divided
- Zoned M-2 (Bernalillo County) allows for retail, office, industrial and distribution
- Access to public water and sewer
- Economic development incentives available (GRIP, LEDA)
- New Infrastructure including Sunport Blvd extension/interchange will provide better connectivity and access



NOT TO SCALE

All boundary lines are approximate.



DOWNTOWN

INTERSTATE
40

Bernalillo County Animal
Care & Resource Center

RIO GRANDE

SECOND STREET

Railroad

KEITH

BROADWAY BLVD

LOBO
VILLAGE

THE UNIVERSITY OF
NEW MEXICO

THE UNIVERSITY OF
NEW MEXICO
Golf Course

Dayita

C

SUNPORT EXTENSION
PLANNED

±2.1 AC
Adjacent to I-25
Tract 28

INTERSTATE
25

±87 AC
Adjacent to I-25
Tract 4

US
FOODS

MANHEIM
Auctions

RNSF
RAILWAY

SOLD

±12.2 AC
Adjacent to US Foods
Tract 2CA North

±24.9 AC
Adjacent to US Foods
Tract C2A South

LKO
OSW Recycled - Affiliated by Reystone

VALERO

PNM

JABIL

RIO BRAVO BLVD



NOT TO SCALE

All boundary lines are approximate.



NOT TO SCALE

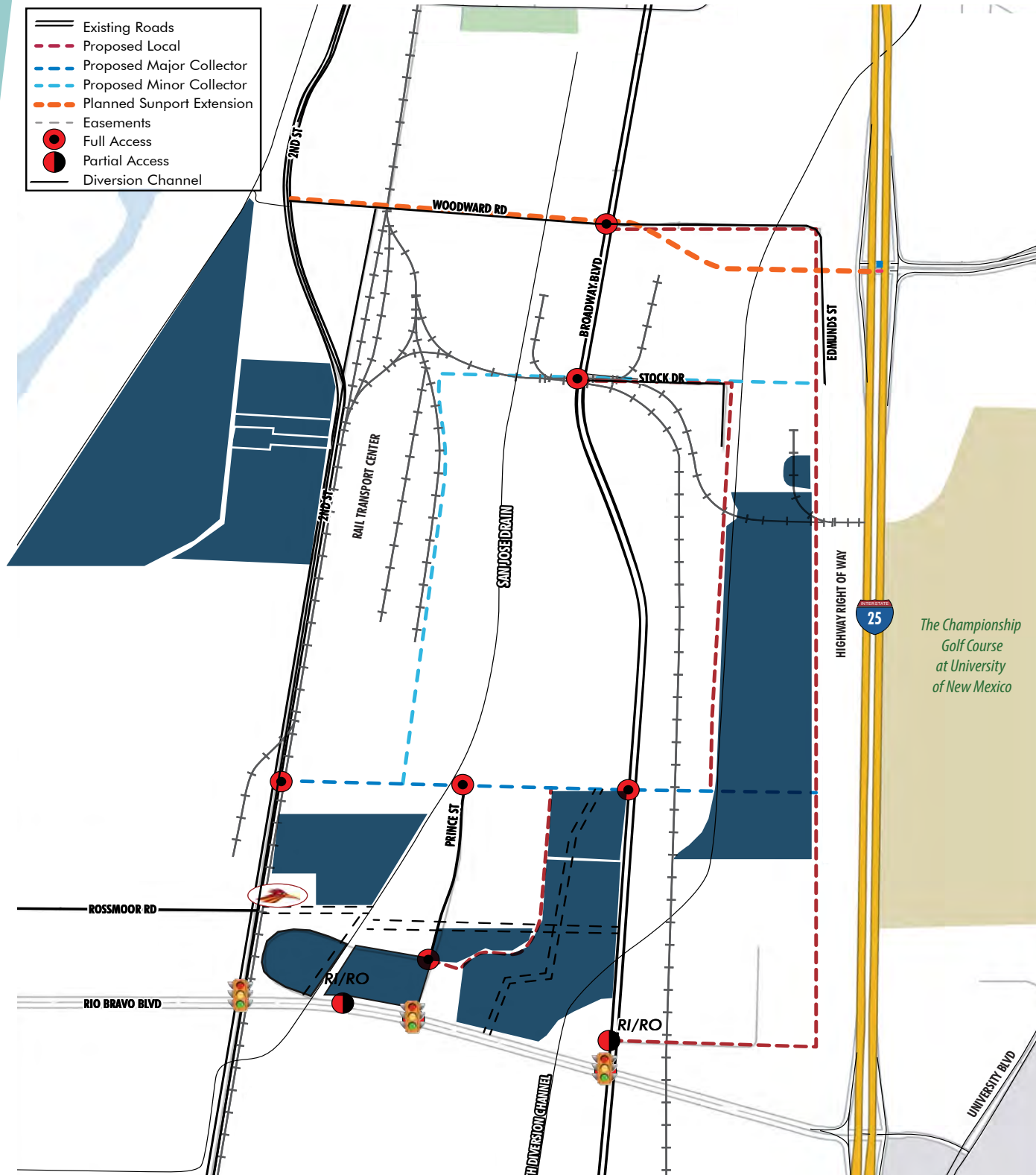
All boundary lines are approximate.

SUBMARKET OVERVIEW

There are approximately 122,000 employees within 5 miles and over 240,000 employees within a 8 mile radius, making this one of the largest employment center in the City. Major employers within the 8 miles include: UNM, Kirtland Air Force Base, Sandia National Labs, Presbyterian Hospital, UNM Hospital, Lovelace Hospital, City of Albuquerque, and the State of New Mexico. In addition, several new student housing projects including Lobo Village, Valley View Villas Apartments & University Village have been driving the demand for new services along this corridor.



NEW PLANNED INFRASTRUCTURE MAP



NEW INFRASTRUCTURE

New Mexico Department of Transportation is proposing new infrastructure to further enhance the access of the entire South I-25 corridor which will directly benefit the South I-25 employment corridor.

Improvements include extension of Sunport Blvd, enhancements to the Rio Bravo interchange and additional new roads that will enhance the traffic patterns and make the corridor more development friendly.

*information on this map is proposed and is subject to change. All boundary lines are approximate.

Source: NMDOT



NOT TO SCALE

SOUTH I-25 EMPLOYMENT CORRIDOR INCENTIVES OVERVIEW

OPPORTUNITY ZONE

The South I-25 Employment Corridor is within a designated Opportunity Zone. Designated in 2018 by the Governor, this zone qualifies for a new way to finance projects in underserved areas. The Opportunity Zone offers three tax incentives for investing in low income communities through a qualified Opportunity Fund.

HUB ZONE

The government limits competition for certain contracts to businesses in historically underutilized business zones. It also gives a 10% preferential consideration to those businesses in full and open competition. General qualifications include being a small business, with at least 51% controlled by a US citizen, a Community Development Corporation, agricultural cooperative or Indian Tribe. Principal office must be located in HUB Zone with 35% of the employees living in a HUB Zone.

GROSS RECEIPTS INVESTMENT POLICY (GRIP)

Bernalillo County enacted a Gross Receipts Investment Policy (GRIP) in 2018. This program provides that in the case of new, large scale retail and certain targeted commercial businesses within the County, the County can repay a developer for the cost of reasonable and necessary public infrastructure related to the development. Those funds come from the anticipated gross receipts tax generated by the new or expanding existing business and can be up to half of the County's share of GRT generated by the business but will not exceed the amount of actual cost of public infrastructure.

LOCAL ECONOMIC DEVELOPMENT ACT (LEDA)

Allows local or regional governments to create new job opportunities by providing land, buildings or infrastructure for facilities to support new or expanding businesses. In addition, the State has created a "closing fund" appropriation which provides local governments with financial backing from the legislature for certain projects.

INDUSTRIAL REVENUE BOND (IRB'S)

Allow for significant real and personal property tax and compensating (use) tax exemptions. Terms vary by community.

JOB TRAINING INCENTIVE PROGRAM (JTIP)

Direct cash reimbursement for 50% to 65% of trainees' wage for up to six months of on-the-job training. Additionally, a significant portion of customized training provided by a New Mexico post-secondary public education institution is eligible for reimbursement.

MANUFACTURING INVESTMENT TAX CREDIT

Manufacturers may receive a tax credit equal to 5.125% of the value of qualified equipment brought to and used in New Mexico.

**FOR MORE INFORMATION ON AVAILABLE INCENTIVES PLEASE CALL
ALBUQUERQUE ECONOMIC DEVELOPMENT AT (505) 705-3777.**

SOUTH I-25 EMPLOYMENT CORRIDOR INCENTIVES OVERVIEW

GROSS RECEIPTS TAX DEDUCTION ON CONSUMABLES USED IN THE MANUFACTURING PROCESS (GRT EXPENDITURES ON CONSUMABLES)

A manufacturer may deduct the gross receipts tax paid on consumables used in the manufacturing process. "Consumable" means tangible personal property that is incorporated into, destroyed, depleted, or transformed in the process of manufacturing a product and includes electricity, fuels, water, supplies, chemicals, gases, repair parts, spares and other tangibles, but does not include tools or equipment used to create the product.

SINGLE SALES FACTOR TAX APPORTIONMENT FOR MANUFACTURERS

Effective in taxable year starting January 1, 2014 businesses engaged in manufacturing may choose to take part in the phased-in single sales factor apportionment for calculation of their corporate income tax liability. In 2017, the apportionment percentage is 80% sales.

SINGLE SALES FACTOR TAX APPORTIONMENT FOR HEADQUARTERS

National and regional headquarter operations may elect to use the single sales factor apportionment for calculation of their corporate income tax liability.

HIGH WAGE JOBS TAX CREDIT (HWJTC)

A refundable tax credit equal to 10% of salaries for each net new job paying a net taxable wage of at least \$60,000 per year in the Albuquerque metropolitan area and other communities with populations larger than 40,000. Companies located in communities with a population less than 40,000 are eligible for the same tax credit for each net new job paying a net taxable wage of at least \$40,000. Qualified employers can take the credit for four consecutive years. The refundable credit can be applied against the modified combined tax liability of the taxpayer, including the state portion of the gross receipts tax, compensating tax and withholding tax. Excludes the local portion of the gross receipts tax.

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METROPOLITAN ALBUQUERQUE

OVERVIEW

As the most dynamic city and largest urban area in New Mexico, Albuquerque is the state's major commercial center, serving as a hub for business, trade, finance, industry and government. With a substantial labor force, the Albuquerque metro area accounts for nearly 45% of the state's total employment. With a young population and the presence of the University of New Mexico, the Albuquerque metro area will continue to provide employers with an abundant, diverse and well-educated work force.

As a heavily government centered economy, Albuquerque continues its slow and steady growth. This provides a stable employment base which is a hedge against swings in the private sector base.

Albuquerque also continues to enjoy the benefits of low costs of living and doing business, 96% and 88%, respectively on a national scale of 100%. These cost benefits, along with an exceptional quality of life, continue to provide the Albuquerque market with significant, long-term competitive advantages.



DEMOGRAPHIC HIGHLIGHTS

- **240,238 EMPLOYEES** within a **8 mile radius**
- **361,073 PEOPLE** within an **8 mile radius**
- **85,600 VPD** on Interstate 25

10 CITIES WITH CLEANEST AIR IN AMERICA

– Thrillist

TOP CITIES TO RETIRE

– Forbes

TOP 50 PLACES TO LIVE

– US News and World Report

TOP 10 CITIES FOR SUMMER TRAVEL

– www.wallethub.com

ONE OF AMERICA'S FAVORITE PLACES

– Travel + Leisure survey

TOP 10 BEST PLACES TO LIVE AND WORK AS A MOVIEMAKER

– Moviemaker Magazine

MOST CREATIVE MID-SIZED CITY IN THE U.S.

– Thrillist

- **\$57,161** Average Household income **8 mile radius**
- **56.8%** of the population has some **college in an 8 mile radius**

Source: Esri



QUALITY OF LIFE

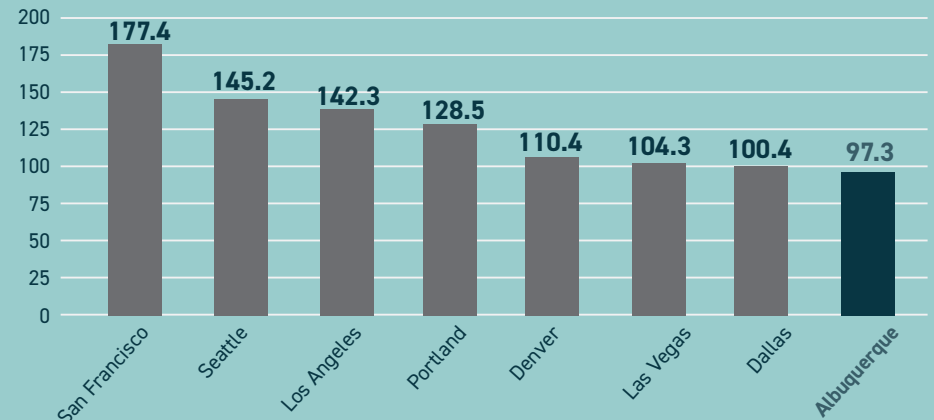
- Albuquerque averages 310 days of sunshine each year and offers a variety of outdoor activities including golf, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.
- Albuquerque ranks among the top in the nation for cities with the most college graduates, 32% with a bachelor's degree or higher.
- Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index.
- With more 1,800 hospital beds, Albuquerque is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 trauma center.



TRANSPORTATION SYSTEMS

- Albuquerque International Sunport is served by eight major airlines and four regional airline service providers.
- Southwest Airlines is Albuquerque's largest carrier, handling a little more than 50 percent of the airport's 6.1 million passengers.
- Albuquerque International Sunport offers travelers nonstop service to twenty one out-of-state cities, including: Chicago, New York City, Dallas, Los Angeles, Atlanta, San Francisco, Portland and Orange County, CA.
- 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 7 hour drive to Denver, Phoenix, Tucson and only 10 hours to Dallas.
- Albuquerque rail service includes one freight line and one passenger line. The Burlington Northern & Santa Fe Railway (BNSF) offers a north-south line that connects in Albuquerque and an east-west line which connects in Belen, located 40 miles south of Albuquerque. Albuquerque is equidistant from both the Port of Los Angeles and the Port of Houston. Additionally BNSF is the only railway that crosses the border into central Mexico.

COST OF LIVING INDEX



Source: Council for Community and Economic Research 2016

EMPLOYMENT QUICK STATS

ABQ LARGEST EMPLOYERS:

- Kirtland Airforce Base (10,125 employees)
- Sandia National Labs (8,400 employees)
- Presbyterian Healthcare (7,310 employees)
- City of Albuquerque (6,940 employees)
- UNM Hospital (6,021 employees)
- State of New Mexico (4,950 employees)
- University of New Mexico (4,210 employees)
- Lovelace Hospital (4,000 employees)
- Bernalillo County (2,648 employees)
- Rio Rancho Public Schools (2,000 employees)

COLLEGES AND UNIVERSITIES:

- University of New Mexico (36,000 Students)
- Central NM Comm College (26,000 Students)
- University of Phoenix (3,190 Students)
- Pima Medical Institute (1,035 Students)
- National American University (743 Students)
- SW Indian Polytechnic Institute (490 Students)
- NM Highlands University (467 Students)

Source: Albuquerque Economic Development

**9 OF THE
TOP 10
LARGEST
EMPLOYERS IN
ALBUQUERQUE
ARE LOCATED
SOUTH OF
INTERSTATE 40**

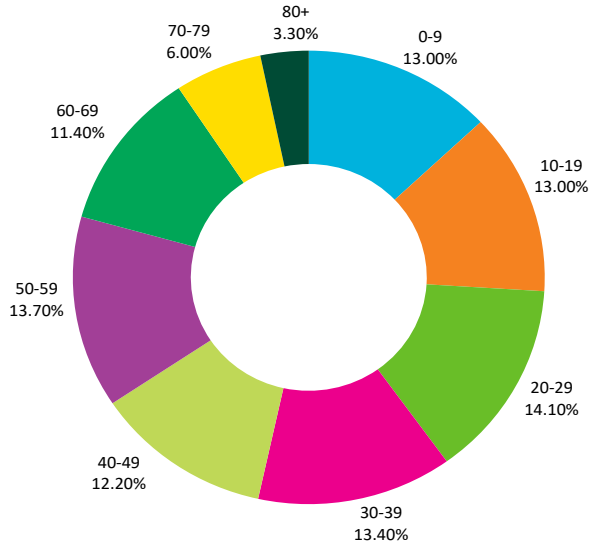
**YOUNG
POPULATION
WITH 32% OF
THE POPULATION
HOLDING
BACHELORS
DEGREE OR
HIGHER**



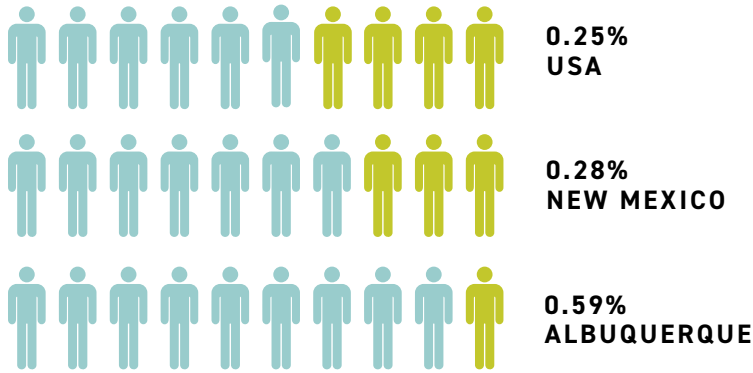
ALBUQUERQUE/RIO RANCHO MSA DEMOGRAPHICS

2022 ESTIMATED POPULATION	922,905
2027 PROJECTED POPULATION	950,623
POPULATION GROWTH 2022-2027	0.59%
AVERAGE AGE	38.3
2022 HOUSEHOLDS	371,427
2022 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$64,048
2027 PROJECTED MEDIAN HOUSEHOLD INCOME	\$74,760
2022 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$91,254
2027 PROJECTED AVERAGE HOUSEHOLD INCOME	\$104,779

ALBUQUERQUE/RIO RANCHO MSA POPULATION BY AGE



POPULATION GROWTH - NEXT 5 YEARS



% OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER



AVERAGE HOUSEHOLD INCOME



Source: Esri

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SOUTH I-25 EMPLOYMENT CORRIDOR

1968 Aerial Photo
Photographer: Dick Kent

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