

LOBO

SPORTS & ENTERTAINMENT DISTRICT
ALBUQUERQUE, NM

±41.4 ACRES

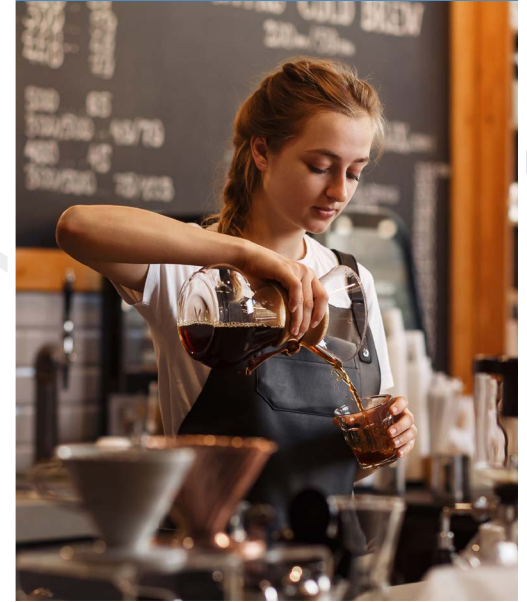
RETAIL- ANCHOR, JR ANCHOR AND PAD SITES



UNM THE UNIVERSITY OF
NEW MEXICO

LDC
LOBODEVELOPMENT
CORPORATION

CBRE



Premier Mixed - Use Lifestyle Development

In the heart of UNM South Campus

The CBRE Albuquerque Land Services Group is pleased to offer approximately 41.4 acres of development-ready land designated as the Lobo Sports & Entertainment District, situated within the 300 + acre University of New Mexico South Campus. Lobo Sports & Entertainment District is a prime location for retailers and entertainment venues.

Lobo Sports & Tech District encompasses:



1.4M SPECTATORS PER YEAR

Major Collegiate and Professional Sports Venues



2,000+ EMPLOYEES

UNM Science & Technology Park, home to technology-oriented university and national lab R&D and start-up company innovation



LOBO CROSSING

365,000 SF Open-air retail shopping center, under construction including shopping, retail services, restaurants, anchored by Target.

TARGET

**five
BEL'W**

Burlington

BOOT BARN

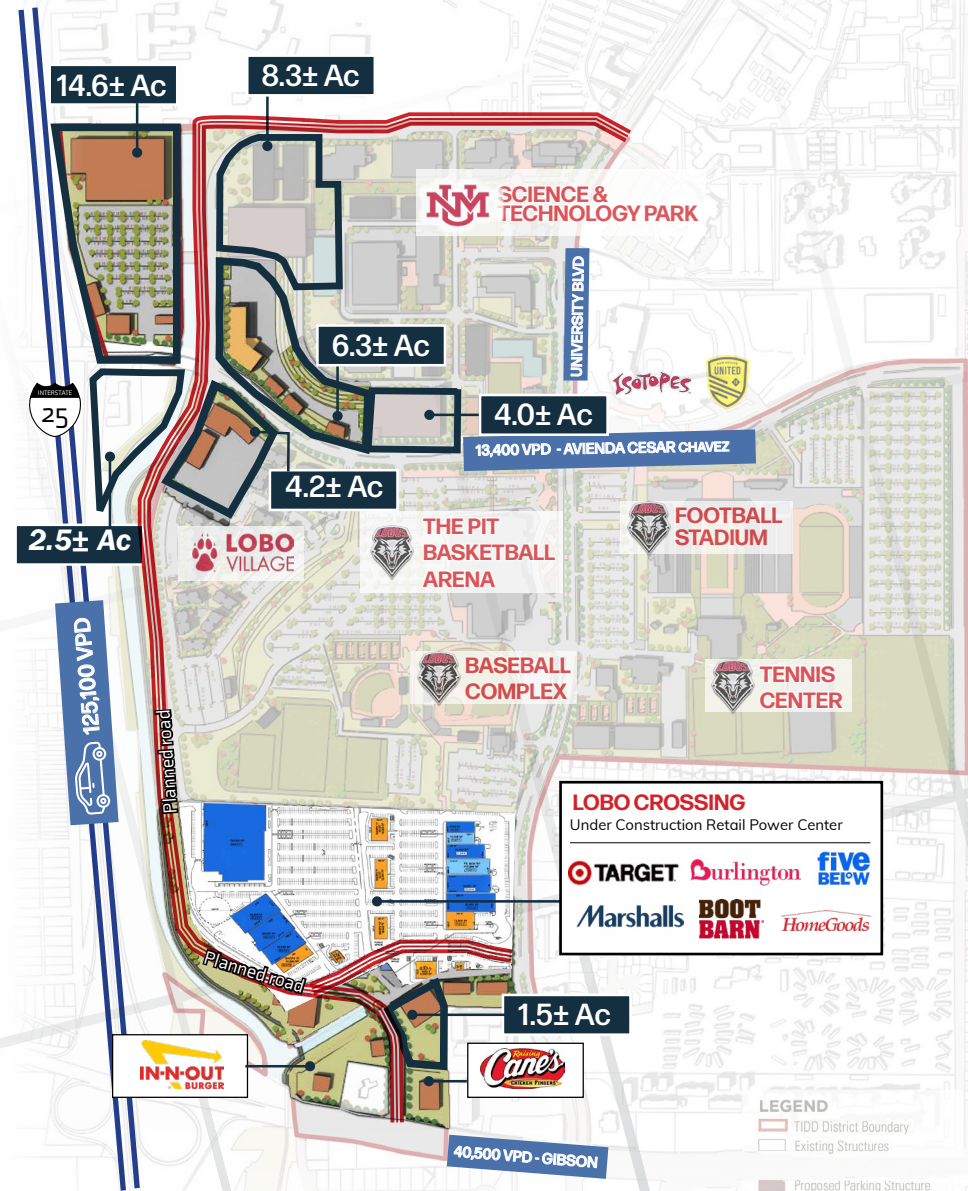
Marshall's

HomeGoods

Available

Retail Anchor, Junior
Anchor and Pad Sites

Ground Lease or
Build to Suit



Conceptual Rendering - subject to change



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.

Highlights



TIDD financing
for public
infrastructure



1.4 Million Spectators
Annually
Adjacent to major
entertainment/sports
venues



82,563 Employees in a
3 Mile Radius,
165,424 Employees in
a 5 Mile Radius



77,473 Residents,
46,000 Students within
a 3-mile radius



LOBO Crossing
365,000 SF Retail
power-center anchored
by Target under
construction



Direct access
and visibility from
Interstate 25



\$131.5 Million in retail
demand within a
5-mile drive time



\$60 Million in
expenditures related to
student, employee and
visitor retail



125,100 VPD
on Interstate 25

13,400 VPD
on Avienda Cesar
Chavez

Source: Esri 2025



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)

NEARBY FACILITIES

- Central NM Community College (19,067 students)
- UNM Main Campus (26,916 students)
- Albuquerque International Sunport Airport (5.5M Passengers)
- National Hispanic Cultural Center
- Presbyterian Healthcare Services (13,460 employees)
- Lovelace Medical Center (3,500 employees)
- UNM Hospital & Health Sciences (12,105 employees)
- UNM Championship Golf Course
- Puerto del Sol Golf Course

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)
- Milne HS Stadium (6,500 capacity)

HOUSING AND STUDENT SERVICES

- Student Support & Services Center
- Lobo Village (864+ beds)
- Student Parking (4,000+ spaces)
- 77,473 residents within a 3-Mile radius

ALBUQUERQUE REGIONAL SNAPSHOT

The Greater Albuquerque Region is one of the most dynamic, diverse and innovative communities in the nation. With a high concentration of well-educated workers, exceptional quality of life, low cost of living and a plethora of amenities, top talent and industry leaders are realizing the unlimited potential the region has to offer. Albuquerque has been New Mexico's leader in trade, finance and industry, but is now emerging as a top market in the nation; attracting premier companies and talent to take advantage of the opportunities that await.



EXCEPTIONAL QUALITY OF LIFE

- 4 seasons
- 5,312 feet in elevation – higher than Denver
- 24.4-minute average commute time
- Abundant outdoor adventure options
- 3rd-largest art market in the U.S. located in Santa Fe
- Award-winning breweries, wine bars and restaurants
- Eclectic and iconic culture, arts and entertainment



LOW COST OF LIVING

- 94.9 on a national scale of 100 (C2ER 2024)
- \$408,297 Median Housing Value National – \$424,900 (Realtor.com)



DIVERSE POPULATION

- 63% Diverse population Compared to 42% nationally (lightcast 2025)
- 1,058,923 Population within a 60-minute drive time of the I-40/I-25 interchange (Esri)



COMMERCIAL HUB

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

ALBUQUERQUE MSA DEMOGRAPHICS

ALBUQUERQUE, NM METROPOLITAN STATISTICAL AREA

2025 POPULATION - CURRENT YEAR ESTIMATE	932,477
2030 POPULATION - FIVE YEAR PROJECTION	962,975
GROWTH 2020-2025	0.33%
GROWTH 2025-2030	0.65%
AVERAGE AGE	40.4
HOUSEHOLD INCOME	
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$97,868
2030 PROJECTED AVERAGE HOUSEHOLD INCOME	\$110,670
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$70,539
2030 PROJECTED MEDIAN HOUSEHOLD INCOME	\$80,100

2025 AVERAGE HOUSEHOLD INCOME

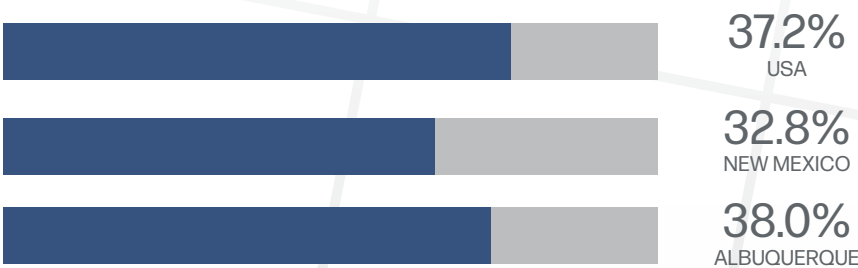


POPULATION GROWTH - NEXT 5 YEARS

5-YEAR POPULATION PROJECTION (2025-2030)



2025 % OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER



Source: Esri



LOBO

SPORTS & ENTERTAINMENT DISTRICT

ALBUQUERQUE, NM

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