

LOBO

SPORTS & TECH DISTRICT
ALBUQUERQUE, NM

±41.4 ACRES

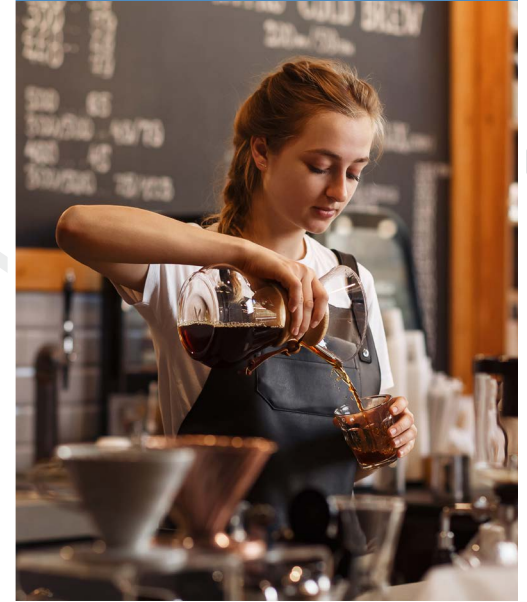
RETAIL- ANCHOR, JR ANCHOR AND PAD SITES



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 & 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:



1.3M 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

363,000 SF Open-air retail shopping center, opening Summer 2027 including shopping, retail services, restaurants, anchored by a major national food and general merchandise retailer.



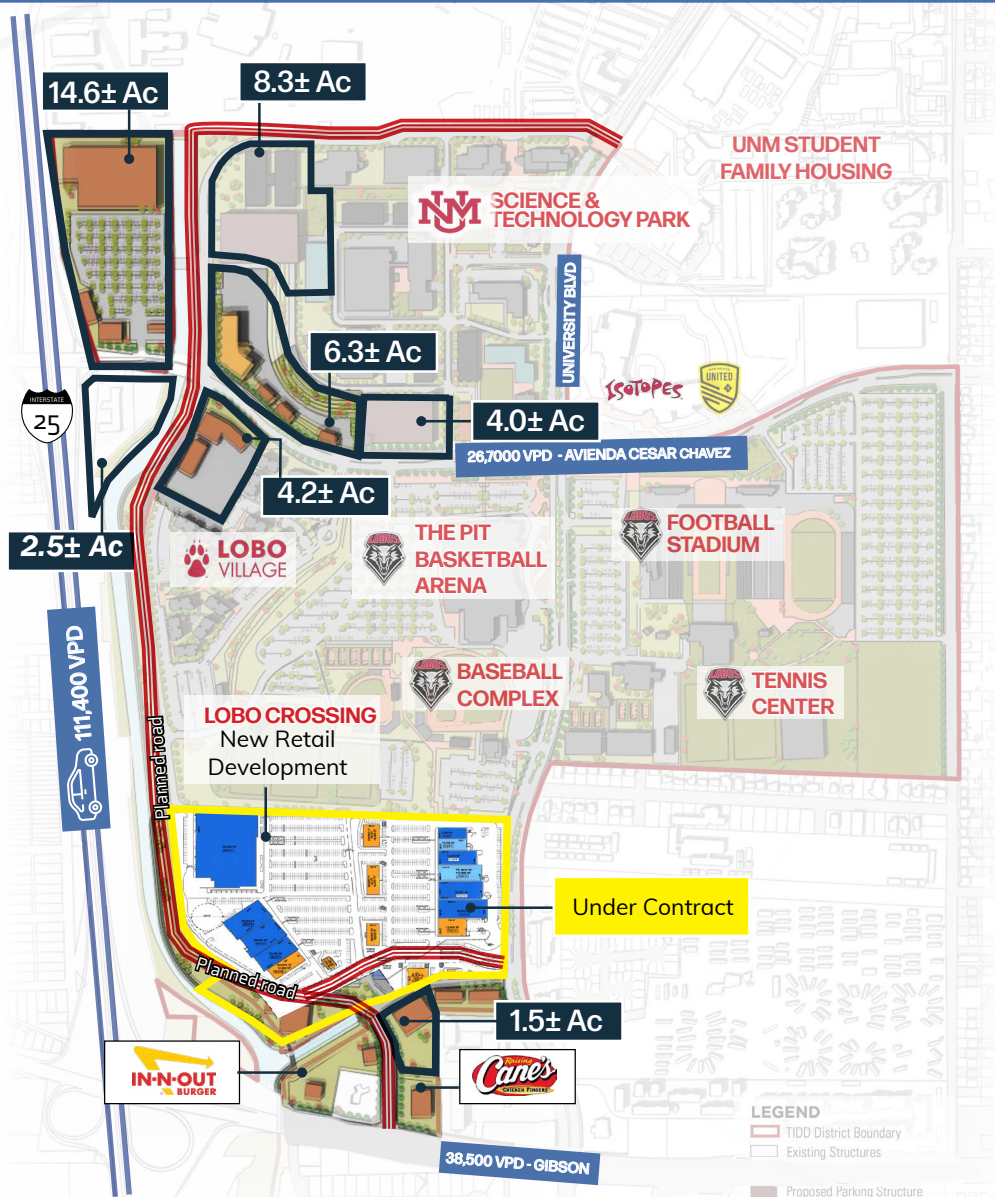
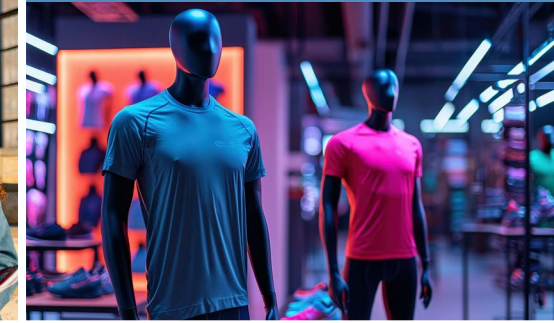
Vision for the Future

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

Ground Lease, Build to
Suit, Free Simple Sale



Conceptual Rendering - subject to change

Highlights



**TIDD financing
for public
infrastructure**



**1.3 Million Spectators
Annually**
Adjacent to major
entertainment/sports
venues



**91,852 Employees in a
3 Mile Radius,
176,278 Employees in
a 5 Mile Radius**



**78,365 Residents,
46,000 Students within
a 3-mile radius**



LOBO Crossing
369,277 SF Retail
power-center anchored
by major national
retailer - June 2027



**Direct access
and visibility from
Interstate 25**



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



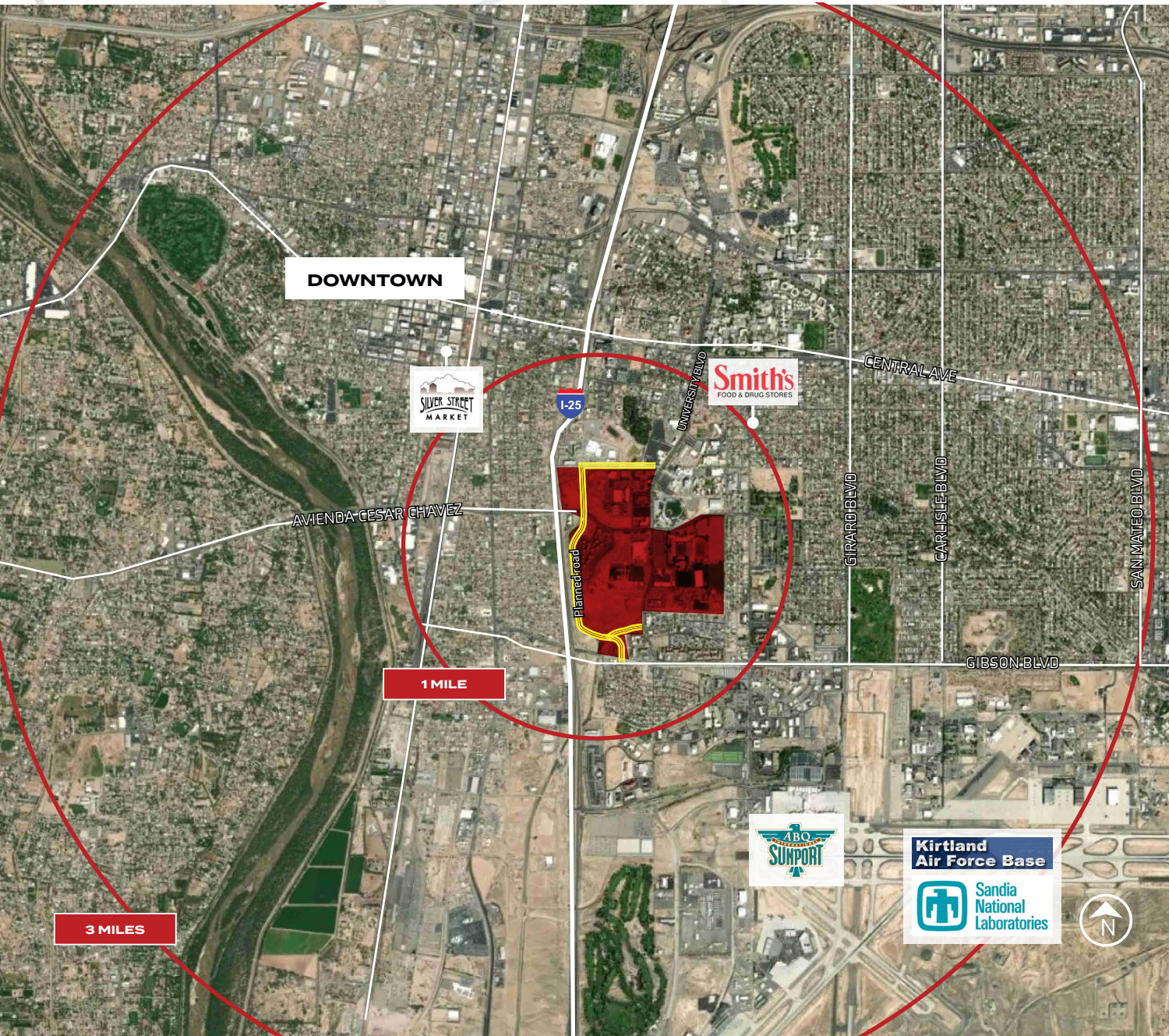
**\$60 Million in
expenditures related to
student, employee and
visitor retail**



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 withing a 1
mile radius



91,852 employees (3 miles)
176,278 employees (5 miles)

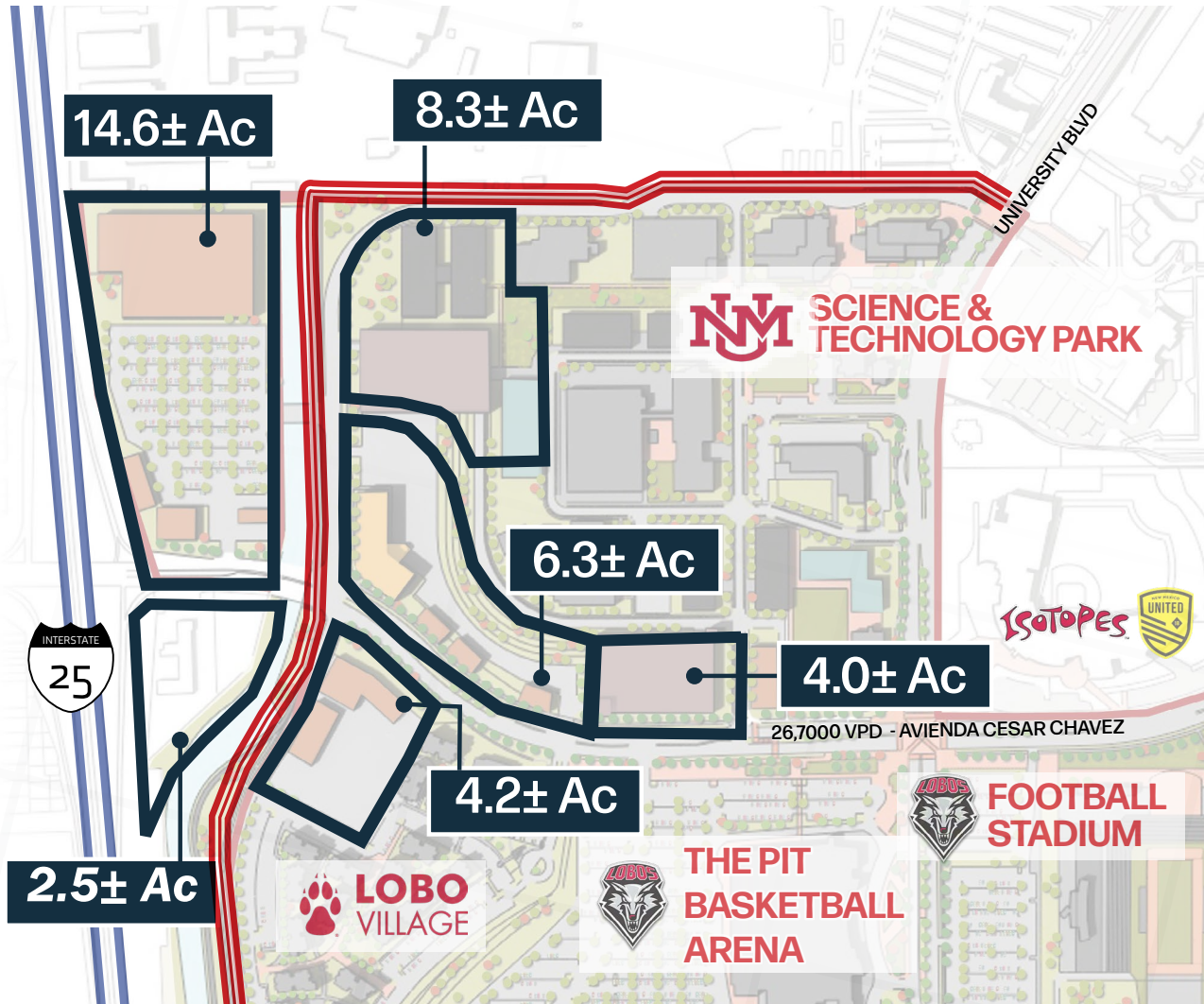


78,365 residents (3 miles)
216,781 residents (5 miles)



46,000 Students
(3 miles)

Available Parcels



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 (< 1 MILE)

- Central NM Community College (19,067 students)
- UNM Main Campus (26,916 students)
- Albuquerque International Sunport Airport (5.4M 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)
- 78,365 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

2024 POPULATION - CURRENT YEAR ESTIMATE	932,477
2029 POPULATION - FIVE YEAR PROJECTION	962,975
GROWTH 2020-2024	0.33%
GROWTH 2024-2029	0.65%
AVERAGE AGE	38.5

HOUSEHOLD INCOME	
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$97,868
2029 PROJECTED AVERAGE HOUSEHOLD INCOME	\$110,670
2024 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$70,539
2029 PROJECTED MEDIAN HOUSEHOLD INCOME	\$80,100

2024 AVERAGE HOUSEHOLD INCOME

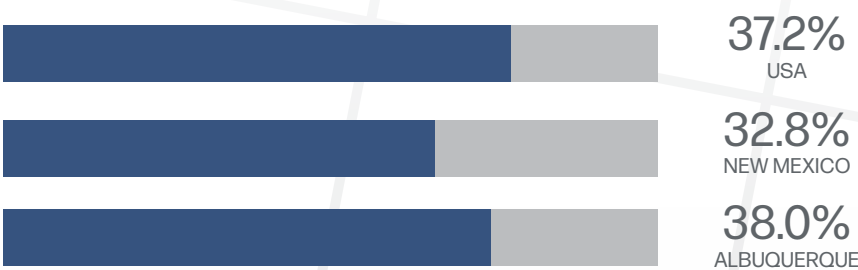


POPULATION GROWTH - NEXT 5 YEARS

5-YEAR POPULATION PROJECTION (2024-2029)



2024 % OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER



Source: Esri



LOBO

SPORTS & TECH DISTRICT

ALBUQUERQUE, NM

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