

# LOBO

SPORTS & TECH DISTRICT  
ALBUQUERQUE, NM

**±41.4 ACRES**

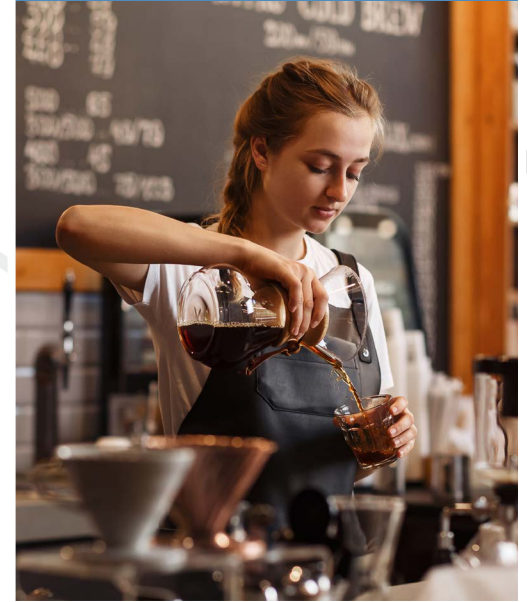
RETAIL- ANCHOR, JR ANCHOR AND PAD SITES



**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

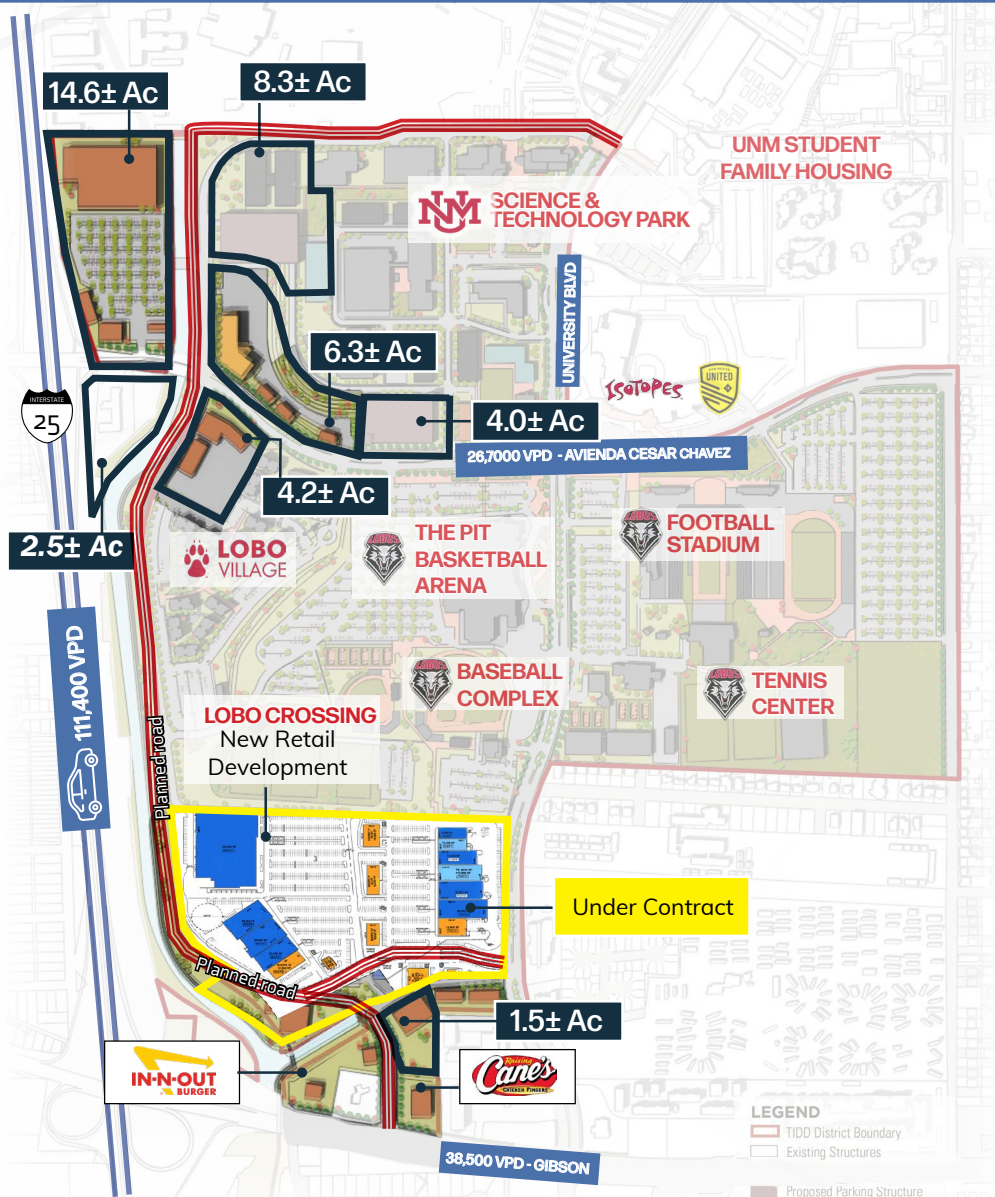
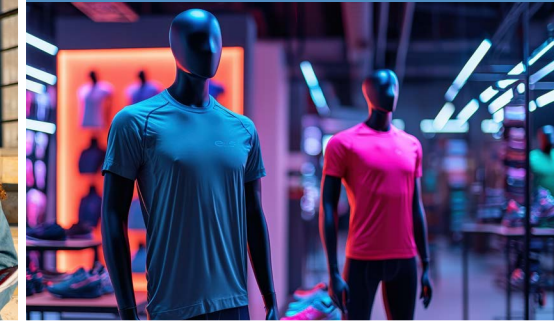
Mixed-Use Retail Development that will enrich the University area with dining, shopping and entertainment creating a unique **LIVE-LEARN-WORK-ENJOY** environment.



# 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**



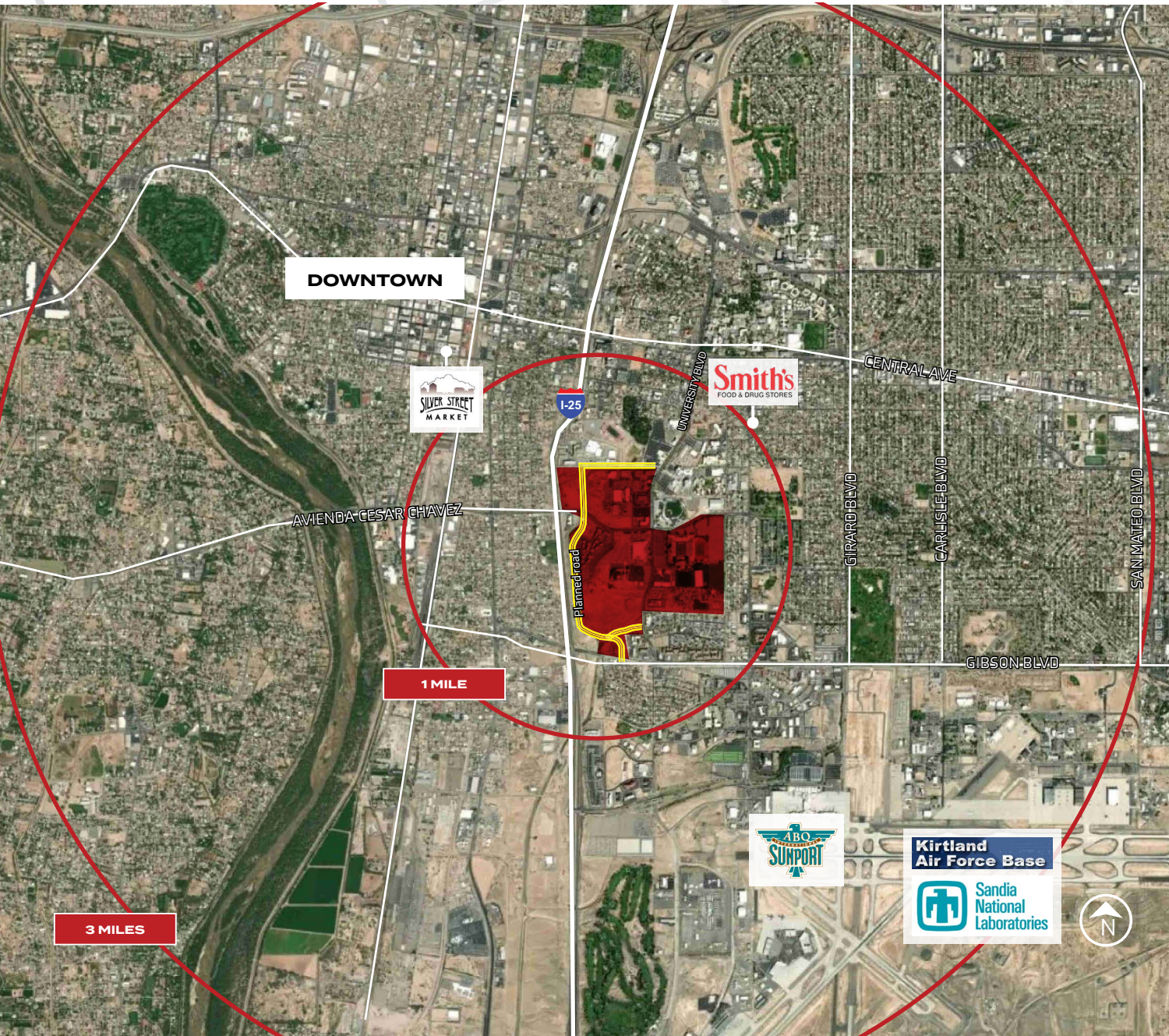
**Zoning:** Pursuant to its  
status as a State entity,  
the University of New  
Mexico is exempt from  
local zoning and land  
use regulations.







# 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)



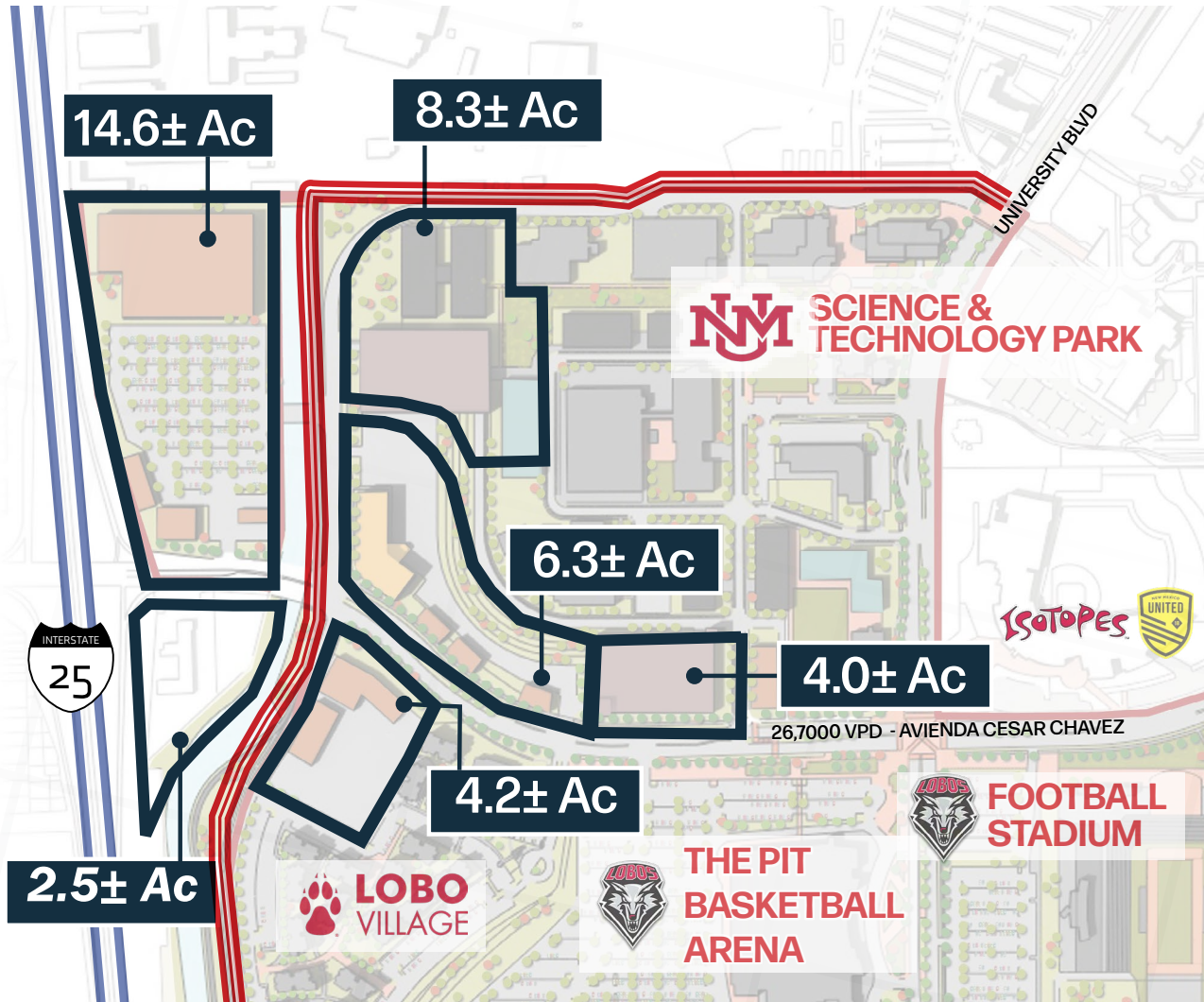
78,365 residents (3 miles)  
216,781 residents (5 miles)



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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