

MESA DEL SOL

LAND FOR SALE
READY FOR
DEVELOPMENT

±20.86 ACRES
2 PARCELS AVAILABLE



Proposed 1M SF
Office, Lab & Retail
Completed ±2023



Kirtland
Air Force Base



UNDER
CONTRACT

UNDER
CONTRACT

11.05± ACRES



9.35± ACRES



NETFLIX
Production HUB

CRICK AVE AND TURNING LOOP | ALBUQUERQUE, NM 87105

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

CBRE is pleased to present the opportunity to purchase four parcels in Mesa Del Sol's Innovation Park.

The parcels range from 9.36± - 11.50± acres and together total 20.86± Acres. This is a unique opportunity to own property in the heart of Mesa del Sol's Innovation Park, a one-of-a-kind master planned community, home to the Netflix production HUB, Fidelity Investments, United Poly, CFV, Kevothermal, GSA and many more. Zoned PC (Planned-Community), these sites can support a variety of commercial and industrial uses.

PROPERTY HIGHLIGHTS

- › 1.5± Miles to Interstate 25 via University West Blvd
- › 7.5± Miles to I-25/I-40 interchange
- › 3± Miles from Albuquerque International Airport
- › Qualified Opportunity Zone
- › Zoned PC (Planned Community) City of Albuquerque
- › Access to fiber networks
- › Sale Price -Inquire with Broker

AVAILABLE

Lot L 9.35± Acres

Lot M 11.50± Acres

Total Available 20.86± Acres

INNOVATION PARK



DOWNTOWN ALBUQUERQUE

UPTOWN ALBUQUERQUE

MAX
@kirtland

Proposed 1M SF
Office, Lab & Retail
Completed ±2023

NORTHROP GRUMMAN



Kirtland Air Force Base

Sandia National Laboratories



7.5 MILES TO INTERCHANGE
1.5 MILES TO I-25 / I-40

UNIVERSITY BLVD

CRICK AVE
SOLAR MESA AVE

UNDER CONTRACT

UNDER CONTRACT

11.05± ACRES



9.35± ACRES

TURNING LOOP

EASTMAN AVE

WATSON LOOP

BOBBY FOSTER RD



Future Connection /
Off-ramp to I-25

±15 Minutes
Los Lunas, NM

FACEBOOK
amazon



Pulte
WYNWOOD

Raylor Homes
A NEW GENERATION

TWILIGHT HOMES
COURT HOUSE SQUARE

Rachel Matthews Homes



PROXIMITY MAP



MESA DEL SOL OVERVIEW



Mesa del Sol is a 12,900-acre, mixed-use, master planned community in Albuquerque, New Mexico. It is surrounded by major Albuquerque employers including Kirtland Air Force Base, Sandia National Labs, and Netflix.



Mesa del Sol is a unique collaboration between governmental, educational, non-profit and for-profit organizations. Breaking ground in 2005, the new urbanism designer Peter Calthorpe worked to create a live/work/play master plan. When completed, Mesa del Sol will include 37,000 homes, 18 million square feet of office space, 4,400 acres for residential and supporting retail, 800 acres for schools including university branches and 3,400 acres for parks and open space. Overall, the project is expected to house 100,000 people with an urban center and an abundance of amenities. In recent months, housing development has ramped up with Pulte, Abrazo and Westway Homes currently constructing homes in the community.

With over 400 residences, recreation facilities, parks and 1.2 million square feet of commercial space constructed, Mesa del Sol is home to a variety of significant economic drivers in film and television, data centers, solar research and manufacturing, government and educational sectors. Mesa del Sol is also home to a Netflix production HUB, they are currently constructing a new state of the art 330+ acre campus that will add an additional 10 new stages, post production services, offices, mills, backlots and new infrastructure

MESA DEL SOL MAJOR EMPLOYERS



NETFLIX

New Mexico is a leader in the film and television industry. Outside of Hollywood, the Netflix production HUB is one the largest and newest studios and production facilities in the nation. The 9 sounds stages, totaling 171,000 square feet, range in size from a 3,000 cycloramic green screen to 24,000 square feet. In addition to the sound stages, Netflix Studios has over 100,000 square feet of production office and support space adjacent to the stages. In 2020 Netflix announced a major expansion of the studios including 10 new stages, post-production services, offices, mills, backlots and other infrastructure on the adjacent 300 acres of vacant land. Upon full expansion this facility could be the largest production HUB in North America.



United Poly Systems produces High Density Polyethylene (HDPE) pipe. HDPE pipe is used by a variety of markets including telecommunications, power utility, electrical, and oil and gas. The market for HDPE pipe continues to expand as initiatives to improve and expand infrastructure are implemented. United Poly Systems has an onsite laboratory to ensure they are using the best raw materials available.



Molina is nationally recognized as a leader in providing quality healthcare to low-income families. This \$46 million dollar - 26,500 square feet LEED Gold data center provides Molina with additional technological capacity enabling its customers, members, affiliates and internal operations to transact data across secure networks, thereby improving processing efficiency while protecting confidential patient data.

THE GREATER ALBUQUERQUE REGION SNAPSHOT

COMMERCIAL HUB

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



1,053,874

population in a 60-minute drive time from I-40/I-25 interchange

63% DIVERSE POPULATION
vs. 46% national diversity

WORKFORCE

Abundant, diverse and well-educated workforce



32.7% have a bachelor's degree or higher

103,730 STUDENTS CURRENTLY ENROLLED IN TOP TWO-YEAR AND FOUR-YEAR COLLEGES AND UNIVERSITIES

LOW COST OF LIVING

98.1
on a national scale of 100



\$224,242
MEDIAN HOUSING VALUE
Nation - \$264,021

EXCEPTIONAL QUALITY OF LIFE



4 seasons

5,312 feet in elevation -higher than Denver

Abundant outdoor adventure options

3rd-largest art market in the U.S. in Santa Fe

Award-winning breweries, wine bars and restaurants

23.8-minute average commute time

Eclectic and iconic culture, arts and entertainment

Source: Esri, Emsi Burning Glass 2021

ACCOLADES

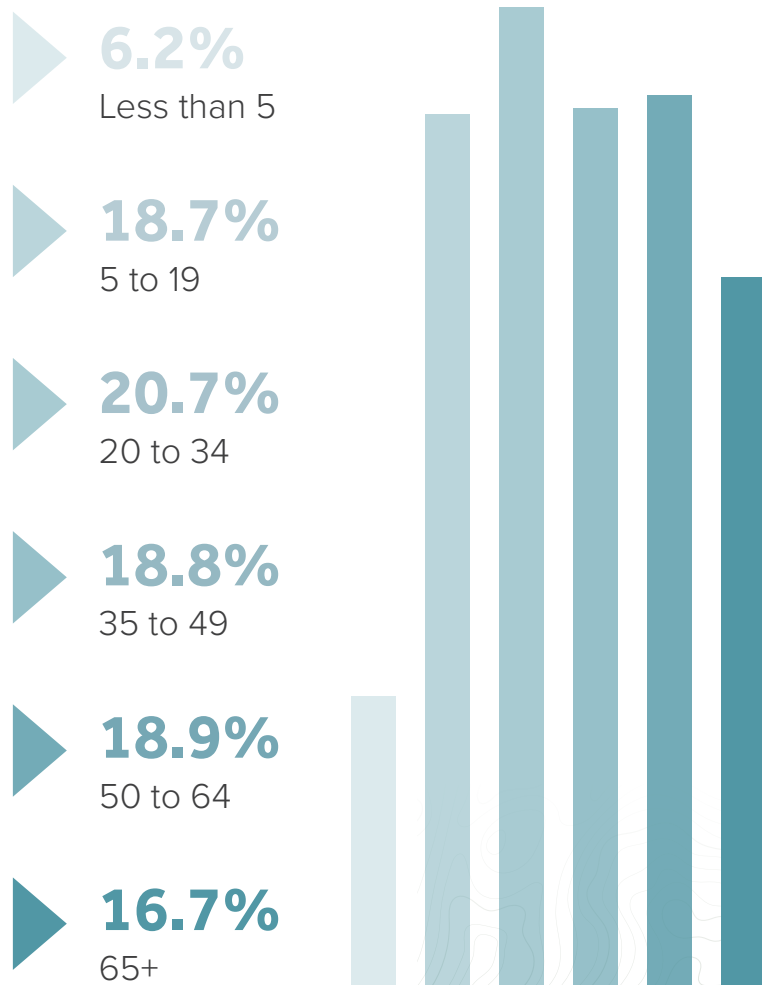


- **Ranked #1 best Place to Live and Work as a Moviemaker for the 4th straight year** - Moviemaker Magazine, 2021
- **2021 Best Performing Cities - Among large cities that made the biggest gains, moving from #161 in 2020 to #89 in 2021** - Milken Institutes 2021
- **One of the Best Places to Live #120** - U.S News & World Report 2021
- **One of the Next 25 Tech Markets Primed for Growth** - CBRE Tech Talent Report 2021
- **One of the 10 Better-Than-Europe Experiences You Can Have in the U.S.** - Fodor's Travel 2021

POPULATION

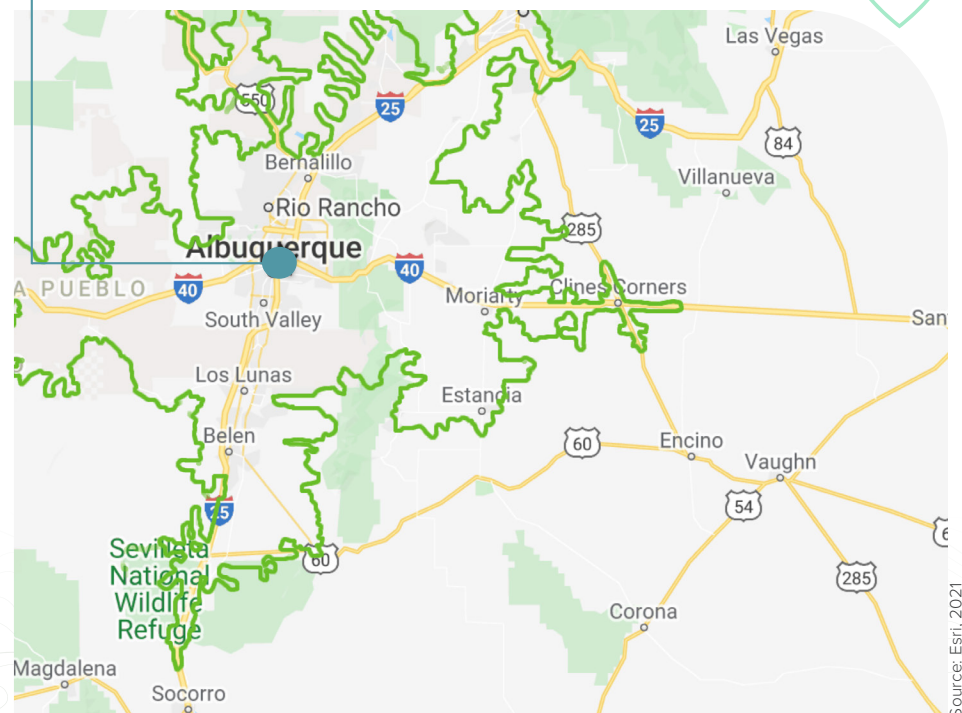
The Albuquerque MSA is home to more than 936,582 people across Bernalillo, Sandoval, Torrance and Valencia counties. However, within a 60-minute drive time the population is 1,053,874. Over the next five years the region's population is expected to grow by 0.90 percent, higher than the national expected growth rate of 0.71 percent.

ALBUQUERQUE MSA POPULATION BY AGE



1,053,874 POPULATION

● within A 60-minute drive time
FROM I-25 AND I-40



EDUCATION

There are 103,730 students currently enrolled in two-year and four-year institutions throughout the state of New Mexico.

64.5%

of Albuquerque MSA population has some college education

32.7%

of Albuquerque MSA population has a bachelor's degree or higher

103,730
STUDENTS



Source: Esri, 2021

STUDENT POPULATION AT THE LARGEST EDUCATIONAL INSTITUTIONS IN THE REGION

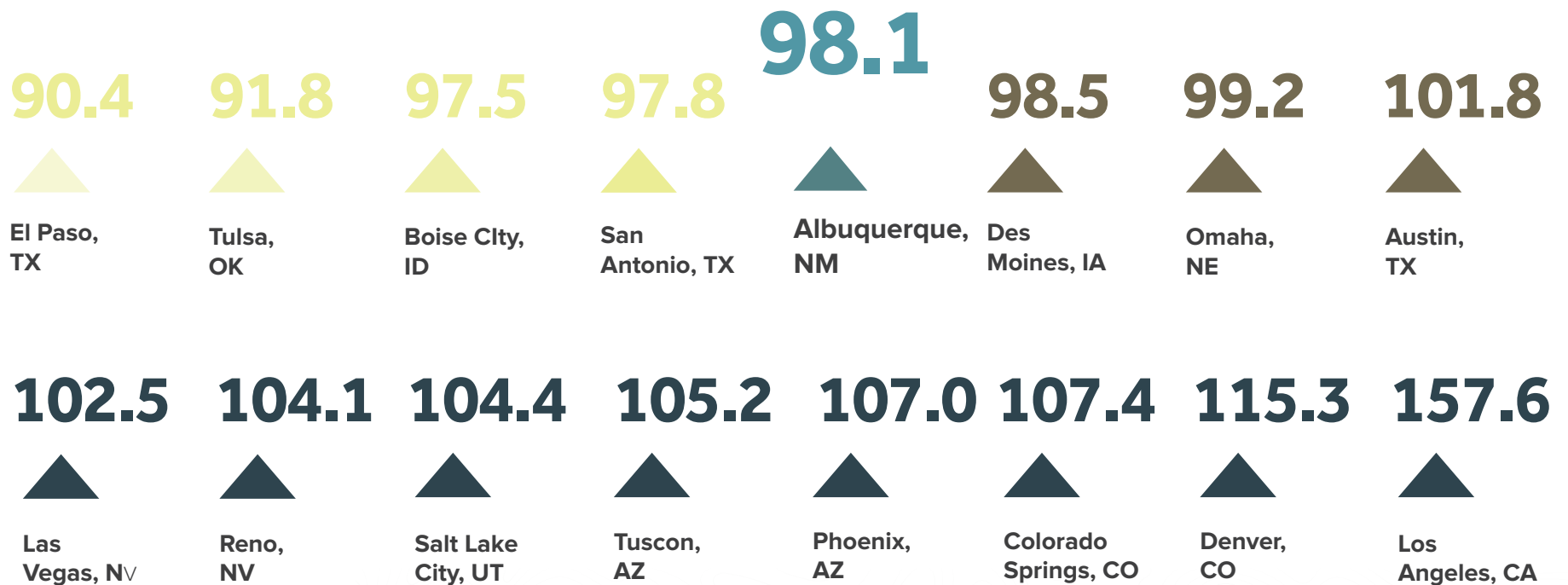
Name	# of Students
University of New Mexico	27,895
New Mexico State University	24,021
Central NM Community College	21,398
Eastern New Mexico University	7,517
San Juan College	5,240
Santa Fe Community College	3,459
Western New Mexico University	2,896
New Mexico Highlands University	2,777
Clovis Community College	2,321
New Mexico Tech	1,686
New Mexico Junior College	1,406
Northern New Mexico College	1,234
Luna Community College	720
Mesalands Community College	709
SW Indian Polytechnic Institute	450

MAJOR EMPLOYERS

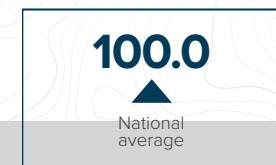
 33,500 Employees	 14,500 Employees	 13,456 Employees	 1,200 Employees
 13,316 Employees	 3,500 Employees	 1,000 Employees	 400 Employees
 3,659 Employees	 2,200 Employees	 262 Employees	 700 Employees
 330 Employees	 1,850 Employees	 343 Employees	 1,800 Employees
 360 Employees	 1,000 Employees	 480 Employees	 1,700 Employees
 950 Employees	 279 Employees	 1,700 Employees	 1,500 Employees

COST OF LIVING

Greater Albuquerque distinguishes itself from other large metro areas by offering a comparatively low cost of living. The cost-of-living index, which measures relative price levels for consumer goods and services, reports Albuquerque's index as 98.1, well below the base 100.0 national average. Particularly when compared to its urban neighbors, Albuquerque provides exceptional affordability for more value and better quality of life.



Source: Emsi Burning Glass, C2ER



TOP TARGET INDUSTRIES



Renewable Energy
\$104,897 Avg Earnings



Manufacturing
\$77,108 Avg Earnings



Aerospace
\$122,144 Avg Earnings



Corporate & Professional Services
\$76,091 Avg Earnings



Digital Media & Film
\$70,579 Avg Earnings

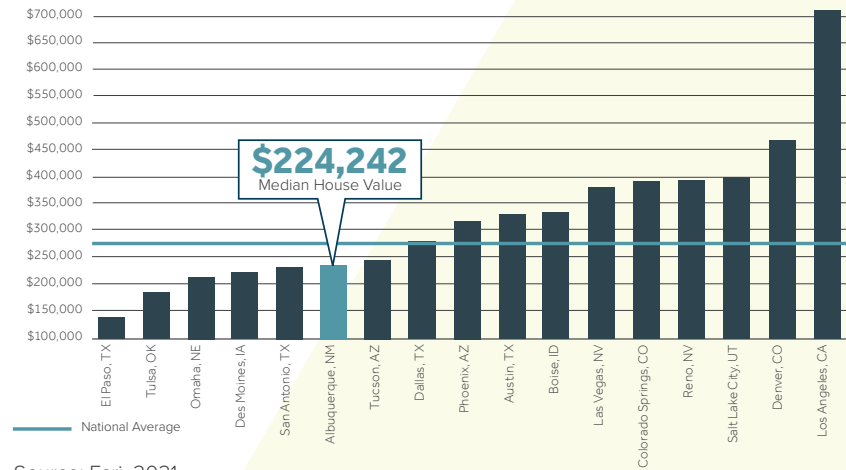


Biosciences
\$120,552 Avg Earnings

Source: Emsi Burning Glass 2021 (Q1 2022)

HOUSING AFFORDABILITY - MEDIAN HOUSING VALUE

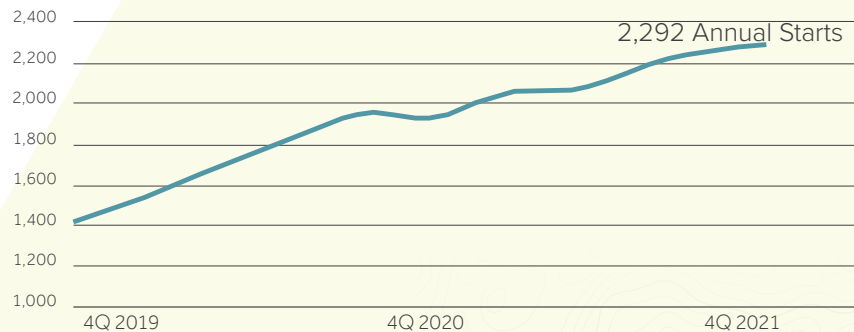
With a median house value below the national average and well below comparable metros, about 59.7 percent of Albuquerque residents own a home, according to the U.S. Census Bureau.



Source: Esri, 2021

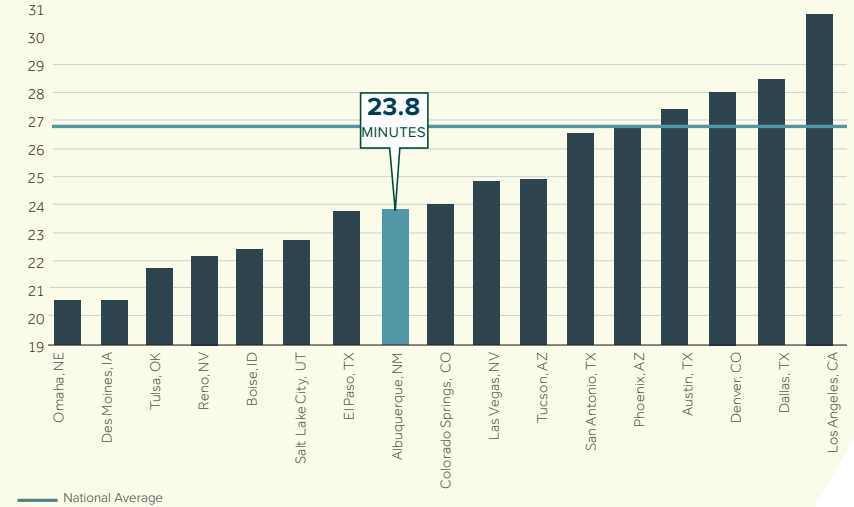
2019 - 2021 HOUSING STARTS

Albuquerque market annual starts are up 19 percent year-over-year in the fourth quarter 2021 and the housing market is poised for growth in 2022.



Source: Zonda Q4 2021 Winter Frame Report

AVERAGE COMMUTE TIMES



Source: Emsi Burning Glass, U.S. Census Bureau, 2015-2019 American Community Survey

MOST ALBUQUERQUE COMMUTERS CAN GET TO ANY QUADRANT OF THE CITY WITHIN A 23-MINUTE DRIVE TIME.



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NETFLIX

Land Services Group

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