



Future Home of United Soccer Stadium



ALBUQUERQUE INTERNATIONAL BALLOON FIESTA
The World's Premier Balloon Event
851,994 Visitors Annually

S/MCO

San Diego Ave

Potential Drive Aisle

SITE

PRESBYTERIAN Cooper Center

San Mateo Blvd

Prime North I-25 Development Opportunity

±6.29 Acres Development Ready Land in High Growth Corridor
NWQ San Mateo Blvd and San Diego Ave | Albuquerque, NM 87113



Property Highlights



North I-25
Submarket



±6.29 Acres
Lot Size



\$16.00/SF
Sale Price



NR-LM
Zoning

This 6.29-acre parcel represents a rare chance to capitalize on a location with established prestige and significant future growth potential, driven by major public and private investment in the immediate vicinity.

What truly sets this land apart is its adjacency to two of Albuquerque's most significant assets and future developments. Situated next to the world-renowned Albuquerque Balloon Fiesta Park, drawing nearly 900,000 annually.

Adding to this prime location is the imminent development of the New Mexico United Soccer Stadium, planned for construction within Balloon Fiesta Park. This privately funded stadium, designed to seat 8,000 to 10,000 spectators, is poised to become a dynamic hub for sports, entertainment, and community gatherings

- Development ready land in high growth corridor
- Adjacent to Balloon Fiesta Park and future NM United Stadium
- Located in Qualified Opportunity Zone
- Easy access to Interstate 25 and all quadrants of the city



The Epicenter of Opportunity



Surrounded by Amenities

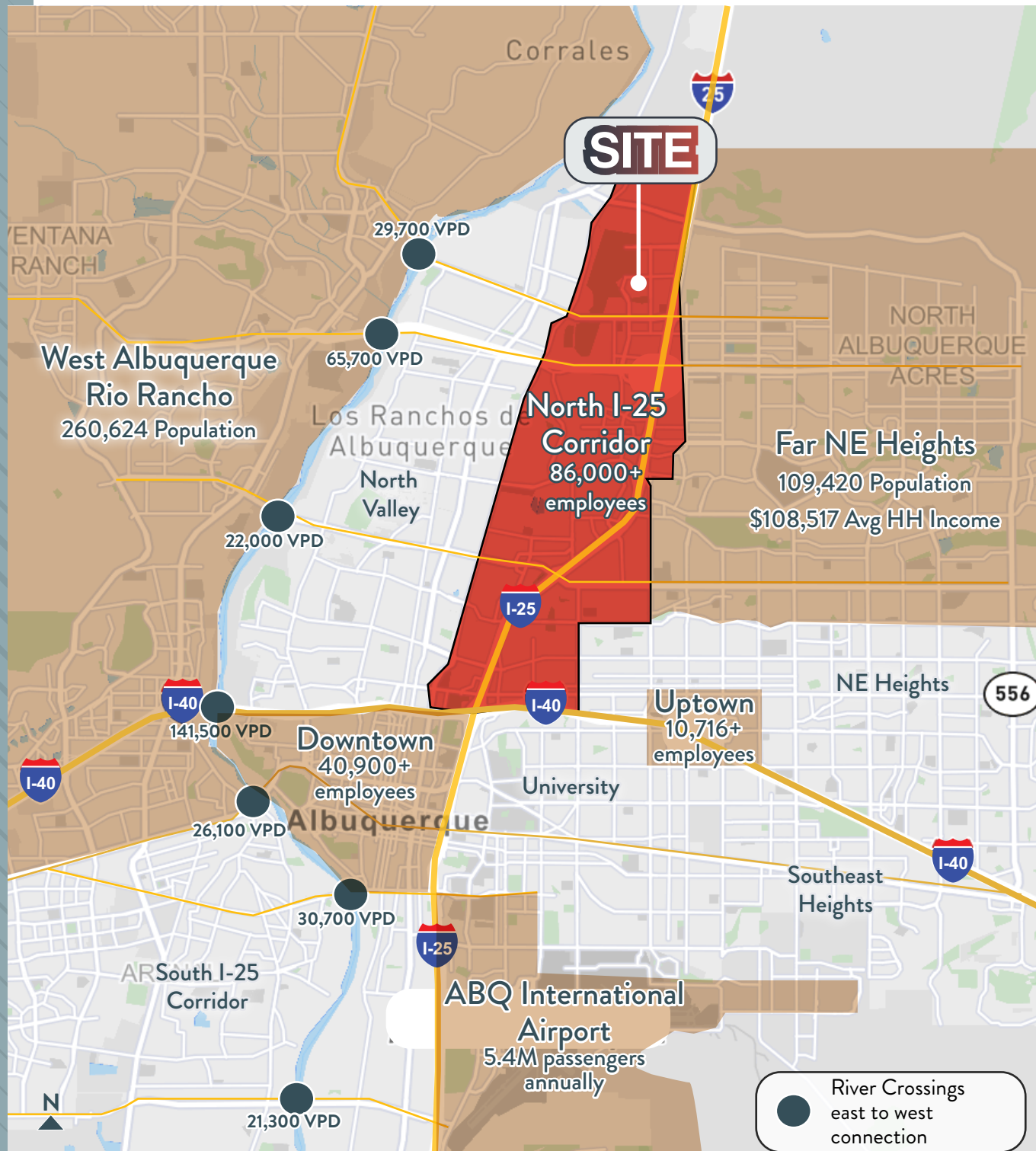


The Address for Success

The North I-25 corridor features plentiful amenities including restaurants, shopping and entertainment. The area benefits from a diverse mix of companies including major operations in the finance, accounting, legal, insurance, government, education, medical, technology and back office sectors. Notable tenants include: Blue Cross and Blue Shield, The Gap, US Forest Service, Presbyterian Hospital Administrative Offices, Albuquerque Journal, Genesis Healthcare, Davita Healthcare, Bohannon Houston, DPS Architects, just to name a few.

The site is situated minutes from Interstate 25. From this ideal location, Downtown, Uptown or the Albuquerque International Airport are within a 20 minute drive. The site is also strategically located to serve the growing westside by being just north of the Alameda and Paseo del Norte bridges that connect the west to the east.

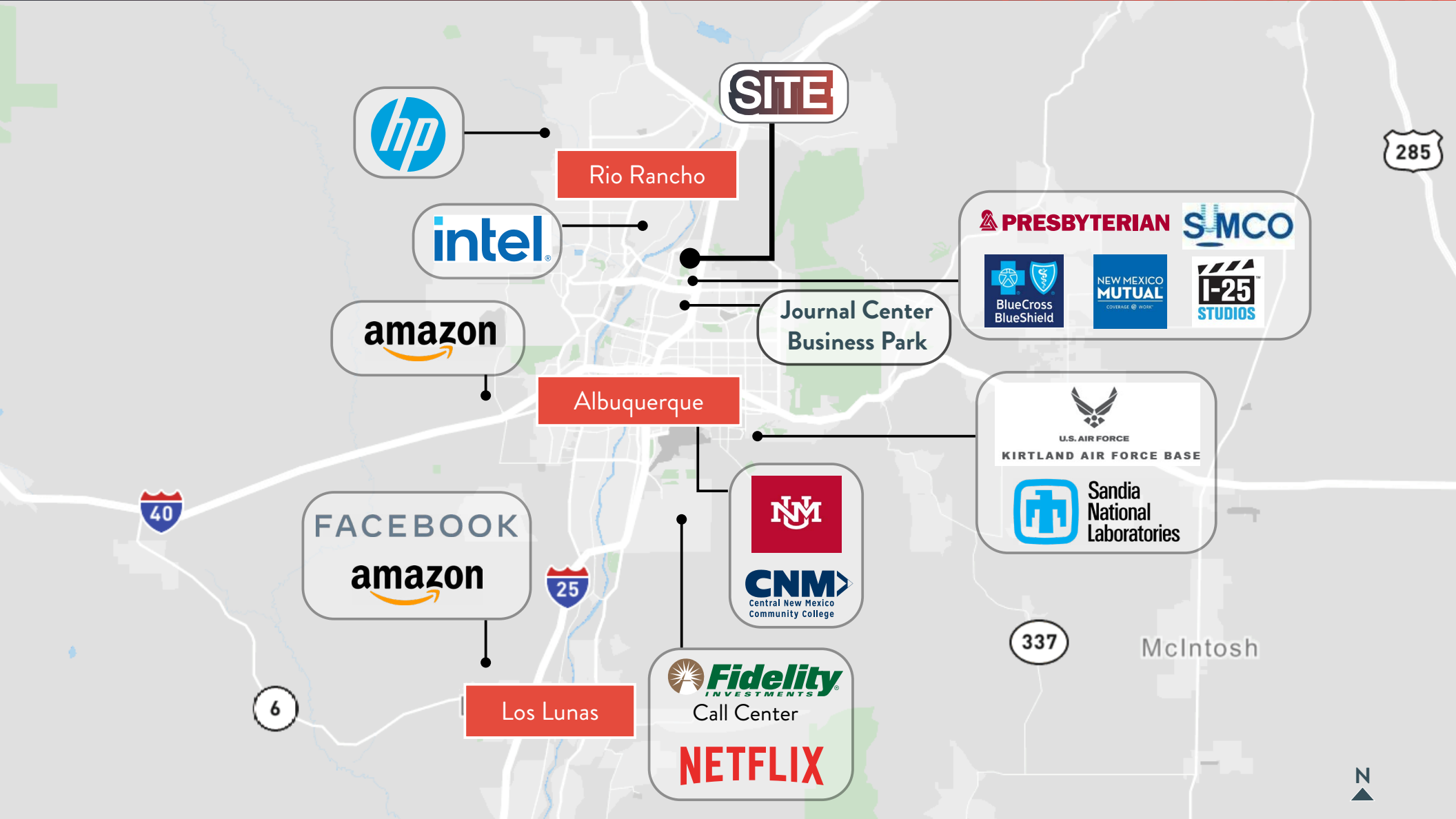
The property is also adjacent to one of the most densely populated submarkets in the city. With 109,000+ people living in the Far NE Heights submarket, a highly skilled and diverse workforce resides within a 10 minute drive of the property.



Surrounded by the Region's major employers

The property is situated in the middle of the Greater Albuquerque Region, surrounded by some of the area's most influential employers.

The potential for development on this site is boundless, as it is one of the last sites of it's kind in the North I-25 submarket.



Area Demographics

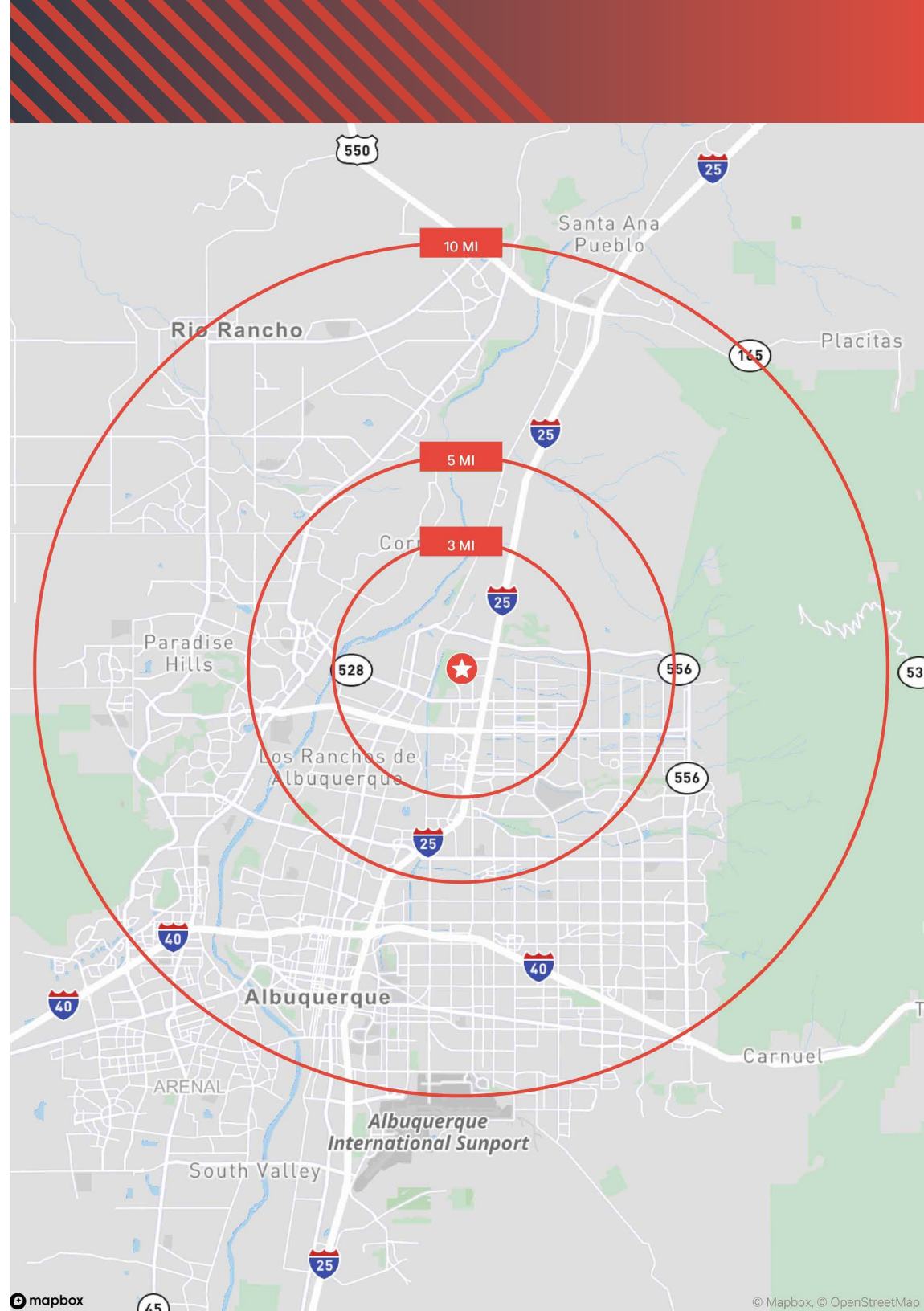
	3 MILES	5 MILES	10 MILES
POPULATION			
2025 Population	47,477	142,480	616,750
2030 Pop - Five Year Proj	49,451	143,902	630,820
2025-2030 Annual Pop Growth Rate	0.82%	0.20%	0.45%

HOUSEHOLDS			
2025 Households	20,377	63,632	266,662
2030 Households - Five Year Proj	21,424	64,908	274,932
2025-2030 Annual HH Growth Rate	1.01%	0.40%	0.61%
2025 Average Household Size	2.31	2.22	2.28

HOUSEHOLD INCOME			
2025 Average Household Income	\$126,324	\$117,050	\$101,933
2030 Average Household Income	\$143,032	\$131,222	\$114,988
2025 Median Household Income	\$85,713	\$76,244	\$72,095
2030 Median Household Income	\$101,141	\$87,109	\$81,768

EDUCATION			
2025 Population 25 and Over	35,075	105,149	444,485
HS and Associates Degrees	43.2%	45.2%	49.3%
Bachelor's Degree or Higher	50.9%	50.0%	44.1%

DAYTIME POPULATION			
2025 Employees	48,010	106,821	324,611



Market Overview

This vibrant city seamlessly blends a rich and diverse culture with a thriving landscape of business, arts, and entertainment. With stunning scenery and a strong sense of community, Albuquerque offers an unmatched environment for growth and innovation. As a leader in trade and finance in New Mexico, it has become a sought-after market, attracting premier companies and top talent.

94.9
LOW COST
OF LIVING

\$408,297
Median Housing Value
(\$424,900 National)

\$96,141
Average Household
Income

71%
of adult residents own a home
up from 63% in 2023

Source: Realtor.com Economic Research via FRED, Esri Business Analyst 2024



WORKFORCE

TOP 10 MOST DIVERSE LABOR FORCE

- **63%** of all workers identify as a person of color
- **40%** of the workforce is between the ages of 25 - 54

Source: Lightcast 2025



POPULATION

- **926,835** Albuquerque MSA Population
- **Strong Population Growth**
0.56% 2024 - 2029 Annual Growth Rate vs **0.38%** Annual National Growth Rate
- **55.3%** of the Population is Millennial and Younger

Source: Esri 2025



EDUCATION

HIGHLY EDUCATED COMMUNITY

- **37%** of the population over 25 holds Bachelor's Degree+
- **High concentration** of Graduate/Professional Degrees - **15.8%** of the population over 25
- **23.1%** increase in New Mexico freshman college enrollments from 2021 - 2024

Source: NM Dept of Higher Education, Esri 2025



EXCEPTIONAL QUALITY OF LIFE

FOUR SEASONS

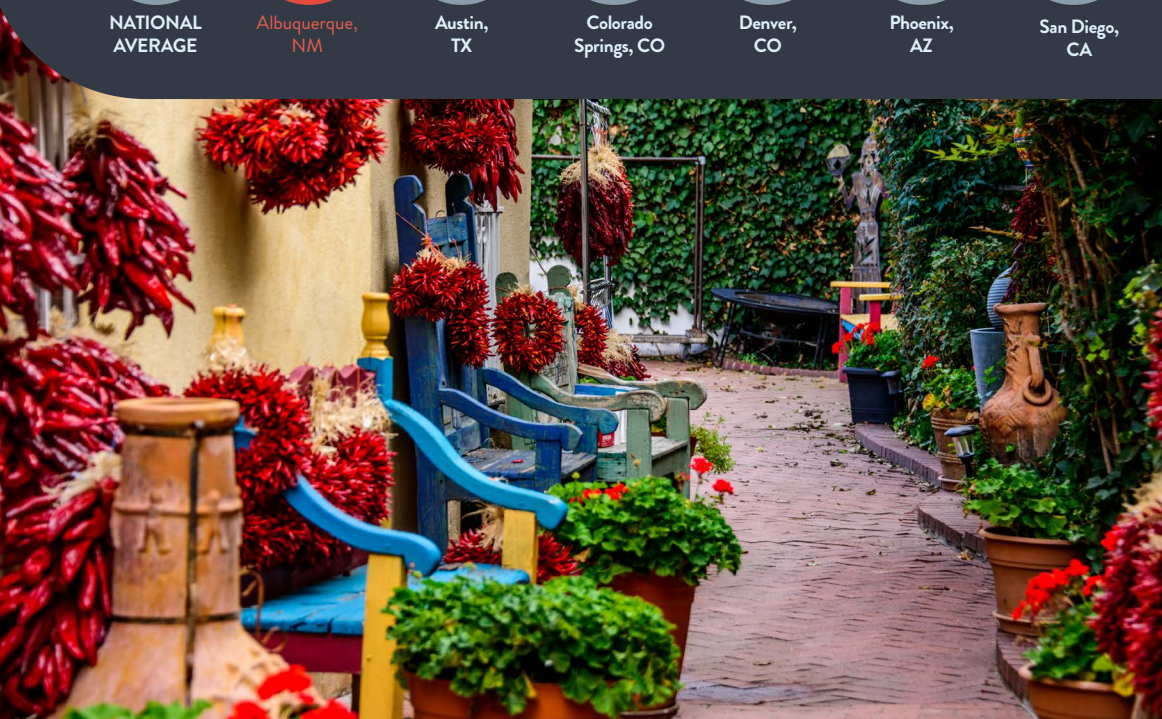
- 5,312 feet in elevation (higher than Denver)
- 24.4 minute average commute time
- Abundant outdoor adventure options
- 3rd-largest art market in the U.S. in Santa Fe
- Award-winning breweries, wine bars & restaurants
- Eclectic & iconic culture, arts & entertainment

Quality of Life

The Greater Albuquerque Region averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most graduate degrees per capita and 37% of the population holds a bachelor's degree or higher. Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index. With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.

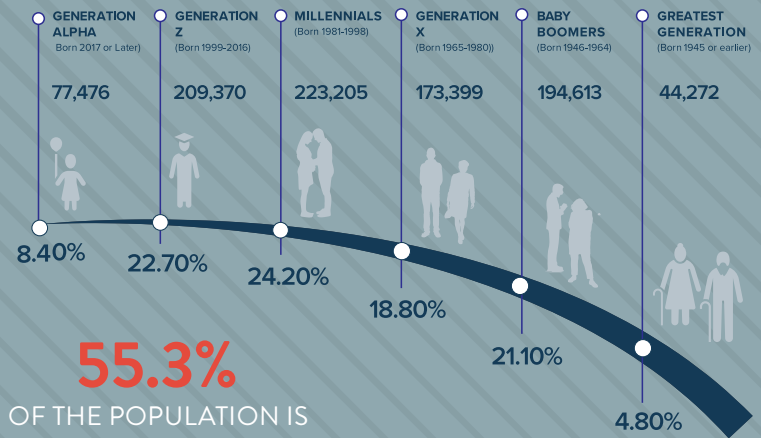
COST OF LIVING INDEX



OUR WORKFORCE

The Greater Albuquerque region is a highly coveted destination for top talent, boasting plentiful high-paying jobs, exceptional educational opportunities, a unique cultural scene and a wealth of top-notch amenities. These factors continue to fuel the region's impressive growth, with a projected five-year growth rate of 0.56% - nearly double the expected national growth rate of 0.38%.

GREATER ALBUQUERQUE GENERATIONAL COMPARISON



Source: Esri

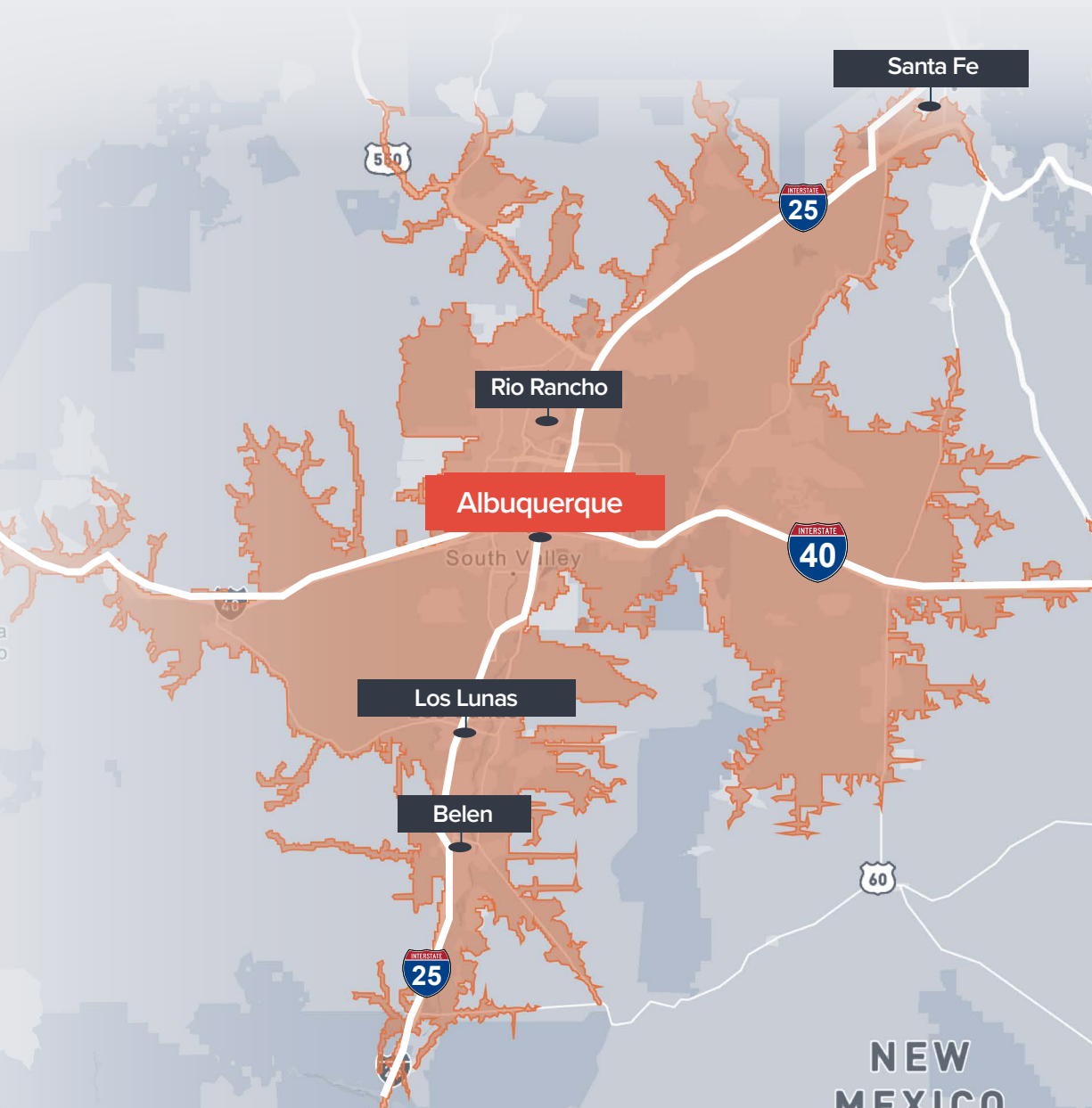


OF POPULATION IS PRIME WORKING AGE (AGED 25-54)
POPULATION 363,462



OF POPULATION ARE YOUNG PROFESSIONALS (AGED 25-34)
POPULATION 126,932

Greater Albuquerque Region Demographics



60 MIN DRIVE TIME FROM
I-25/I-40 INTERCHANGE

DEMOGRAPHIC HIGHLIGHTS



1,058,923

POPULATION



429,886

HOUSEHOLDS



\$95,843

AVERAGE HH INCOME



\$412,332

MEDIAN HOUSING
VALUE



37.0%

OF POPULATION HAS AN
BACHELOR'S DEGREE
OR HIGHER

Source: Esri



CONTACTS

Trevor Hatchell

Senior Vice President
+1505 837 4920
trevor.hatchell@cbre.com

Matt Butkus

First Vice President
+1505 837 4922
matt.butkus@cbre.com

CBRE

6565 Americas Parkway NE Suite 825
Albuquerque, NM 87110
+1505 837 4999
www.cbre.com/abq

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