



ALBUQUERQUE IS OPPORTUNITY

OPPORTUNITY ZONE PROSPECTUS

ALBUQUERQUE, NEW MEXICO

GREETINGS *from*



Greetings!

Thank you for your interest in Albuquerque. Albuquerque is New Mexico's urban center and offers the complete economic development package amid one of the most diverse and creative populations in the country. With the establishment of our 14 Opportunity Zones, our Economic Development Department is focused on strategically matching Albuquerque's existing assets with new opportunities that best align with our social responsibility values, and vision for economic impact. This prospectus is designed to educate all stakeholders about the distinct characteristics and advantages of each opportunity zone. It also showcases Albuquerque's most competitive assets as a modern, mid-sized city.

We look forward to beginning new conversations and partnerships that can lead to transformative change in Albuquerque. We are confident that we can bridge the connections necessary to realize a range of projects – from the creative economy, to placemaking. We are ready to take action, with an unwavering eye toward the ultimate goal of injecting vibrancy into our communities and improving the quality of life for all Albuquerque residents. Today, we invite you to find out for yourself why Albuquerque is the place to invest and why **Albuquerque is Opportunity!**

A handwritten signature in black ink that reads "Timothy Keller". The signature is fluid and cursive, with a long horizontal line extending to the right.

Tim Keller, Mayor of Albuquerque

Why Albu

quereque?



ALBUQUERQUE IS A GREAT PLACE TO LIVE

Nestled in the high desert at the base of the Sandia Mountains along the Rio Grande Valley with the Petroglyph National Monument to the west, lies Albuquerque. Albuquerque provides residents a refreshing blend of scenic beauty and small-town charm with all the amenities of a big city.

EXCELLENT QUALITY OF LIFE

Albuquerque is city that offers an effortless blend of contemporary urban amenities and rugged outdoor activities in a climate that's enjoyable year-round making it easy to live a balanced life. Even during winter, residents have the ability to ski in the morning, golf, bike, hike - or go to work in the afternoon, and meet friends and family at a local brewery or world-class restaurant in the evening. And when a city is as diverse in thought and people as ours, it's easy to live and work just as you are.

Albuquerque's low cost of living translates to a high quality of life with housing options to meet every budget and style. From urban downtown lofts, single-family homes with yards, or ranch properties, there is something for everyone!

The takeaway: employees who have a higher quality of life are also less stressed and more productive at work.

93.8

cost of living index score

\$235K

median housing price

\$1.4K

average rent

Play Outside Year-Round

Albuquerque boasts a temperate climate with more than 310 days of sunshine a year. Year-round recreational opportunities abound on more than 28,000 acres of open space and miles of bike and walking trails throughout the city and metro area. Skiing, golfing, hiking, bicycling, and many more outdoor activities await.





ALBUQUERQUE HAS CULTURE

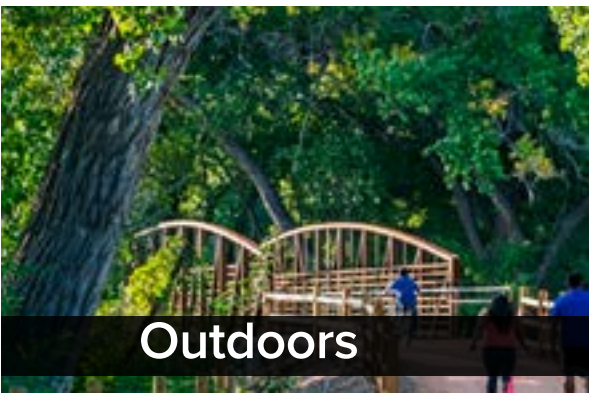
Albuquerque is a place built on its unique multi-cultural heritage. From dozens of boldly painted downtown murals, to tattoo artist parlors, and hidden art galleries, the local creative scene visibly saturates the city. Major cultural events like the continent's biggest Native American Pow-Wow and Albuquerque's International Balloon Fiesta have made Albuquerque a destination.

A MULTI-CULTURAL METROPOLIS

Cities rich in diversity and creativity, like Albuquerque, are viewed worldwide as places of opportunity, connection, and prosperity. Albuquerque's eclectic vibe springs from a unique blend of Mexican, Spanish, and Native American influences dating back to the early 18th century - a heritage that makes us the epicenter of Southwestern culture.

Though the term "creative economy" didn't exist until 2001, Albuquerque has recognized for more than a century that creativity not only has economic value but also is instrumental to job creation, business retention and recruitment, and economic resilience.

Albuquerque's thriving multi-cultural core is reflected in our top-tier museums and cultural centers, city parks, and entertainment options.



New Mexico United

Founded in 2018, New Mexico United is the state's second division professional soccer team that competes in the United Soccer League. New Mexico United supporters come out in force to cheer for their team, and in their inaugural year were ranked at the top of the USL for attendance in 2019.





ALBUQUERQUE IS INVESTED IN BUSINESS

Albuquerque offers a supportive business environment that encourages and facilitates partnerships, innovation, and growth, as well as a natural environment that provides certainty of operations year-round. The combination makes our city a premier location for expansions and relocations. Plus, when you live and work in Albuquerque, you can still focus on career objectives without making lifestyle compromises.



PUBLIC-PRIVATE PARTNERSHIPS

Business Friendly

Albuquerque's hospitality and welcoming character make it easy for investors and businesses to be involved and have their voices heard. Albuquerque welcomes businesses of all sizes and types, from start-ups to expansions and relocations of global businesses.

Accessibility to and Support from Decision Makers

Political leaders, including the mayor and governor, make themselves available to meet with companies considering the Albuquerque metro area.

Low-Risk Location

Albuquerque boasts four distinct seasons, with over 310 days of sunshine per year. Here you'll enjoy peace of mind and certainty of operations 24 hours a day, seven days a week. Albuquerque's weather is mild and predictable. No damaging floods. No ice to snap power lines. No massive snowfall to shut down roads. No tornadoes, earthquakes, or hurricanes. When companies operating in other locations experience disruptions from natural disasters, it's business as usual in Albuquerque.

Competitive Incentives

In addition, Albuquerque offers a business-friendly environment that supports a variety of companies. The City of Albuquerque, in collaboration with the State of New Mexico and other partners, provides an array of programs and incentives to existing companies looking to expand or to new companies looking to locate in Albuquerque.

COMPANIES THAT CALL ALBUQUERQUE HOME



LARGEST EMPLOYERS

- Netflix
- GAP
- Facebook
- T-Mobile
- Intel
- Southwest Airlines
- General Mills
- New Mexico Gas Company
- PNM
- SolAero Technologies
- Smith's Food & Drug Stores
- Kirtland Air Force Base
- Sandia National Labs
- Presbyterian Healthcare
- Lovelace Health Systems
- Blue Cross Blue Shield of NM
- University of New Mexico Hospital
- University of New Mexico
- Central New Mexico Community College

* Employer list is unofficial. Data collected from various sources including community organizations, chambers of commerce, economic development employer lists, media articles, employer websites, and other sources.



ALBUQUERQUE IS EDUCATED

Albuquerque offers a flagship research university, just minutes from downtown, that both enables and supports a robust entrepreneurial and tech ecosystem with nationally recognized law, engineering, and medical schools. Albuquerque also offers a community college that often partners with local business and industries to develop programs and curriculum specific to the needs of employers.

AN INTELLECTUAL POWERHOUSE

Albuquerque offers engaged, high-quality colleges and universities that are fundamental to our economy. In recent years, higher education has evolved in its support of business and research & development activities.

The University of New Mexico (UNM) has an enrollment of more than 22,000 students and offers several nationally recognized degree programs, including a nationally ranked medical school, law school, and engineering school.


Central New Mexico Community College (CNM) is continually expanding its campus and evolving its programs, playing a vital role in preparing students with the skills and knowledge needed in the contemporary job market by providing degrees as well as workforce training programs.

Our colleges and universities recognize the need to play a part in nurturing entrepreneurs. The collaborative efforts of these institutions have resulted in a young, talented, and innovative workforce capable of meeting talent demands of our most competitive industries.

Home to the Minds of the Future
Our prestigious Sandia National Labs and Air Force Research Laboratory New Mexico lead the nation in cybersecurity, defense systems, laser, optical, and space technologies. The convergence of lab assets, academia, entrepreneurial minds, and private sector needs regularly creates new economic opportunities for existing and new companies by serving as conduits to tech transfer and commercialization efforts. These institutions also offer some of the of the most innovative STEM opportunities in the country or our workforce.

INNOVATE ABQ | 7-acre innovation district



A man with a beard is shown in profile, looking intently at a large computer monitor. The monitor displays a video editing software interface with various panels, including a central preview window showing a scene with a boat on the water. The background is a blurred office setting with a window. A green horizontal bar is overlaid on the bottom half of the image, containing text.

ALBUQUERQUE IS READY TO WORK

Albuquerque's workforce is loyal, hard-working, and has a sense of pride. Albuquerque ranks among the top metros in the nation for the percentage of workers with a college degree: 32 percent in Albuquerque and 29 percent of our combined workforce in the metro area have a bachelor's or advanced college degree.

FOR HIRE

Albuquerque offers a young, diverse, affordable, and educated workforce. With a research university and national labs, Albuquerque has a deep talent pool from which to recruit for employment. In addition to talent, Albuquerque offers a thriving technology and innovation ecosystem.

The Albuquerque metro area population is growing, particularly among ages 30-34 and 40-44. There is also a favorable ratio of residents in the key working age group of 20-34.

A minority-majority city, Albuquerque reflects what America's workforce will look like in the future - a diverse population with a culture of inclusiveness and cohesiveness.

Albuquerque is a city where opportunity belongs to those who embrace it.

New Mexico has one of the largest concentrations of PhDs per capita in the nation.





ALBUQUERQUE IS CONNECTED

Albuquerque is located at the intersection of two major highways, I-25 and I-40. Additionally, Albuquerque has an international airport and modern bus rapid transit system fondly known as ART.

EFFORTLESS COMMUTES

Commute times in Albuquerque pale in comparison to most other cities of the country. The average commute in Albuquerque is 25 minutes. That means employees aren't living in their cars and adds to the quality of life in Albuquerque.

Located at the intersection of two major interstates, I-25 and I-40, Albuquerque provides national access for business and industry as well as for several motor freight companies operating in the Albuquerque area. In 2018, the freight center moved over 260,000 tons of cargo, and offers an optimal location for distribution to significant markets including Texas, California, and Mexico.

Additionally, Albuquerque offers a multitude of transportation options, from rail and ridesharing, to a 50-mile bike loop, and bus rapid transit system.

25
minutes
average commute time



A Foreign Trade Zone

Albuquerque is located along the BNSF Transcontinental Rail Line that connects the Port of Los Angeles with the Inland Port of Chicago, and additional direct north/south rail service from Albuquerque into Central Mexico. We also boast excellent interstate connectivity as we are situated at the intersection of I-40, connecting the East Coast to the West Coast, and I-25, connecting Mexico almost to Canada.

Albuquerque is home to the federally designated Foreign Trade Zone #110. Foreign Trade Zones enable companies to eliminate or defer import tariffs on foreign manufacturing inputs, among other benefits. Located at the Albuquerque International Sunport, FTZ #110 is administered by the City of Albuquerque's Aviation Department. While there is a designated FTZ area at the Sunport, FTZ #110 operates under the Alternative Site Framework (ASF). This allows for companies to utilize the FTZ out of their own facilities so long as they are located within Bernalillo or Valencia counties, or neighboring cities of Rio Rancho, Moriarty, Bernalillo, and Santa Fe.

ALBUQUERQUE SUNPORT

405 **24**

average daily flights number of cities served



Albuquerque
Opportunities

Jerque ity Zones

OPPORTUNITY

INVESTOR BENEFITS



Added to tax code by the Tax Cuts and Jobs Act on December 22, 2017.



A tool to help **spur economic development** and job creation.



Gives **preferential tax treatment** for investments in designated communities.



A **Qualified Opportunity Fund (QOF)** must be used to invest in order to take advantage of the tax benefits. The longer the investment is held in a QOF, the greater the benefit.

ZONES 101

INVESTOR BENEFITS



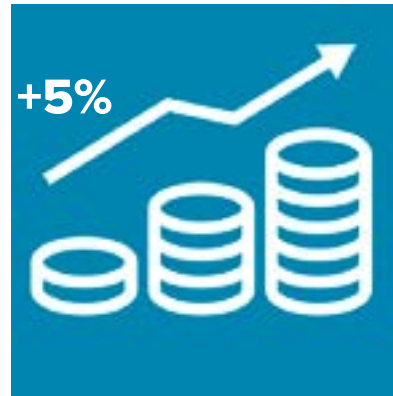
Temporary Tax Deferral

[Less than 5 years]
A temporary deferral on the payment of existing capital gains tax until 12/31/2026, or the year the QOF investment is sold or



10% Capital Gains Tax Reduction

[5 - 7 years]
Temporary tax deferral +10% reduction on capital gains taxes owed if the asset is held for a period of five years.



+5% Capital Gains Tax Reduction

[7 - 10 years]
An additional 5% reduction on capital gains taxes owed if the asset is held for a period of seven years. 15% total.



100% Tax Exemption

[More than 10 years]
A full tax exemption on the investments made into the opportunity zone fund provided the investor stays invested in the fund for at least 10 years.

KEY DATES

JUNE 27, 2020

Final dates to invest capital gains from the previous year.

DEC 31, 2021

Last day to receive 10% step-up on original gain. First day to invest K-1 gains from 2021.

DEC 31, 2026

Original deferred gain is recognized.

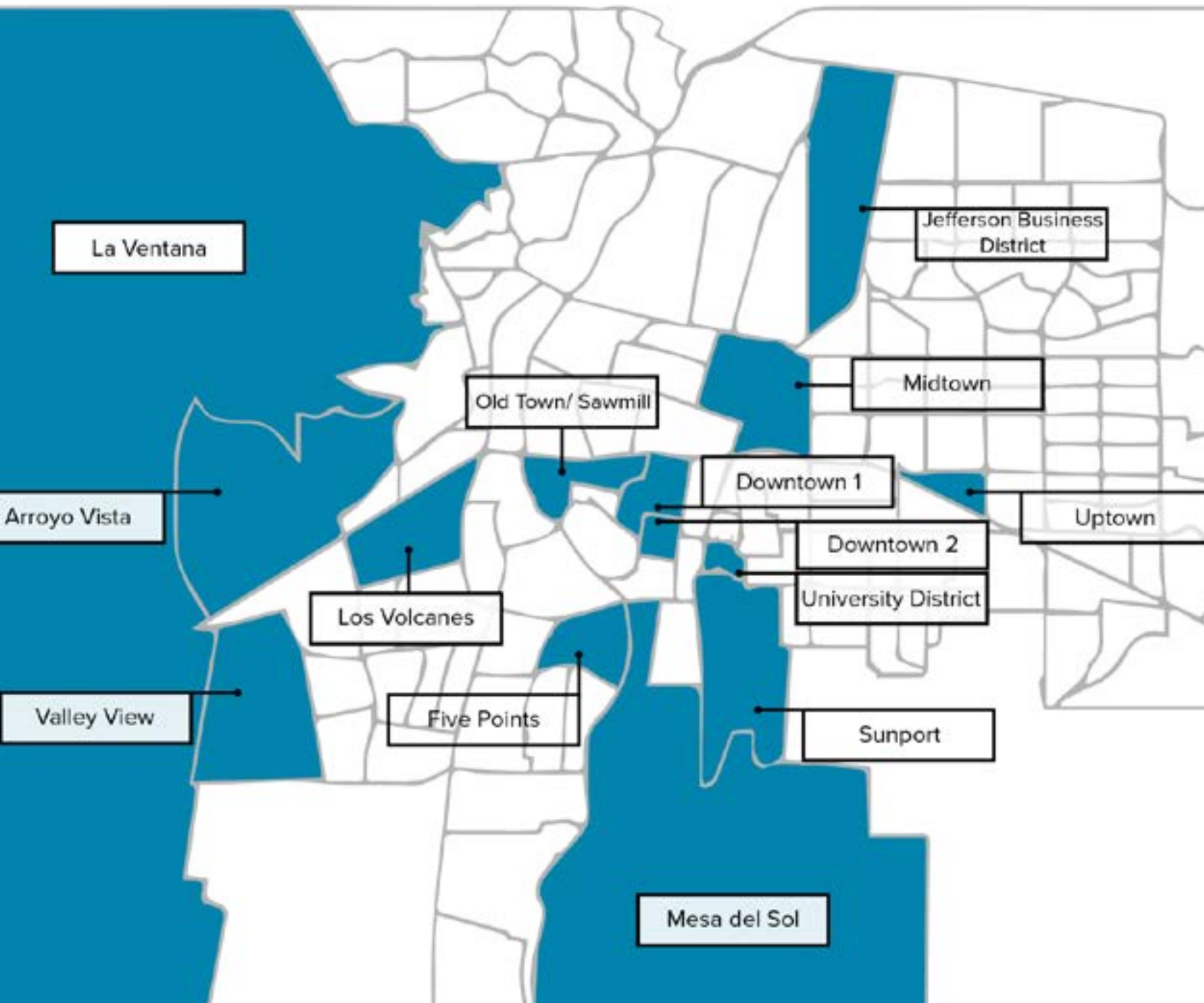
APRIL 15, 2027

Original deferred gain taxes are due.

DEC 31, 2028

Expiration of the designation of Qualified Opportunity Zones.

OPPORTUNITY ZONES IN ALBUQUERQUE



ONLINE MAP

Visit

www.ABQopportunity.com

for an interactive online map to identify and visualize properties for development throughout the city.

- Plug in a specific address and find out the incentives that apply.
- See how other incentives may overlap.
- View demographics for each census tract.
- Determine permissible uses of a property.
- Measure the size of a property, save information, and use the data compiled to make informed decisions.
- Find available properties.

VALUES FOR INVESTMENT

A long-term investment in one or more of Albuquerque's 14 Opportunity Zones has the capacity to vastly improve economic conditions and quality of life in qualifying neighborhoods.



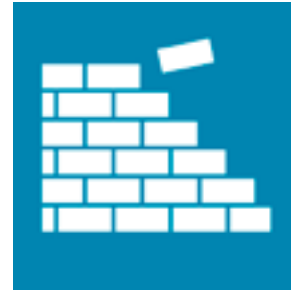
Revitalize

Projects should serve to revitalize their selected neighborhood or district while honoring its history.



Community

Projects should build or invest in community on all levels.



Build Strength

Projects should build on existing strengths and assets.



Equity

Projects should prioritize inclusivity and equality for all.



Culture

Projects should add to, support, and preserve Albuquerque's unique culture.



Build Wealth

Projects should result in community wealth building.



Sustainable

Projects should take responsibility for our planet's future and make conscious efforts to operate in the most eco-friendly ways.



Create Jobs

Projects should create new jobs and opportunities for residents.

ADDITIONAL INCENTIVES

Investors who elect to put money into economic development projects in Albuquerque's Opportunity Zones could receive additional incentives beyond the federal tax breaks created by the Tax Cuts and Jobs Act of 2017. These include a New Mexico Opportunity Zone Bonus Program and a range of City and State incentives for new companies that choose to locate in Albuquerque.



State of New Mexico Incentives

State of New Mexico Opportunity Zone Bonus: Guarantees an additional \$1 million in Local Economic Development Act funding to New Mexico Opportunity Zone projects that meet the following qualifications from the State Economic Development Department:

- Fit in one of nine key industry sectors - aerospace, biosciences, cybersecurity, film and television, global trade, intelligent manufacturing, outdoor recreation, sustainable and green energy, and sustainable value-added agriculture
- Create a minimum of \$3.5 million in annual payroll for Albuquerque projects
- Pay average salaries 2% more than the county average
- Commit to a 10-year agreement
- Have a capital investment of \$15 million or higher
- Be an expansion or out-of-state relocation

For more information on incentives, visit <https://gonm.biz/>



City of Albuquerque Incentives

Albuquerque's business-friendly environment supports the variety of custom needs presented by companies large and small, offering a spectrum of innovative types of assistance that are both accessible and predictable. The City, in collaboration with the State of New Mexico and other partners, provides both industry-specific incentives and general economic development benefits to companies that may wish to locate in Albuquerque.

These include:

- **Industrial Revenue Bonds (IRBs)** to finance economic-based industry projects
- **Metropolitan Redevelopment Bonds**, similar to IRBs but only for use on projects in designated Metropolitan Redevelopment Areas
- **Local Economic Development Act funds (LEDA)**, which provide for direct financial assistance from the City to eligible new or expanding job creation projects
- Industry-specific incentives to companies in industries that include directed energy, space technology, film and digital media, and smart community technology.
- **Job Training Albuquerque (JTA)**, a workforce development program that enables employers to train their workforce in high-demand skills while awarding the employee college credit or an industry credential for each program in which they participate.

For more information on incentives, visit <https://www.cabq.gov/economicdevelopment>

KEY INDUSTRIES

The City of Albuquerque Economic Development Department is focused on recruiting companies that include and build on Albuquerque's existing assets. We support new enterprise creation, cluster development, and strategic attraction and recruitment of businesses that align with and complement existing strengths.



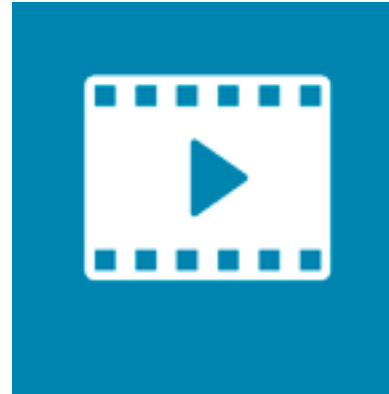
DIRECTED ENERGY

With the Air Force Research Lab and Sandia National Labs right in our backyard, Albuquerque is the hub for directed energy. Directed energy is defense-focused tools and technology, such as lasers, microwaves, and particle beams.



SPACE TECHNOLOGY

The City of Albuquerque, together with the Air Force Research Lab, is working to build on our strengths as a world leader in space technology research and development. The technologies developed in Albuquerque are driving the production and delivery of public and commercial goods and services using equipment sent to outer space.



FILM AND DIGITAL MEDIA

Albuquerque is home to Netflix's U.S. production studio and NBCUniversal's production studio. Albuquerque offers 310 days of sunshine, a deep crew base, vast and diverse locations, close proximity to Los Angeles, and a highly competitive Tax Rebate Incentive Program.



SMART COMMUNITY TECHNOLOGIES

Albuquerque is letting the world know that it is the ideal location to test smart community and mobility technologies. Limited government regulation, world-class R&D facilities, a climate perfect for testing, and future public testing infrastructure to soon be made available for industry use are just a few of the reasons leading companies are making plans to set up in Albuquerque.



downtown

Downtown is roughly defined as the central area bordered by Marble Avenue to the north, Coal Avenue to the south, I-25 to the east, and San Pasquale Avenue to the west. The downtown area can be easily accessed by several freeway exits from I-25 and I-40.

THE HEART OF THE CITY

Albuquerque's Downtown, built around the historic U.S. Route 66, serves as our center for business and government. It is a transit-served, pedestrian-friendly, and eclectic destination for everything from dining, drinking and shopping, to socializing, dog walking, and art creation. Downtown is home to the Albuquerque Convention Center, located steps from hotels and the expansive Civic Plaza, which hosts open-air theater, movies, and public events. Downtown is the midpoint of the city's cultural assets, including Nob Hill, the University District, Innovate ABQ, and the BioPark.

A vibrant Downtown is critical to a city's economic vitality and key to attracting investment. From local investments that have contributed to infrastructure in support of entrepreneurs and small businesses, to developments that are elevating Downtown as an entertainment district, Downtown is in the midst of a revitalization.

Key Assets



ABQ Convention Center



Route 66 + Mass Transit

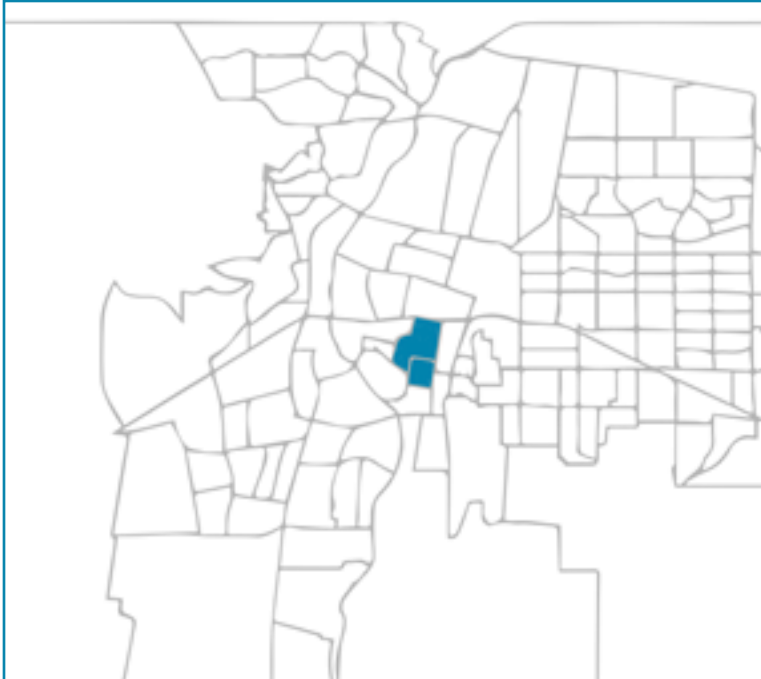


Rail Yards - A two-acre historic reuse facility



Local Coffee Shops, Restaurants + Breweries

Key Facts



2 Opportunity Zones
 Area Population: 5,997
 Average Age: 38
 Household Income: \$35,324
 Number of Businesses: 1,475
 Number of Employees: 29,864
 Average Rent Cost: \$624
 Average Home Value: \$215,751
 Primary Zoning Type:
 Residential
 Single Family
 Non-Residential
 Light Manufacturing
 Mixed-Use

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri



university district

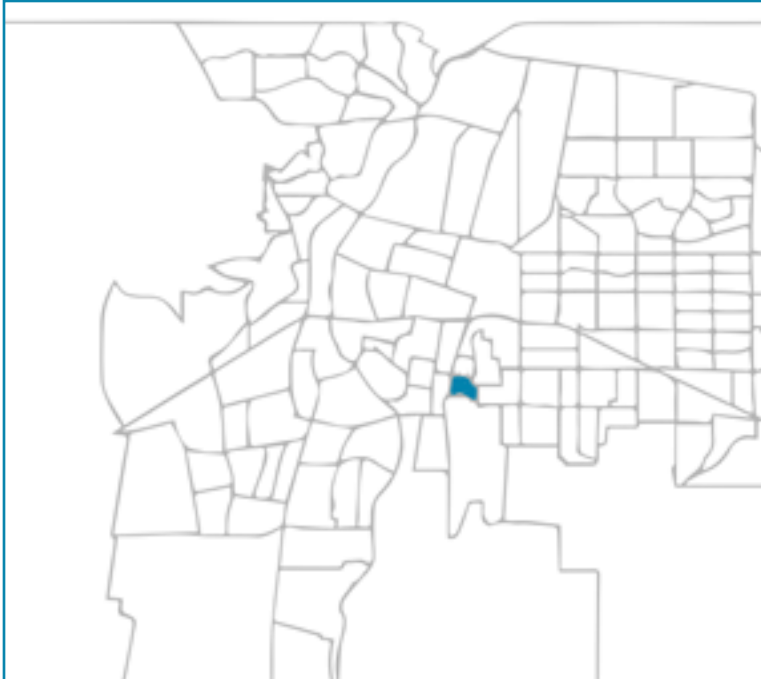
The University District is an area roughly bounded by Dr. Martin Luther King Jr., Avenue to the north, Central New Mexico Community College to the south, Buena Vista Drive to the east, and I-25 to the west. The northeast corner of the area borders the University of New Mexico campus.

AN INNOVATION CORRIDOR

With the University of New Mexico to the east and Central New Mexico Community College to the south, the area has strong demand for an entertainment, housing, retail, and restaurant district, which could ultimately result in a vibrant mixed-use corridor.

In close proximity to Downtown, EDo, the university area, and Nob Hill, the University District could connect many of the other districts along the Central Avenue corridor.

Key Facts



Key Assets



University of New Mexico



CNM Community College



Minutes from Downtown



Highlands Mixed-Use

Area Population: 2,513
 Average Age: 28
 Household Income: \$22,410
 Number of Businesses: 141
 Number of Employees: 5,842
 Average Rent Cost: \$626
 Average Home Value: \$180,882
 Primary Zoning Type:
 Residential
 Multi-Family
 Mixed-Use

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri



uptown

Uptown, Albuquerque's financial district and premier retail center, is roughly bordered by Indian School on the north, I-40 to the south, Wyoming to the east, and San Pedro to the west.

FINANCIAL DISTRICT AND RETAIL CENTER

Uptown is Albuquerque's financial district, a focal point for retail and restaurant development, and an up-and-coming site for multi-family housing.

Between walkable hotels and diverse shopping options that include Coronado Center, Winrock Town Center, and lifestyle center ABQ Uptown, the Uptown area has evolved from one of suburban shopping malls to a burgeoning town center of mixed activity with an urban vibe.

Key Facts



Key Assets



3 Major Shopping Centers



Financial District



Minutes from Downtown



Easy Access to I-40 + I-25

Area Population: 3,801
Average Age: 43
Household Income: \$26,525
Number of Businesses: 238
Number of Employees: 7,379
Average Rent Cost: \$525
Average Home Value: \$169,900
Primary Zoning Type:
Mixed-Use
Residential
Single Family

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri



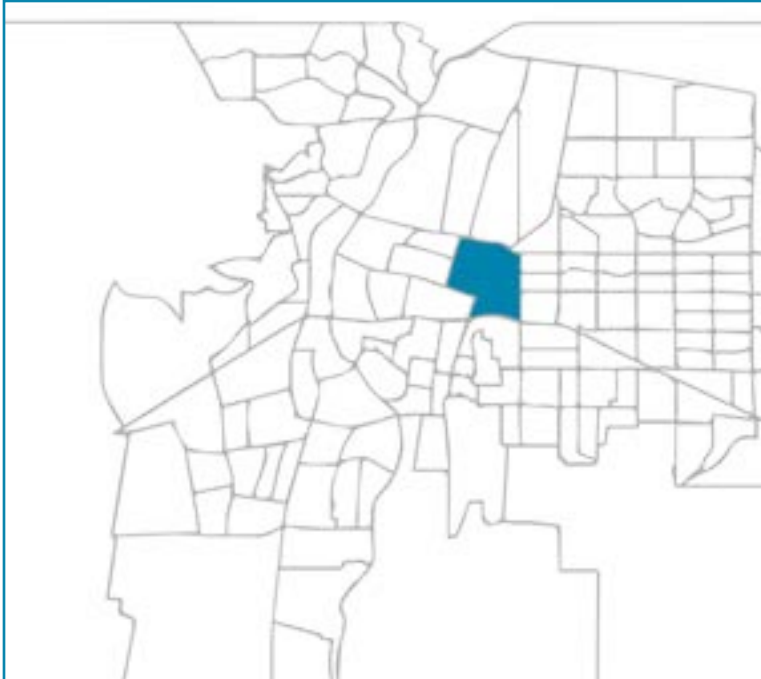
midtown

Midtown is a restaurant district, business center, and warehouse district, is bordered by Moñtano Road/ Montgomery Boulevard to the north, roughly I-40 to the south, Carlisle Boulevard to the east, and the rail tracks to the west.

BUSINESS, RESTAURANTS, AND ENTERTAINMENT

A mixed-use corridor, this area has a number of nearby retail stores, numerous restaurants, many manufacturing and warehouse facilities, and is becoming an entertainment destination. The area is home to Top Golf, Revel Entertainment, Main Event, Urban Air Trampoline and Adventure Park, Century 24 Theaters, and others. Not far from the Journal Center, Albuquerque's largest employment center outside of Downtown, this area is an emerging location for work and play.

Key Facts



Key Assets



Near ABQ's Business District



A Future for Entertainment



Minutes from Downtown



Easy Access to I-40 + I-25

Area Population: 4,633
 Average Age: 28
 Household Income: \$26,476
 Number of Businesses: 1,240
 Number of Employees: 18,892
 Average Rent Cost: \$571
 Average Home Value: \$47,740
 Primary Zoning Type:
 Mixed-Use
 Residential
 Single Family

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri



jefferson business district

Professional offices line the Jefferson Street corridor, bringing thousands of employees to the area daily. Jefferson Business District is bordered by Albuquerque city limits to the north, I-25 to the south and east, and the rail road tracks to the west.

PREMIER BUSINESS AND INDUSTRIAL PARK

The largest development within the Jefferson Business District is the Journal Center, a 300-acre master planned business park. Located on the North I-25 corridor, Journal Center's northern boundary is the six-lane Paseo del Norte which provides a vital link to the booming westside of Albuquerque, its incorporated communities, and its neighbor to the north, Rio Rancho. Journal Center provides convenient freeway access, and its campus-like environment is one of the city's largest employment centers outside of Downtown.

The district is also home to Balloon Fiesta Park, which serves as the state's largest tourist attraction and brings a significant amount of tourism dollars to the area.

Key Assets



Balloon Fiesta Park

Photo Credit: Adam Nish, Adam Nish Images



Professional Offices

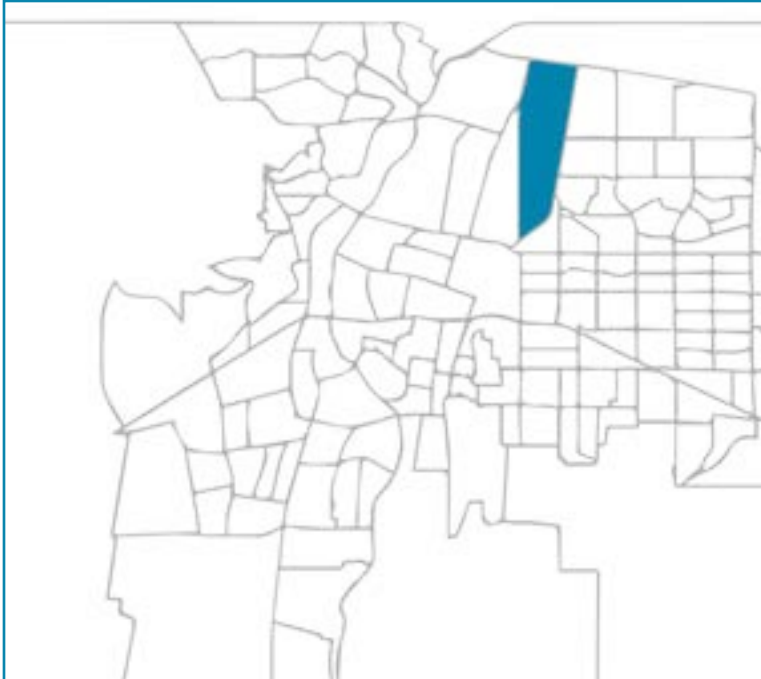


Minutes from Downtown



Easy Access to I-25

Key Facts



Area Population: 2,262
Average Age: 37
Household Income: \$37,111
Number of Businesses: 1,589
Number of Employees: 32,559
Average Rent Cost: \$752
Average Home Value: \$121,552
Primary Zoning Type:
Non-Residential
Light Manufacturing
Business Park

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri



la ventana

La Ventana, located on Albuquerque's far northwest side, is the largest of the 14 opportunity zones. It is close to neighboring city Rio Rancho to the north, bounded by the Petroglyph National Monument to the south, borders Unser Boulevard to the east, and Albuquerque city limits to the west.

A RENEWABLE ENERGY INDUSTRIAL PARK

La Ventana is the largest of the 14 opportunity zones in Albuquerque and offers 135 acres of land ready for development. Located in a residential area near the Petroglyph National Monument, this area's potential lends itself to renewable and sustainable energy.

La Ventana offers access to a large portion of Albuquerque's workforce, as numerous neighborhood developments have grown in recent years. Its proximity to neighboring city Rio Rancho serves as a bonus, enabling easy access to two municipalities.

Key Assets



Key Facts



Area Population: 14,389
Average Age: 32
Household Income: \$81,619
Number of Businesses: 93
Number of Employees: 2,426
Average Rent Cost: \$1,079
Average Home Value: \$237,631
Primary Zoning Type:
Non-Residential
Open Space
Residential
Rural + Agricultural

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri



arroyo vista

Located at the base of Petroglyph National Monument, Arroyo Vista is roughly bounded by the Petroglyph National Monument to the north and west, Unser Boulevard to the east, and Central Avenue (Route 66) to the south.

SUITABLE FOR LIVE-WORK SCENARIO

Arroyo Vista is on Albuquerque's westside and features many nearby transit amenities such as Albuquerque's Double Eagle Airport and access to Paseo del Norte, one of Albuquerque's main east-west thoroughfares. Arroyo Vista offers development sites that are suitable for warehouse, distribution, and manufacturing facilities. Most notably the location of an Amazon fulfillment center and Tempur-Pedic's manufacturing facility.

The area is especially attractive to businesses and employees because of its proximity to residential neighborhoods. Less time driving to work means more time for family and leaves little excuse for office tardiness.

Key Assets



Key Facts



Area Population: 7,782
Average Age: 36
Household Income: \$91,335
Number of Businesses: 42
Number of Employees: 1,205
Average Rent Cost: \$1,162
Average Home Value: \$241,125
Primary Zoning Type:
Planned Development
Residential
Single Family

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri



valley view

The area is roughly bounded by Central Avenue (Route 66) to the north, Dennis Chavez Boulevard to the south, 118th Street to the east, and Albuquerque city limits to the west. A 13,700-acre property just outside the city limits at this location is slated to become the Santolina Master Planned Community.

AN AREA WITH A PLAN FOR THE FUTURE

As one of the largest entitled multi-use sites in Albuquerque, this location can accommodate almost any type of user, of any size. Regional and local planning for transportation and infrastructure to support development to the area has already been completed.

The proposed Santolina Development in Bernalillo County is to be located adjacent to this opportunity zone. The Santolina Master Plan includes five residential villages and village commercial uses, two business parks, a town center, an industrial/business park, and an urban center, along with parks, trails, public open space, educational facilities, roads, and utilities. Over time, the project will include about 38,000 households and provide approximately 75,000 jobs.

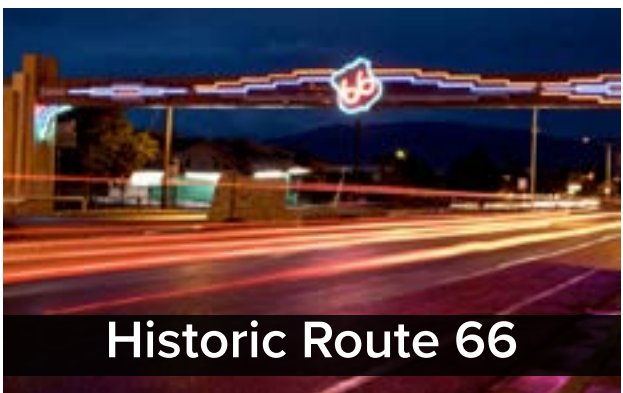
Key Assets



Nuevo Atrisco Mixed-Use



Access to Mass Transit



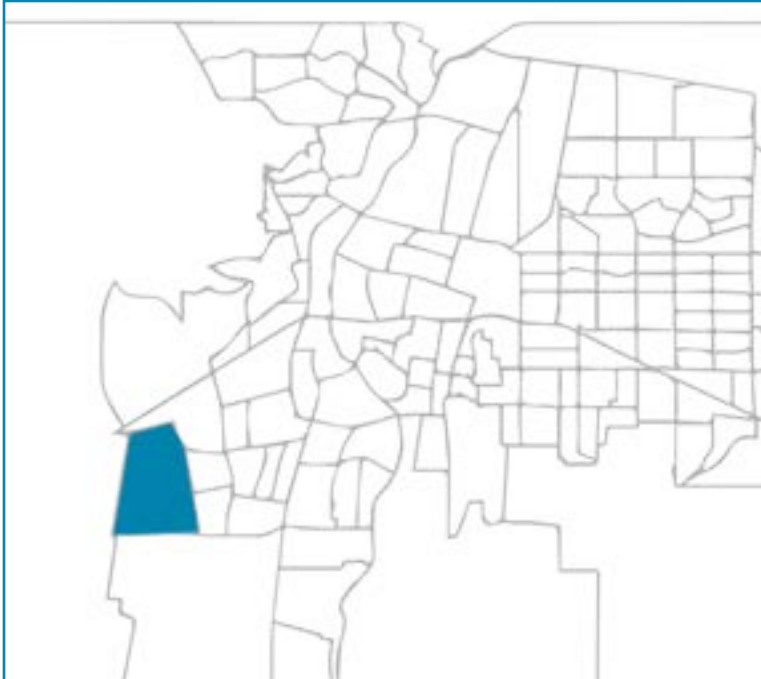
Historic Route 66



Easy Access to I-40

Photo Credit: Adam Nish, Adam Nish Images

Key Facts



Area Population: 110,000
 Average Age: 27
 Household Income: \$37,185
 Number of Businesses: 7
 Number of Employees: 52
 Average Rent Cost: \$692
 Average Home Value: \$33,006
 Primary Zoning Type:
 Planned Development
 Residential
 Single Family
 Mixed-Use

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri

An aerial photograph of the Los Volcanes area in Denver, Colorado. The image shows a complex highway interchange (I-40) in the upper left, residential neighborhoods with dense housing, and several large commercial or industrial buildings. A semi-transparent blue banner is overlaid across the bottom half of the image, containing the title and a descriptive text block.

los volcanes

Los Volcanes is bordered by I-40 to the north, Central Avenue to the south, Coors Boulevard to the east, and 98th Street to the west.

READY FOR DEVELOPMENT

Los Volcanes is an industrial and heavy commercial area with ample vacant land suitable for new development. Employers and job creators often select this area for its convenient freeway access.

Companies such as Coca-Cola, Rio Grande Jewelry, Ashley Home Store, and recently, Ben E. Keith Foods have planted their distribution centers, warehouses, and/or manufacturing sites in Los Volcanes.

Key Assets



Manufacturing, Distribution, and Warehouse Sites



Access to Mass Transit



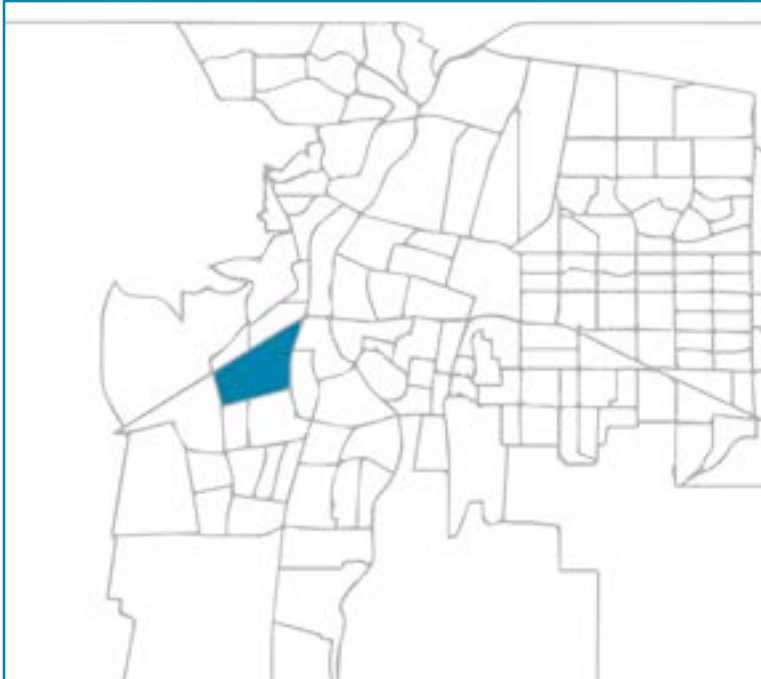
Nuevo Atrisco Mixed-Use



Easy Access to I-40

Photo Credit: Adam Nish, Adam Nish Images

Key Facts



Area Population: 7,947
 Average Age: 29
 Household Income: \$36,936
 Number of Businesses: 248
 Number of Employees: 4,799
 Average Rent Cost: \$693
 Average Home Value: \$155,728
 Primary Zoning Type:
 Non-Residential
 Business Park
 Mixed-Use
 Residential
 Single Family

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri



five points

Five Points is located in Albuquerque's South Valley, primarily under the jurisdiction of Bernalillo County government. The opportunity zone is bordered to the north by Bridge Boulevard, to the south by Arenal Road, east by I-25, and to the west by Tapia Boulevard.

AN AREA DEEPLY CONNECTED TO NATURE

This area lends itself to many business types and sizes. From its potential to host large fields of solar panels, to an economic core with thriving mainstreet businesses, there is great value in this opportunity zone. In recent years, investment has been made to build an economic development center specifically to support direct production/manufacturing and micro-enterprises in the South Valley and encourage other local businesses to participate in larger-scale revitalization efforts. Developers, in collaboration with the community, envisioned the center as a gateway for alternative economic diversification. In this largely agrarian area, sustainability is of critical importance to those who live and work here.

Other features of this area include a quick and easy connection to the neighboring town of Los Lunas, Albuquerque's urban core, and even Santa Fe via mass transit on New Mexico's Rail Runner. Sustainability and nature run deep in this area, featuring a number of agriculture fields and the nation's first urban wildlife refuge, Valle de Oro located in close proximity.

Key Assets



South Valley Economic Development Center



South Valley Business District

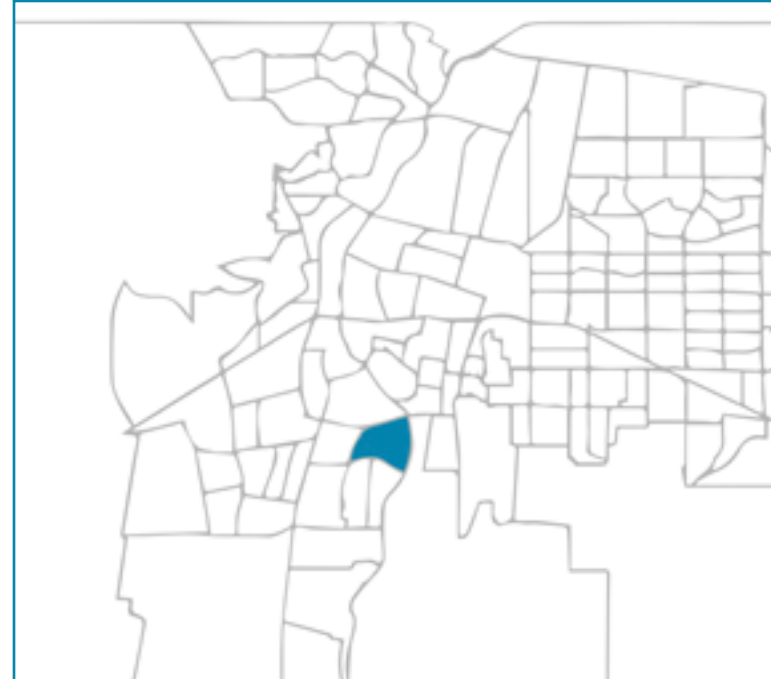


Minutes from Downtown



Easy Access to I-25

Key Facts



Area Population: 4,967
 Average Age: 36
 Household Income: \$37,806
 Number of Businesses: 129
 Number of Employees: 1,027
 Average Rent Cost: \$668
 Average Home Value: \$169,456
 Primary Zoning Type:
 Non-Residential
 Residential
 Townhouse

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri



mesa del sol

Mesa del Sol is located close to many of Albuquerque's primary destinations. It is the largest land parcel on the east side of the Rio Grande. The Mesa del Sol opportunity zone is bordered by the airport to the north, the city limits to the south, the airbase to the east, and the Rio Grande to the west.

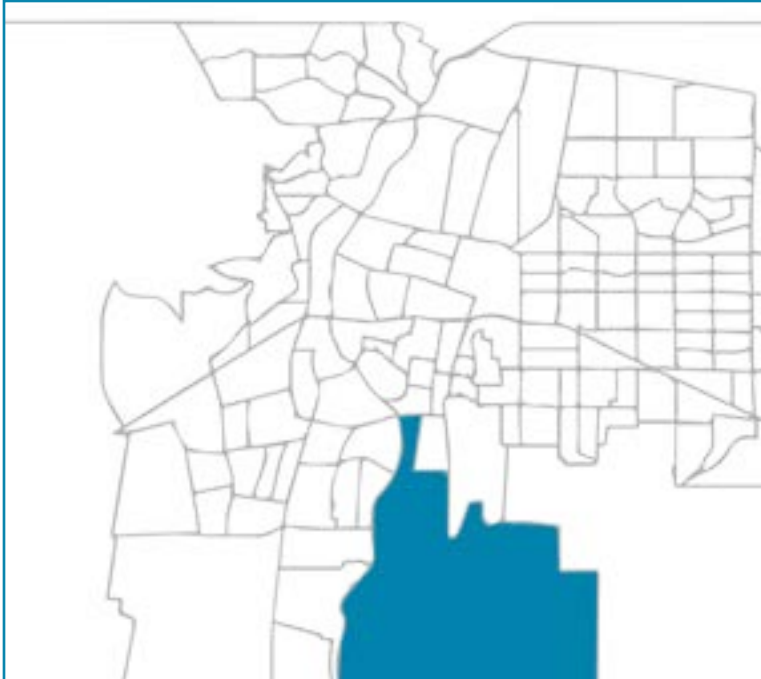
A MASTER PLANNED LIVE-WORK COMMUNITY

Mesa del Sol is a 16,000-acre master planned live-work-play community. It offers a tech-based location with residential and commercial land that is ready for development. Mesa del Sol provides short commute times and easy access to other major employment centers - five minutes to the Albuquerque International Sunport and 10 minutes to Downtown Albuquerque.

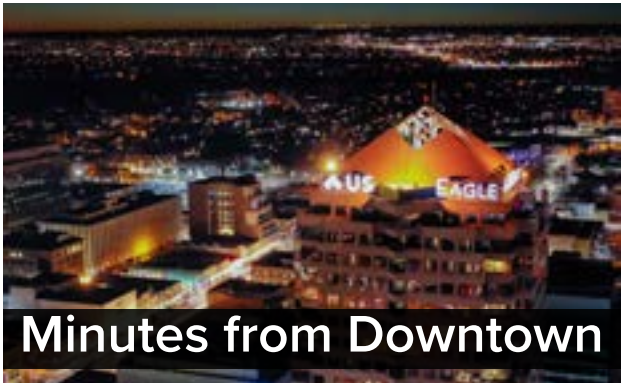
The future of Mesa del Sol is focused around technology. Ideal for employment centers, data centers, tech campuses, warehouses, and manufacturing facilities for research and emerging technology.

Mesa del Sol also provides state-of-the-art microgrid technology and smart technology infrastructure that prioritizes sustainability, a well-connected smart transit system, and an inclusive mixed-use community for residents of all ages.

Key Facts



Key Assets



Area Population: 5,664
 Average Age: 35
 Household Income: \$40,355
 Number of Businesses: 347
 Number of Employees: 5,787
 Average Rent Cost: \$506
 Average Home Value: \$150,185
 Primary Zoning Type:
 Planned Development
 Non-Residential
 Sensitive Use

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri



sunport

The Sunport area is where many visitors begin their love affair with Albuquerque. Serving as a gateway to our diverse cultures, rich history, and breathtaking landscapes, the Sunport area is bordered to the north by Coal Avenue, to the south and east by the Sunport's airfield, and west by I-25.

SCIENCE, TECHNOLOGY, INTERNATIONAL TRADE, AND LOGISTICS

With over 2,000 employees, this area serves Albuquerque as a premier science and technology district, playing a key role in supporting innovation, creation, and incubation of technology-based start-ups and light manufacturing. Key institutions such as Kirtland Air Force Base, Albuquerque International Sunport, and Air Force Research Lab New Mexico are in close proximity to area universities and colleges.

This zone is home to Albuquerque’s Sunport Investment District. The district is a 3,000+ acre area of on- and off-airport real estate capable of housing a wide assortment of logistics providers, technology companies, and federal government contractors. Available sites include: direct pass-through access to the Air Force Research Laboratory and Sandia National Labs for federal government contractors; direct access to airport runways and air cargo companies; larger parcels for manufacturers, warehousing, and distribution/fulfillment centers, including rail connectivity and a foreign trade zone; and opportunities for hotel and corporate office development. Based on the city’s existing high-tech research and development sector and transportation infrastructure strengths, the Sunport Investment District will initially be targeting reverse logistics/distribution and fulfillment centers, specialized high-velocity logistics companies, smart community technology companies, and mobility product technology companies in auto-tech, cyber security, and commercial aerospace.

Key Assets



Sports District



Education Facilities

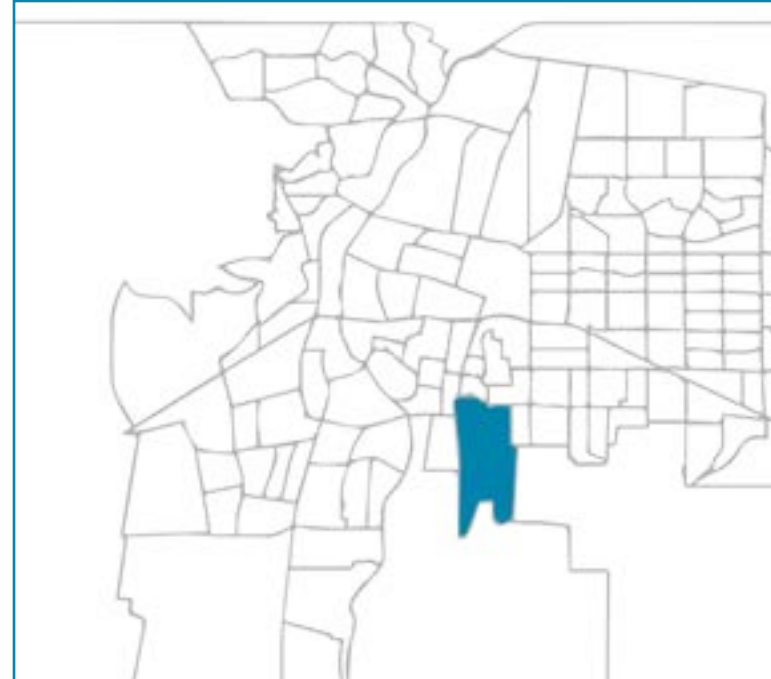


Foreign Trade Zone



Research & Tech District

Key Facts



Area Population: 7,494
 Average Age: 30
 Household Income: \$27,032
 Number of Businesses: 486
 Number of Employees: 11,262
 Average Rent Cost: \$674
 Average Home Value: \$158,889
 Primary Zoning Type:
 Non-Residential
 Sensitive Use
 General Manufacturing
 Business Park

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri



old town and sawmill

Old Town is the original town site of Albuquerque, laid out by Spanish colonists in the 1700s. Sawmill's roots date back to the 1300s. The two areas are adjacent to one another, roughly bordered by I-40 on the north, Central Avenue on the south, 6th Street to the east, and the Rio Grande on the west.

ALBUQUERQUE'S ORIGINAL TOWN CENTER AND MUSEUM DISTRICT

Over 300 years after its founding, Old Town is a major tourist destination, a center for culture, and a window to the past with its historic architecture. Old Town is home to restaurants, retail shops, art galleries, and museums.

FROM INDUSTRIAL CENTER TO URBAN DESTINATION

Originally the site of the American Lumber Company north of historic Old Town, the Sawmill District is being re-imagined and redeveloped into a vibrant district of loft-style housing, artist studios, entrepreneurial ventures, and retail space. Its new shops, art, and entertainment reflect Albuquerque's blend of history, culture, and emerging trends.

Key Assets



Sawmill Market + Village



Hotels + Eateries

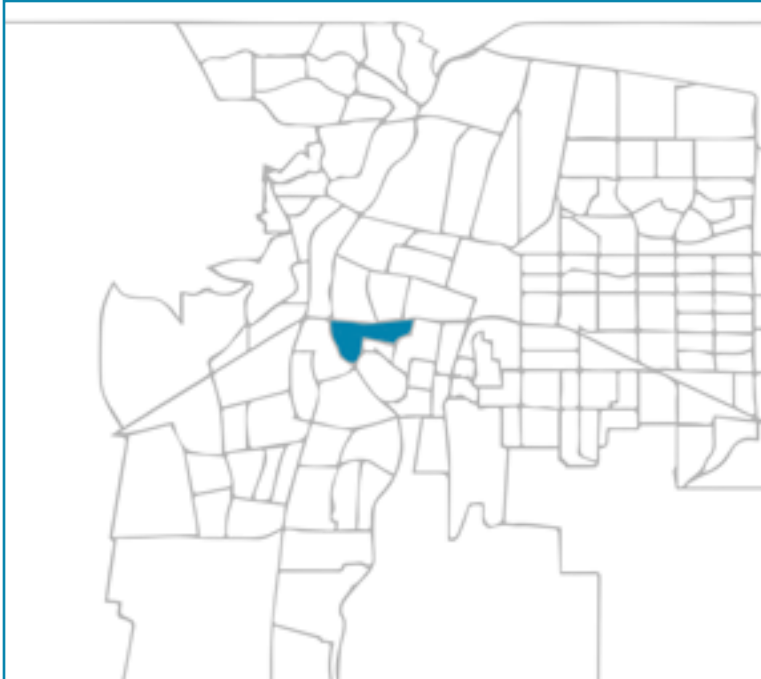


Minutes from Downtown



Museums

Key Facts



Area Population: 2,712
 Average Age: 40
 Household Income: \$32,449
 Number of Businesses: 182
 Number of Employees: 2,398
 Average Rent Cost: \$553
 Average Home Value: \$254,098
 Primary Zoning Type:
 Residential
 Rural/Agricultural
 Non-Residential
 Business Park

Data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2013-2017, 2019. ©2020 Esri



For more
information,
contact:

Monica Mitchell
Sr. Economic Developer
505.768.3270
mmitchell@cabq.gov

As you have discovered, Albuquerque is a gem in the high desert of New Mexico. Between Albuquerque's characteristics and diverse and competitive assets, we are a city poised for long-term, catalytic deals.

Our Opportunity Zones provide an advantageous point of entry for your potential investment, but there is little doubt it will be the opportunity to invest in our people and to become part of our culture and lifestyle that will convince you Albuquerque is the highest value proposition.

Our goal is to support you in any way we can, ultimately connecting you with the resources to accommodate a project in Albuquerque uniquely suited to your needs.

Thank you for taking the time to consider and learn more about why Albuquerque is worthy of your investment. We invite you to contact us to further explore where your interests and our opportunities intersect.

A handwritten signature in black ink, appearing to read 'Synthia R. Jaramillo'.

Synthia R. Jaramillo

Director

Economic Development Department

City of Albuquerque

ALBUQUERQUE IS OPPORTUNITY



