



CONCEPTUAL RENDERING



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Ellison Rd & Cibola Loop

Albuquerque, NM

OFFERED BY:



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Investment Highlights

Colliers is pleased to bring to market ±5.18 acres of vacant land in Northwest Albuquerque, offering a fully entitled, site-planned infill development opportunity in one of the city's fastest-growing corridors. Positioned at a signalized intersection with strong visibility, the property benefits from municipal adjacency and a streamlined path to development, reducing entitlement risk and allowing for a more immediate timeline.

This opportunity goes beyond a typical land acquisition. With entitlements in place and site planning completed, the property eliminates a significant portion of the traditional development timeline and associated risk, allowing a developer to move directly into execution in a supply-constrained submarket. Well-positioned to serve increasing residential demand, the site offers flexibility for multifamily, senior housing, or alternative residential concepts in a high-growth area.

Details

Sale Price	\$2,707,690
Price PSF	\$12.00 PSF
Lot Size	± 5.18 AC
Submarket	Cottonwood
Zoning	R-ML (Residential - Multi-Family Low Density)



- ## Property Features
- ±5.18 acres of vacant land in Northwest Albuquerque, offering a fully entitled, site-planned infill opportunity
 - Signalized corner at Coors Blvd and Ellison Dr with excellent visibility
 - Ideal for multifamily, senior housing, or 55+ independent living with entitlement for 170 units on 3 floors
 - Located within a high-growth Westside corridor with strong population trends
 - Convenient access to major arterials connecting to employment centers, retail, dining, and services
 - Positioned to benefit from increasing residential demand and surrounding community growth
 - Adjacent to the ±55,000 SF Cibola Loop Multigenerational Center, currently under construction as a two-phase development featuring fitness facilities, gymnasium, indoor track, community spaces, and outdoor amenities including trails, athletic fields, and an amphitheater



Public Investment | Demand Driver

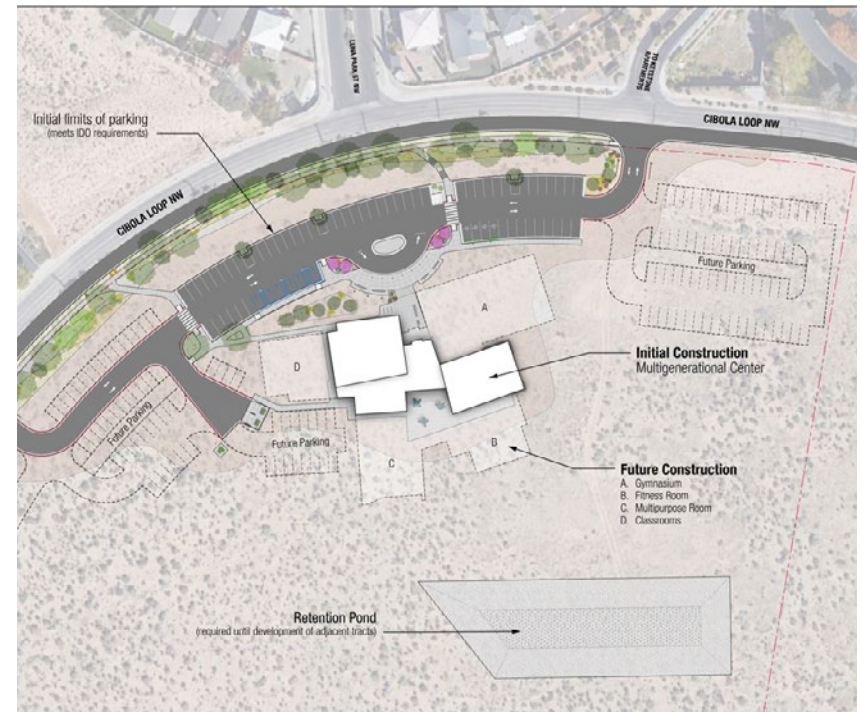
Cibola Loop Multigenerational Center

The subject property is located adjacent to the Cibola Loop Multigenerational Center, a City of Albuquerque project currently under construction that will serve as a long-term hub for recreation, wellness, and community engagement.

The center is planned to include a full-service fitness facility, climbing gym, gymnasium with an indoor track, flexible community and classroom spaces, and a variety of outdoor amenities such as trails, athletic fields, and an amphitheater.

This proximity offers a meaningful advantage for multifamily developers by providing immediate access to a comprehensive amenity base without the need to construct similar features on-site. Residents will benefit from convenient access to fitness, recreation, and social programming, while developers can reduce costs and allocate space more efficiently.

Source: City of Albuquerque — Cibola Loop Multigenerational Center



Trade Area Aerial



Intersection Aerial

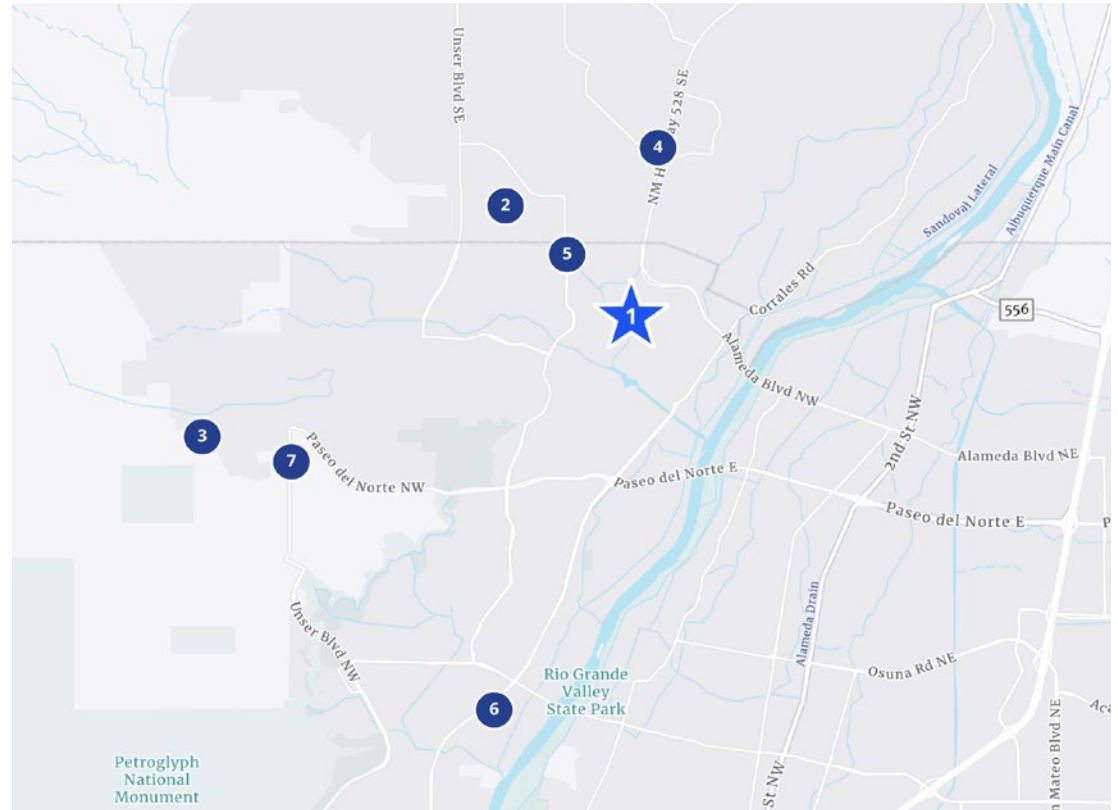


Multifamily Market Overview

The Cibola Loop trade area is supported by strong multifamily fundamentals, including occupancy near 95%, sustained renter demand, and continued residential growth throughout Albuquerque's Westside. Population trends and household formation continue to support a broad renter base ranging from younger professionals to established households and active seniors, allowing flexibility across multiple residential product types.

Recent comparable developments further validate demand in the submarket. Nearby communities ranging from 120 to 344 units have achieved rental rates between approximately \$2.16 and \$3.26 PSF, with both completed and under-construction projects continuing to deliver new product to the market. Existing developments in the area feature a mix of studios, traditional multifamily layouts, and larger townhome-style units, reflecting the depth and diversity of tenant demand.

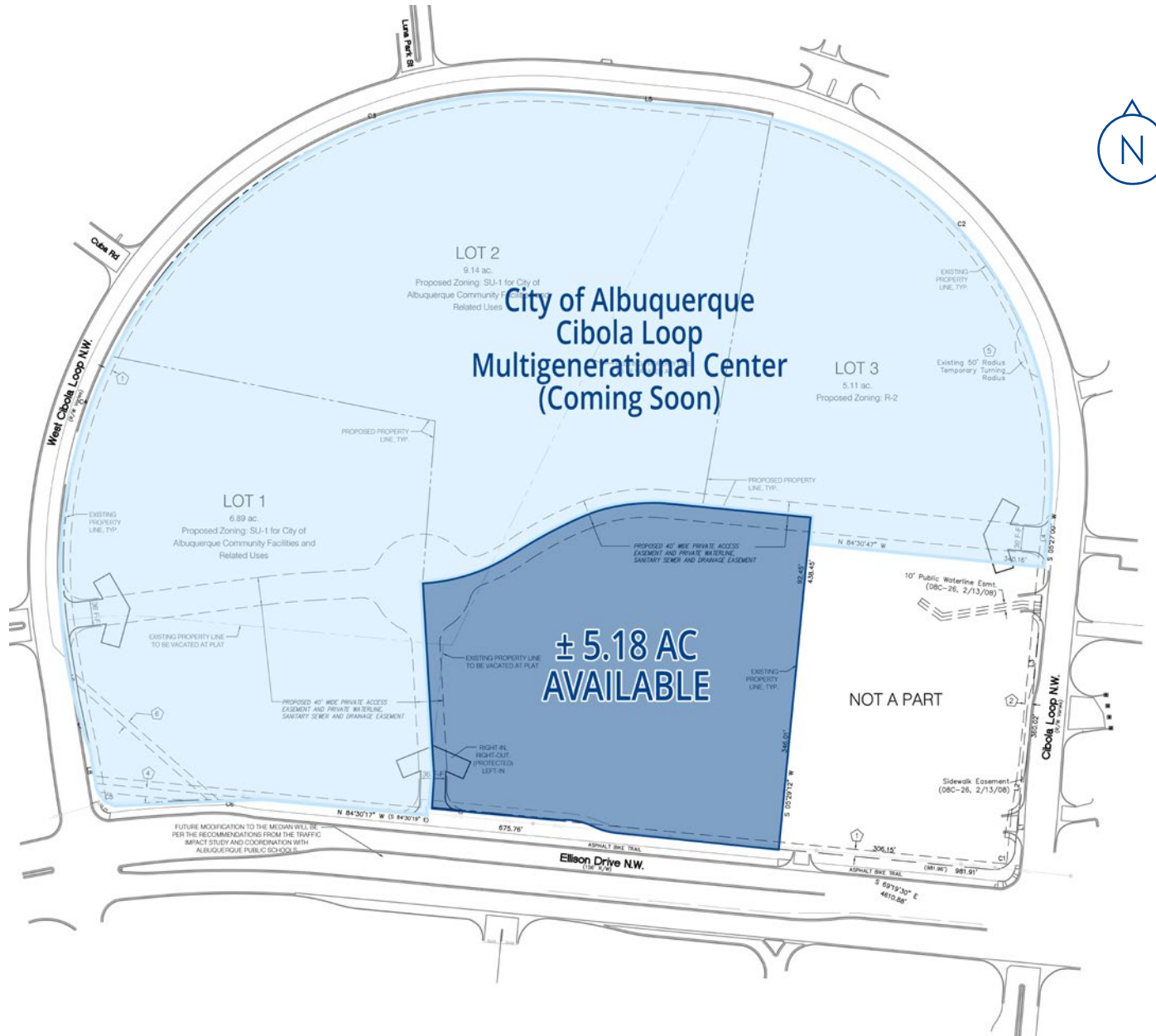
While new supply has moderated rent growth in the short term, Albuquerque continues to offer a lower cost basis relative to peer markets, supported by stable occupancy and long-term population growth. Within this context, Cibola Loop represents a shovel-ready opportunity positioned to capitalize on continued Westside expansion in a supply-constrained residential corridor.



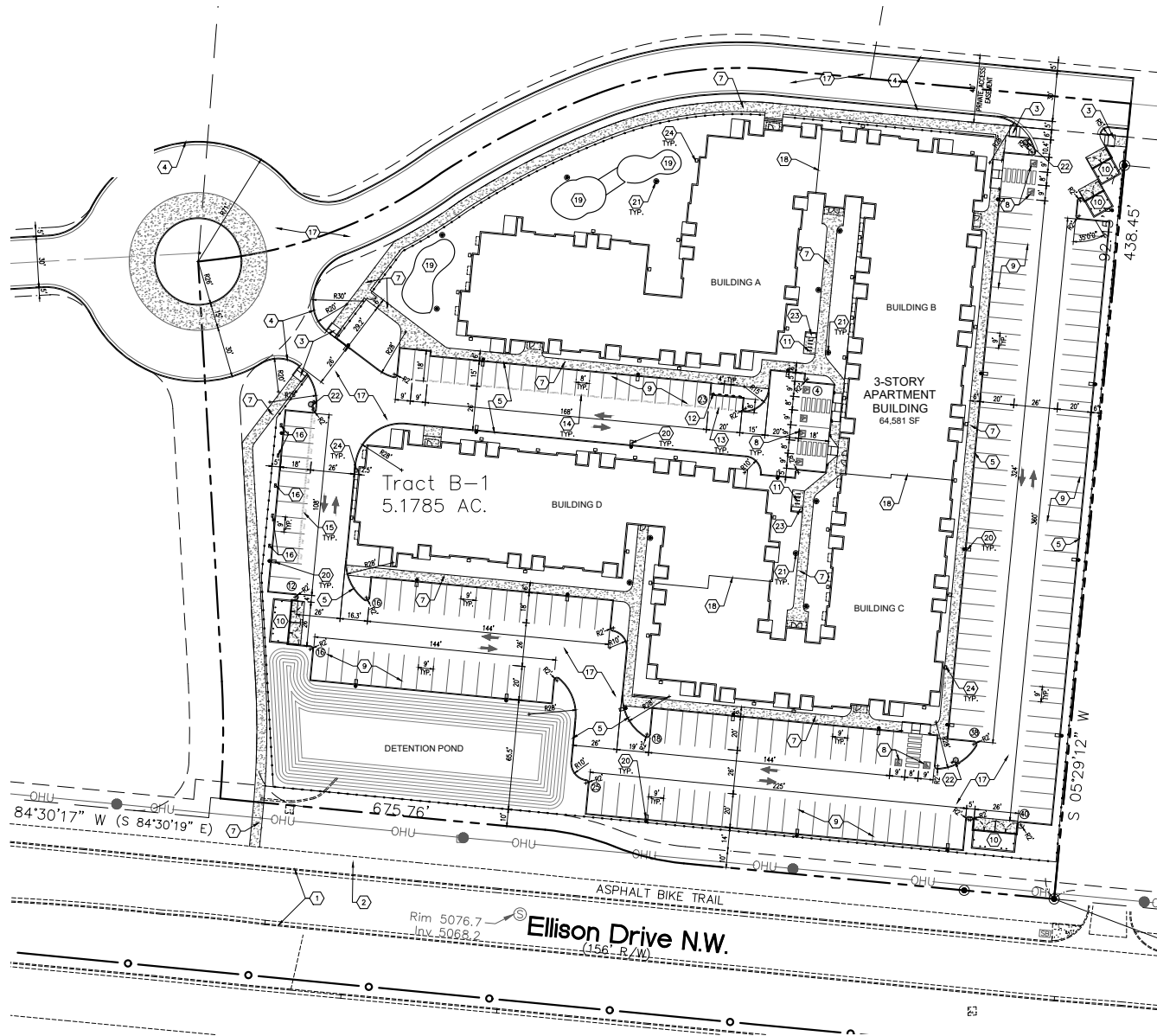
Property	Construction Stage	Floors	Units	Unit Type	Avg. Rent/SF
1 Cibola Loop	Shovel-Ready	3	170	-	-
2 Like-Kind Community	Completion	2	126	1 Bed/1 Bath 2 Bed/2.5 Bath	\$2.24 - \$2.71
3 Like-Kind Community	Under Construction	2	344	2 Bed/2.5 Bath 4 Bed/2.5 Bath	~\$2.16
4 Like-Kind Community	Completion	1	120	Studio	\$3.10 - \$3.26
5 Like-Kind Community	Completion	4	208	Studio 2 Bed/2 Bath	~\$2.37
6 Like-Kind Community	Completion	3	155	1 Bed/1 Bath 2 Bed/2 Bath	\$2.47 - \$2.71
7 Like-Kind Community	Under Construction	2	248	2 Bed/ 2.5 Bath 3 Bed/ 2.5 Bath	~\$1.67



Plat



Conceptual Site Plan



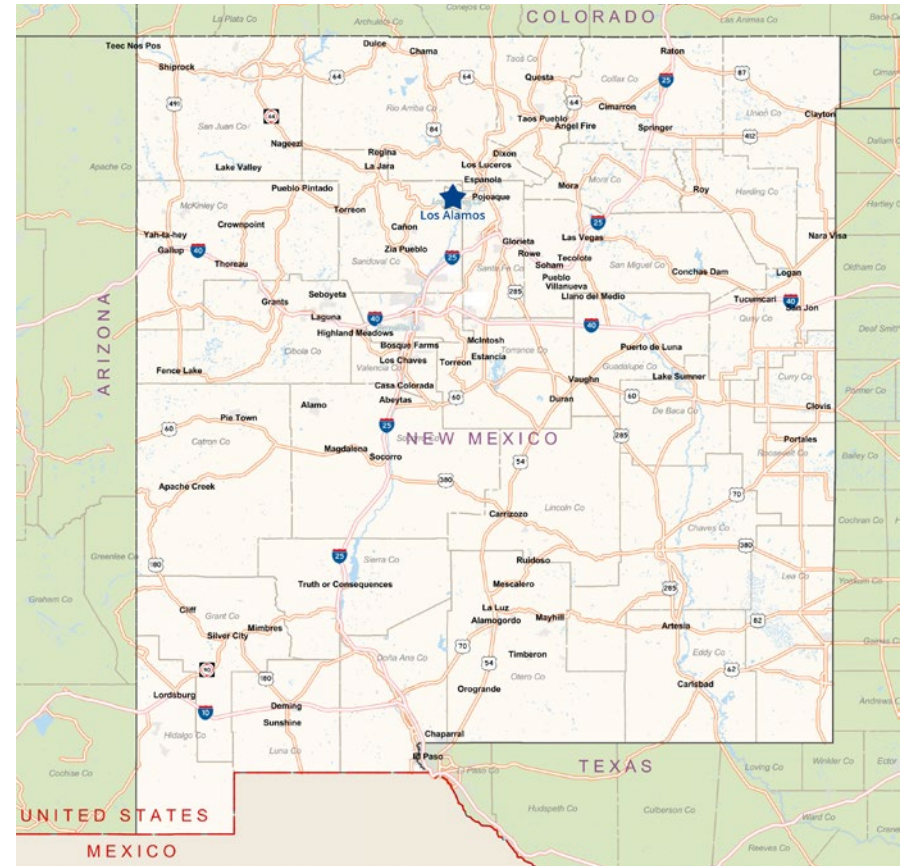
Albuquerque | NM

Strategically located at the intersection of I-40 and I-25, Albuquerque NM is an emerging commercial hub offering a balance of affordability and quality of life. Companies are attracted by low operating costs, state incentives, and a skilled labor force, while residents and visitors enjoy vibrant local culture, sunny weather, and more than 29,000 acres of open space. Albuquerque ranks as the 9th fastest growing U.S. city with a population over 500,000 and has experienced a 150% increase in business applications since 2020. Nearly 20% of adults hold advanced degrees, well above the national average of 14.4%, and the median single family home price is below the U.S. median at approximately \$370,000 (December 2025), reinforcing the market's affordability.

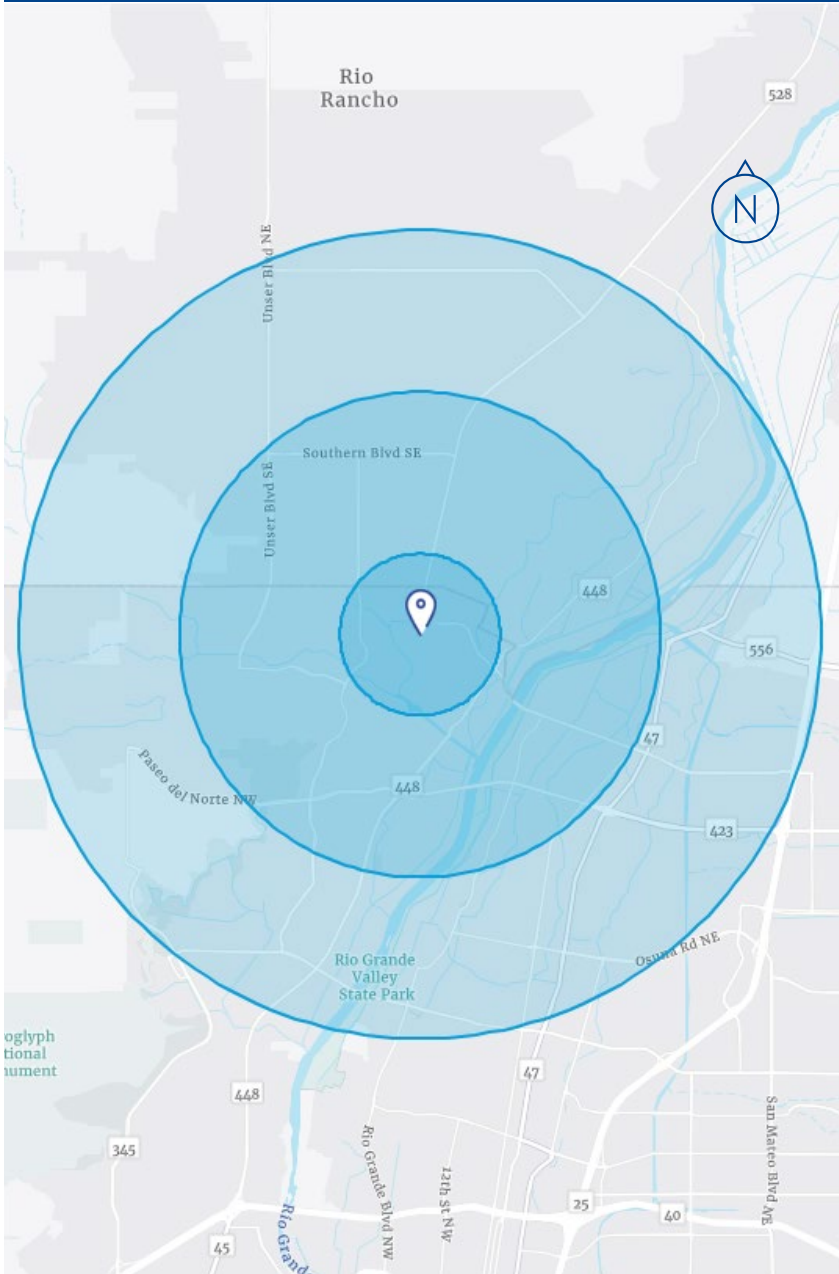
Albuquerque anchors New Mexico's Technology sector with strengths in aerospace and defense, directed energy, renewable energy, bioscience, semiconductor manufacturing. Research and development are driven by Sandia and Los Alamos National Laboratories and Kirtland Air Force Base, including the Air Force Research Laboratory's Directed Energy Directorate. Major operators such as Northrop Grumman, Lockheed Martin, Rocket Lab, and Blue Halo. The \$315 million Quantum Frontier Project and Pacific Fusion's planned \$1 billion nuclear fusion research and manufacturing campus further reinforce the region's long-term growth trajectory.

Supported by competitive state incentives and lower production costs, Albuquerque has become a nationally recognized film hub, fostering major investments from companies such as Netflix and NBCUniversal.

Positioned along I-40 and I-25, Albuquerque connects West Coast ports to the Rocky Mountain region and links the Santa Teresa and El Paso ports north through New Mexico. The nearby Belen railyard is a critical component of the Southern Transcon freight corridor from Southern California to Chicago, underscoring the region's strategic logistics advantage.



Demographics*



The Cibola Loop trade area shows stable population growth, above-average household incomes, and a balanced mix of families and aging residents. Average household incomes exceed \$113K within a 3–5 mile radius, supporting new residential development.

Notably, ages 40–44 and 65–69 each represent ~5–7% of the population, reinforcing demand for both traditional multifamily and senior housing. Continued growth and limited supply position the area for strong future absorption.

- 178,896 population within 5 miles
- 71,692 households
- Avg. HH income over \$113K (3–5 mile)
- Balanced mix of families and seniors
- Undersupplied housing market with continued Westside growth

	1 MILE	3 MILES	5 MILES
Population	12,539	76,979	178,896
Households	5,786	31,345	71,692
Median Age	36.8	41.4	41.4
Average HH Income	\$97,658	\$113,260	\$113,217
Per Capita Income	\$44,468	\$46,109	\$45,419
Daytime Population	15,201	71,443	173,786
College Education	56.7%	55.1%	54.5%

* Demographic data derived from esri® 2020



Accelerating success.

Land Investment

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