

# The District

A NEW ERA FOR  
URBAN LIFESTYLE

## Retail Space For Lease



1300 Lomas Blvd. NE | Albuquerque, NM 87102

**±1,200 - 5,620 SF  
Available**

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**NALSunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence



# The District

## WHERE HOSPITALITY, RETAIL AND CULTURE CONVERGE

Introducing The District, an upscale, mixed-use development set to become a landmark destination at 1300 Lomas Blvd. NE. Poised to serve the University of New Mexico community and the broader Albuquerque area, The District offers a thoughtfully curated blend of hospitality, retail, and community spaces designed to elevate the urban experience.

Anchored by a 140-room Courtyard by Marriott, The District will bring nearly 20,000 SF of retail and dining options to the neighborhood, including two stand-alone restaurant buildings and nearly 9,000 SF of flexible retail space. A spacious public plaza at the heart of the project is envisioned as a community gathering place—ideal for events, performances, and casual meetups.

### AVAILABLE

±14,800 SF of Retail Space

- ±1,200-2,500 SF of Flexible Shop Space
- ±5,620 SF Restaurant Space

### LEASE RATE

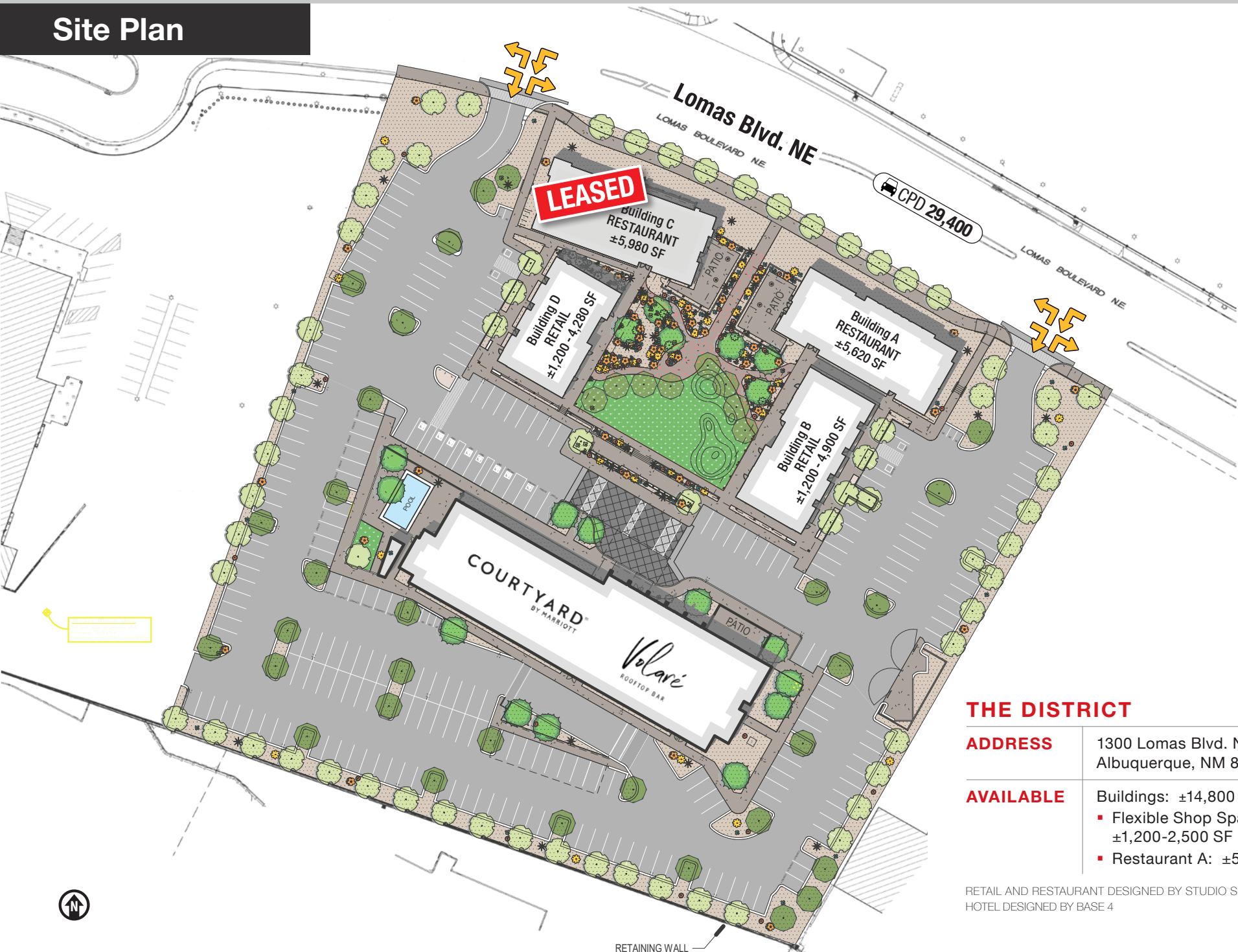
\$35.00 - \$39.00/SF + NNN

### HIGHLIGHTS

- Seven-story boutique hotel anchor
- Rooftop bar with panoramic city and campus views
- Two ±5,700 SF signature restaurant spaces
- Open-air courtyard with shade trellis, outdoor dining & community space
- Walkable, transit-friendly location at Lomas & University Blvds.
- Neighboring UNM, UNM Hospital, medical districts, and Downtown core
- Perfect for boutique fitness, café, salon, wellness, local retail, and elevated dining
- Designed for national, regional, and local tenants with high-visibility needs



Site Plan



THE DISTRICT

ADDRESS	1300 Lomas Blvd. NE Albuquerque, NM 87102
AVAILABLE	Buildings: ±14,800 SF <ul style="list-style-type: none"><li>▪ Flexible Shop Space: ±1,200-2,500 SF</li><li>▪ Restaurant A: ±5,620 SF</li></ul>

RETAIL AND RESTAURANT DESIGNED BY STUDIO SOUTHWEST  
HOTEL DESIGNED BY BASE 4







## Trade Area

**University of New Mexico  
North Campus**  
Law Students: 347  
Medical Students: 1,574

**University of  
New Mexico Hospital**  
Daytime Employment: 16,793

**University of  
New Mexico**  
26,200 Students



# "The District" Mixed-Use Development

1300 Lomas Blvd. NE | Albuquerque, NM 87102

## Aerials



AERIAL - LOMAS BLVD.



AERIAL - SE CORNER



AERIAL - NW CORNER



AERIAL - NE CORNER





BLDG "A" PICTURE WINDOW

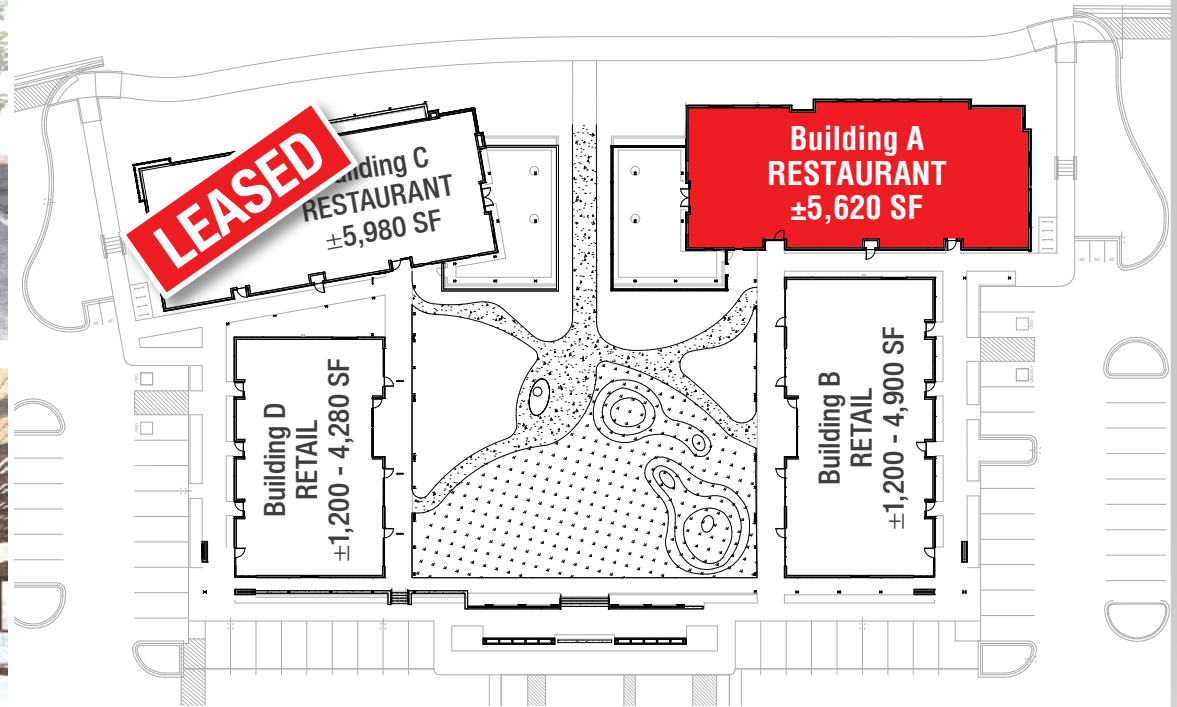


BLDG "A" VIEW TO COURTYARD



BLDG "A" COURTYARD ENTRANCE

## Building A



BLDG "A" - EAST ELEVATION



BLDG "A" - WEST ELEVATION



BLDG "A" - NORTH ELEVATION





BLDG "B" SIGNAGE TOWER

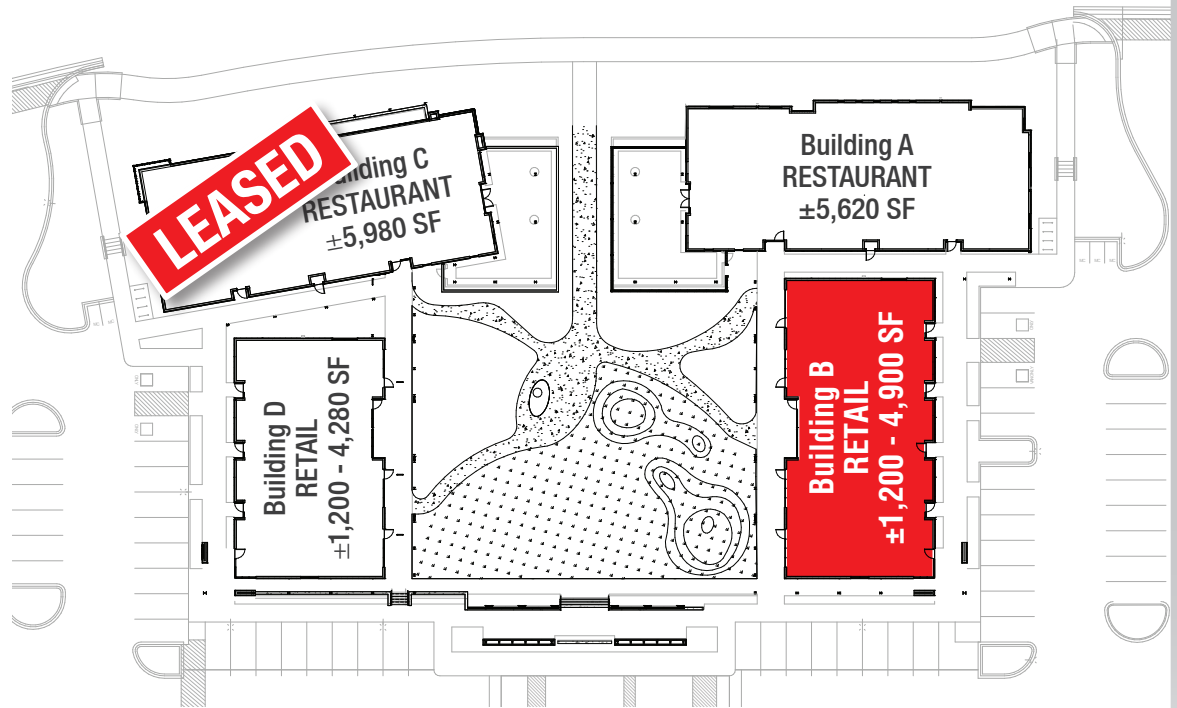


BLDG "B" COURTYARD ENTRANCE



BLDG "B" VIEW TO COURTYARD

## Building B



BLDG "B" - WEST ELEVATION



BLDG "B" - EAST ELEVATION





BLDG "C" SIGNAGE TOWER

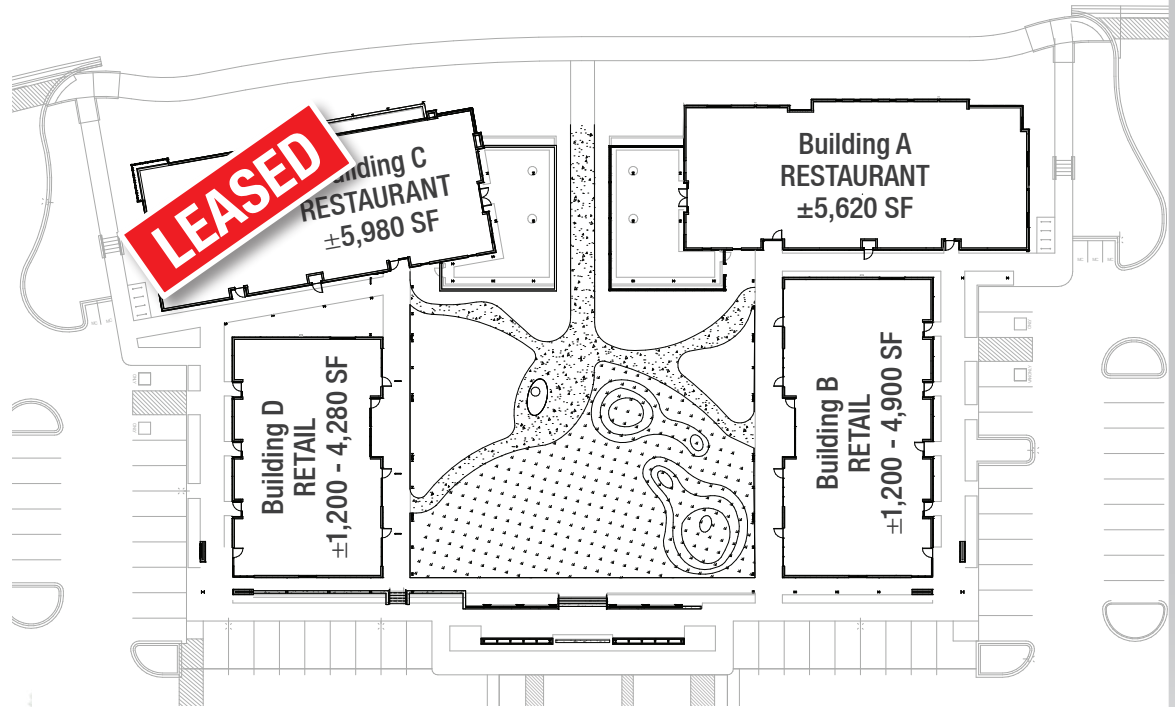


BLDG "C" VIEW FROM LOMAS



BLDG "C" PICTURE WINDOW

## Building C



BLDG "C" - WEST ELEVATION



BLDG "C" - EAST ELEVATION



BLDG "C" - NORTH ELEVATION





BLDG "D" SIGNAGE TOWER

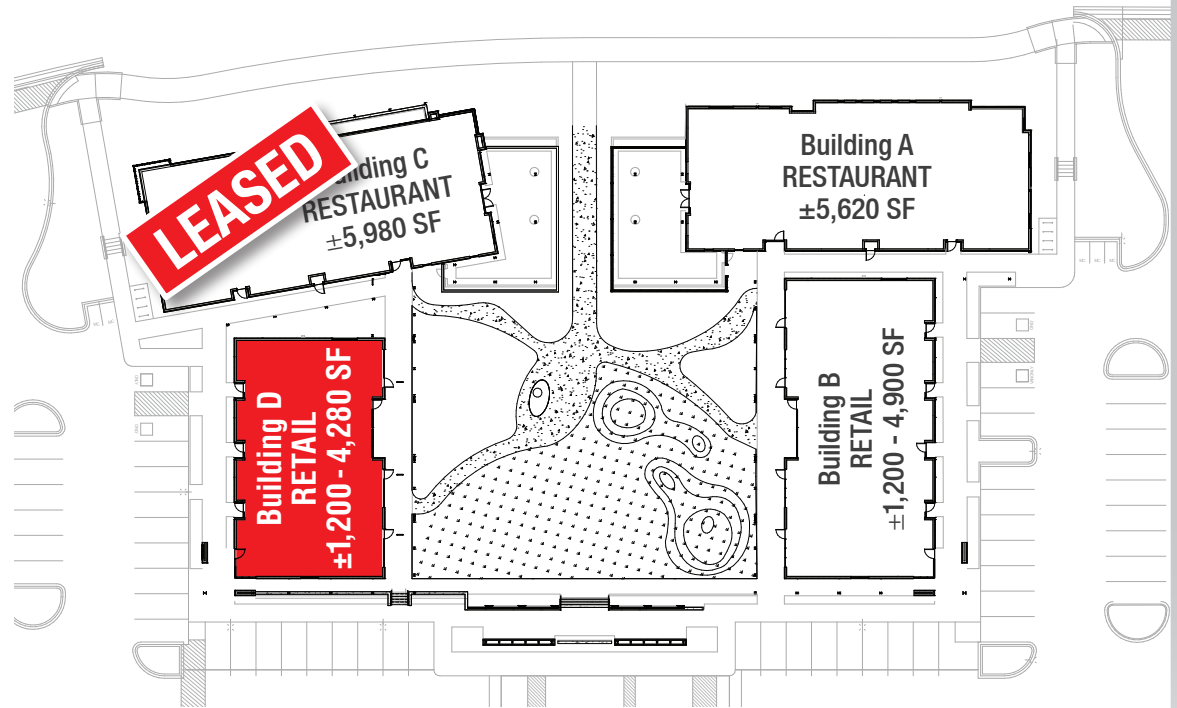


BLDG "D" COURTYARD ENTRANCE



BLDG "D" COURTYARD ENTRANCE

## Building D



BLDG "D" - EAST ELEVATION



BLDG "D" - WEST ELEVATION





TRELLIS WITH SEATING



TRELLIS VIEW TO COURTYARD



## Trellis







Anchor Hotel



HOTEL DESIGNED BY BASE 4




# Demographics

## 1, 3 & 5 Mile

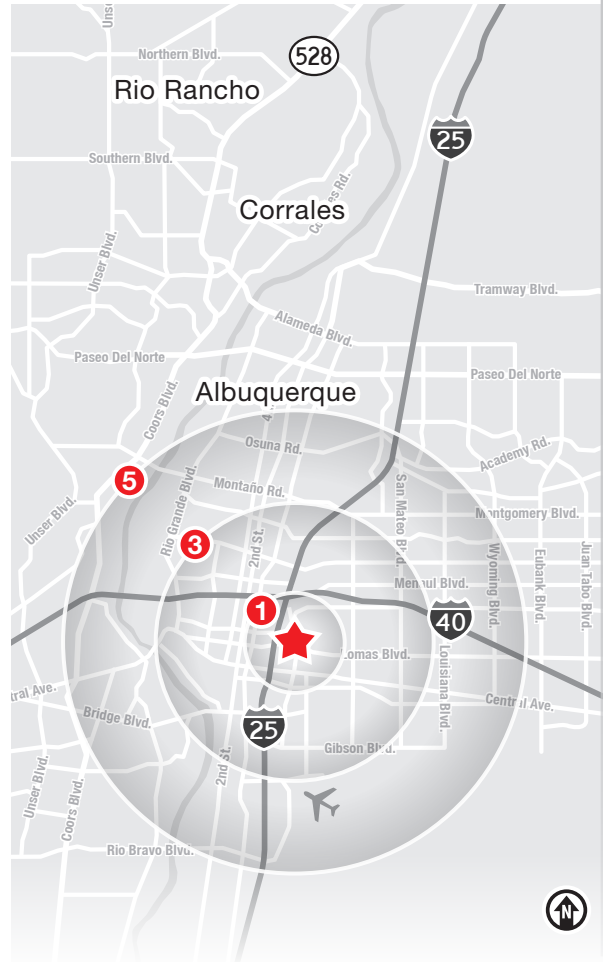
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	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2025</b>		<b>2025</b>		<b>2025</b>	
Population	12,102		98,879		244,019	
Households	5,778		47,443		110,497	
Families	1,683		20,362		54,244	
Average Household Size	1.75		1.99		2.14	
Owner Occupied Housing Units	1,453		21,501		54,989	
Renter Occupied Housing Units	4,325		25,942		55,508	
Median Age	30.1		38.5		39.4	
<b>Trends: 2025-2030 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.32%		0.32%		0.32%	
Households	0.45%		0.45%		0.45%	
Families	0.26%		0.26%		0.26%	
Owner HHs	0.59%		0.59%		0.59%	
Median Household Income	2.54%		2.54%		2.54%	
<b>Households by Income</b>	<b>2025</b>		<b>2025</b>		<b>2025</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,055	18.3%	5,948	12.5%	13,804	12.5%
\$15,000 - \$24,999	711	12.3%	5,169	10.9%	12,308	11.1%
\$25,000 - \$34,999	648	11.2%	4,579	9.7%	10,888	9.9%
\$35,000 - \$49,999	809	14.0%	5,347	11.3%	12,915	11.7%
\$50,000 - \$74,999	1,115	19.3%	9,178	19.3%	21,622	19.6%
\$75,000 - \$99,999	423	7.3%	5,582	11.8%	12,640	11.4%
\$100,000 - \$149,999	478	8.3%	5,511	11.6%	12,764	11.6%
\$150,000 - \$199,999	228	3.9%	2,694	5.7%	6,618	6.0%
\$200,000+	311	5.4%	3,434	7.2%	6,936	6.3%
Median Household Income	\$42,972		\$57,575		\$55,821	
Average Household Income	\$69,021		\$80,526		\$78,131	
Per Capita Income	\$33,156		\$38,845		\$35,408	

### DEMO SNAP SHOT

Demographics	1 mile	3 mile	5 mile
 Total Population	12,102	98,879	244,019
 Average HH Income	\$69,021	\$80,526	\$78,131
 Daytime Employment	20,895	109,054	202,773

2025 Forecasted by Esri





# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)

  
**566,057**  
City Population

  
**241,738**  
Households

  
**\$95,396**  
Avg. Household Income

  
**\$56,388**  
Md. Disposable Income

  
**21,751**  
Total Businesses

  
**277,887**  
Total Employees

  
**932,477**  
Albuquerque Metro Population

  
**The Largest**  
City in the State



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.





OFFERED BY:

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**NAI**SunVista ] Got Space™

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