

THE  
**HIGHLANDS**  
EST 1886

**MULTI-USE DEVELOPMENT**

Groundbreaking 2019

Albuquerque, New Mexico



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# ALBUQUERQUE

**Recent growth has primed the area for success.**



With Albuquerque's continued growth, not only has this area already seen itself bloom with Nob Hill and UNM's expansions, but it's primed for more development.




- 1** The Highlands
- 2** Presbyterian Hospital
- 3** University of New Mexico
- 4** EDO
- 5** Innovate ABQ
- 6** Lovelace Hospital
- 7** Downtown Albuquerque

 **MEDICAL DISTRICT**  
**6,000+** MEDICAL PROFESSIONALS  
**80,000+** PATIENTS MONTHLY

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**DEMOGRAPHICS**  
 **24,000+** VEHICLES PER DAY  
 **30,000+** PEOPLE LIVING WITHIN 1.5 MILES

 **PRESBYTERIAN**  
**5,000+** 24/7 POPULATION OF HOSPITAL STAFF, PATIENTS, AND THEIR FAMILIES WHO WANT FOOD AND SERVICES  
**40%** OF PATIENTS ARE FROM OUTSIDE THE CITY  
**4-DAY** AVERAGE STAY



  
**976** BUSINESSES  
**20** RESTAURANTS

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**EAST DOWNTOWN**  
 WALK SCORE: **93**  
 BIKE SCORE: **90**

 **THE UNIVERSITY of NEW MEXICO**  
**24,000+** STUDENTS  
 LARGEST UNIVERSITY IN THE STATE

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**Central New Mexico Community College**  
**16,000+** STUDENTS  
 MAIN CAMPUS

**DOWNTOWN ABQ**  
  
**37,000+**  
 DAYTIME POPULATION

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**INNOVATE ABQ**  
**10,000 NEW JOBS**  
 BY 2024



# THE HIGHLANDS

The Highlands is a new mixed-use destination in the heart of Albuquerque. Built on Historic Route-66, The Highlands combines multifamily, hospitality and restaurant / retail within one masterplan.

- 1 Highlands Central Market**
  - 15,000 SF
  - Groundbreaking 2019
- 2 Highlands North**
  - 92 units
  - Groundbreaking Q4 2018
- 3 Marriott Springhill Suites**
  - 118 Rooms + Ronald McDonald House
  - Skybridge to Hospital
  - Groundbreaking Q4 2018
- 4 Skybridge to Presbyterian**
  - Iconic Landmark
  - Groundbreaking Summer 2019
- 5 Brewery / Retail / Restaurant**
  - 8,000 SF — 16,000 SF
- 6 Highlands East**
  - 228 Units
  - 4,000 SF retail
  - Groundbreaking Summer 2019
- 7 ART Bus Stop**
  - Highly accessible rapid transit stop
- 8 Presbyterian Hospital**
  - Connects to Springhill Suites and Market by Skybridge



MARRIOTT SPRINGHILL SUITES



HIGHLANDS EAST

# THE HIGHLANDS MASTERPLAN

- 1 Highlands Central Market
- 2 Highlands North
- 3 Marriott Springhill Suites
- 4 Skybridge to Presbyterian
- 5 Brewery / Retail / Restaurant
- 6 Highlands East
- 7 ART Bus Stop
- 8 Presbyterian Hospital



\*Conceptual site plan, subject to change

# HIGHLANDS MULTIFAMILY

## Luxury Living on Route 66

One of Albuquerque's Historic Districts is about to get its first mixed-use destination. The development's residential components, Highlands East and Highlands North, will help provide density along the Central Corridor while establishing a fresh identity in an iconic neighborhood.



“The whole idea is to create a future neighborhood in the order of Nob Hill and EDo.”

–Kurt Browning, Titan Development



HIGHLANDS EAST



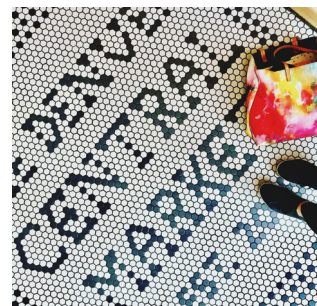
HIGHLANDS NORTH

# HIGHLANDS CENTRAL MARKET

## An Artisanal Market

The Highlands Central Market will include local and artisanal menu offerings. In addition to the ready-to-eat options, the market will have an on-site bakery, meat, dairy, produce and deli departments, and café. The market will also include a gourmet lounge serving original cocktails, craft beers, and wine. By selecting local growers and restaurateurs, the Highlands Central Market supports the neighborhood's diversity, growth, and well-being.

- Coffee
- Pastry / Bakery
- Butcher / Deli
- Meat / Cheese
- Seafood / Sushi
- Produce / Juice
- Tacos / Grill
- Pizza / Pasta
- Ice Cream
- Cocktail Bar



Denver Central Market, Courtesy of James Florio

## CONCEPTUAL RENDERINGS





## MARRIOTT SPRINGHILL SUITES

With a direct connection to Presbyterian Hospital via skybridge, the 118-room Marriott Springhill Suites Highlands hotel will have a large glass vestibule and lobby area overlooking Central Avenue with scenic views to the west.

“This development will change the landscape of Central Avenue. When complete, The Highlands will be one of the most desirable places to live, work and play.”

– Steve Maestas, Maestas Development Group



# THE SKYBRIDGE

## Connecting Hospital to Hospitality

Linking Presbyterian Hospital to the Highlands, the Skybridge is one of the first of its kind. By connecting Hospital to Hospitality, the bridge will provide convenient and safe access to dining, shopping and entertainment options for patients, medical staff, and families.



## CONCEPTUAL RENDERINGS



# RONALD MCDONALD HOUSE CHARITIES OF NEW MEXICO

## Keeping Families Close®

As the second Ronald McDonald House in New Mexico, the entire third floor of the Marriott Springhill Suites will be dedicated to the charity's use. Ronald McDonald House Charities of New Mexico (RMHC-NM) provides rooms for families

so they can remain near their hospitalized child at little or no cost. Since 1982, the Ronald McDonald House® has provided more than 9,000 nights annually of temporary lodging to thousands of families. Available amenities for the facility include:

20 Guest Rooms

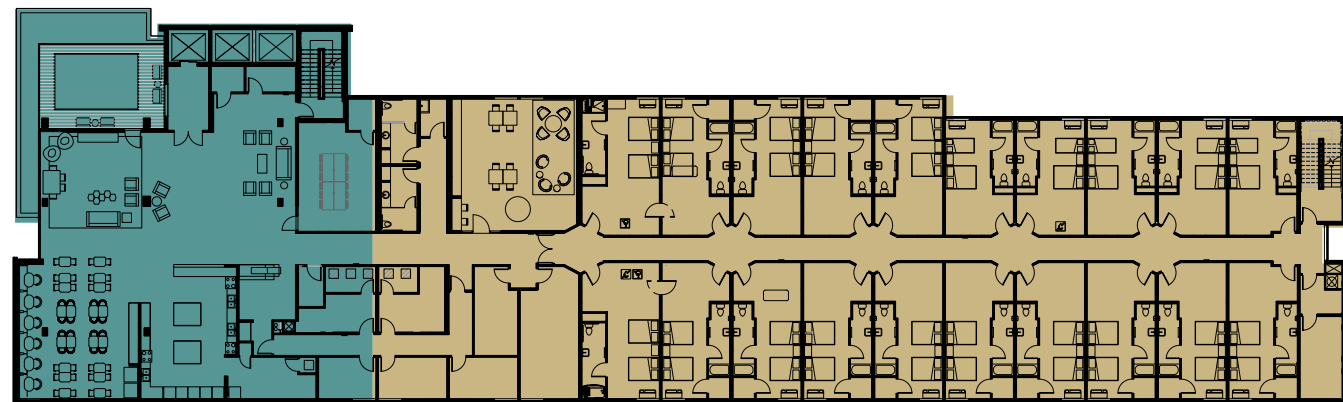
Laundry Facilities

Kitchen

Common Space

Private Elevator

Connected Skybridge



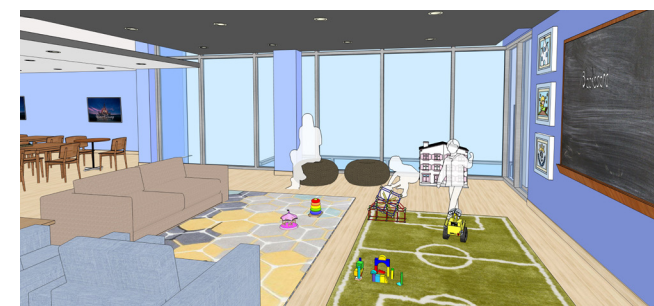
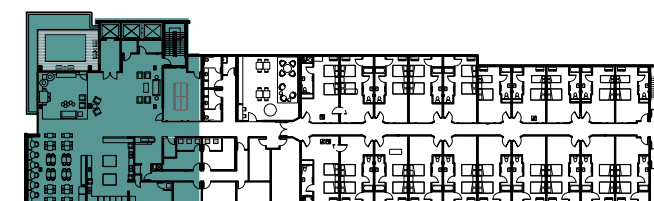
FLOORPLAN





### Lobby and Common Space

As a home environment providing support and resources to keep families together, the facility will reduce stress on families, supporting them with comfortable living quarters and amenities. RMHC-NM has helped lessen the burden for more than 37,000 families whose children are hospitalized or receiving treatment for illness or injury.



INDOOR PLAY AREA

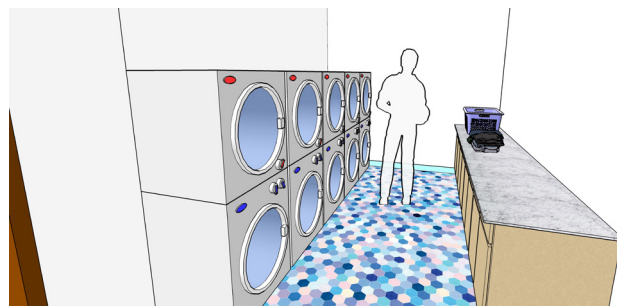
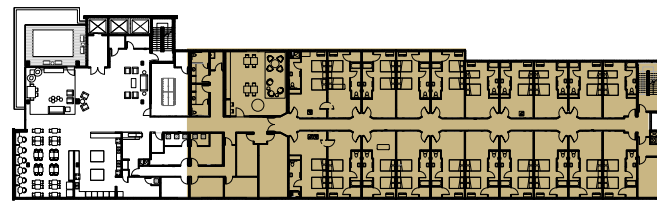


LOBBY



## Guest Rooms

With an average stay of eight nights, the Ronald McDonald House will help ease the stress that weighs on countless families by providing room nights, meals, and overall support to those in need. The 20 guest rooms include options for two full beds or one queen and one full.



LAUNDRY



LIBRARY





# WHY THE HIGHLANDS?

A true urban village, The Highlands will be a neighborhood with some distinct benefits that differentiate it from other options in Albuquerque.

## 1. Location Benefits

Located in the densest neighborhood in Albuquerque along a historic thoroughfare, additional synergy will be realized through the context of The Highlands masterplan. A skybridge to Presbyterian Hospital will connect a 5,000+ 24/7 population of staff, patients and their families to The Highlands.

## 2. Demographics

With over 30,000 people living within 1.5 miles, The Highlands will be within a five minute walk for 793 people, and seven minutes on foot for another 1,439. Surrounding campuses include UNM, the state's largest university at over 24,000 students, as well as CNM with 16,000+. A nearby intersection experiences an average of 24,000+ vehicles a day.

## 3. Shared Amenities

A complimentary master plan provides a strong draw from the central marketplace, with shared amenities such as the bar, activities, outdoor plaza, surrounding restaurants, and retail options.

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