

Residential Real Estate

344-home build-to-rent community plans to open on ABQ's Westside this fall



By [Cooper Metts](#) – Real Estate Reporter , Albuquerque Business First
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A rendering of a neighborhood in LaTerra's Bedrock community.
KTYG ARCHITECTS

California-based LaTerra Development and Revitate are on track to open their 344-home build-to-rent community on Albuquerque's Westside in the second half of 2025.

The groups anticipate pre-leasing for its [Bedrock community](#) will begin in August, LaTerra Development CEO Charles Tourtellotte said. He said he anticipates the first tenants to move in about 30 days after pre-leasing begins.

The groups will continue to build and lease homes until S&S Building Solutions completes construction of all 344 homes, which Tourtellotte anticipates will happen in early 2027.

Land development of the 37-acre site on the corner of Paseo del Norte Boulevard and Woodmont Avenue NW began in September of 2023, Tourtellotte said. At that time, LaTerra Development's investment in the project was \$100 million, but it is now "well in excess of that," Tourtellotte said. He declined to disclose the exact amount.

With two separate rental communities, 202 townhomes and 142 single-family detached homes, Bedrock is the largest residential project within a Qualified Opportunity Zone in the state, a news release states.



A rendering of the Bedrock community clubhouse. HPA Design Group

The single-family detached homes will range in size from two to four bedrooms and from 1,600 square feet to 2,130 square feet, according to the release.

The townhomes will come in four-, five- and six-plex units with two-, three- and four-bedroom options. They will range in size from 1,260 square feet to 1,830 square feet.

The townhomes and single-family detached homes will have two-space garages as well.

In a 2024 market study, a consultant advised LaTerra Development that rents for the townhomes should range from the low end of \$2,000 to the low end of \$3,000, and that rents for the single-family detached homes should range from the low end of \$3,000 to the mid or high end of \$3,000.

Tourtellotte said these rents will be updated from that study and dictated by the market.

The homes will also be part of LaTerra Development's Charlie brand or collection, which it describes as a series of "thoughtfully curated" luxury apartments.

The homes will come in three architectural styles as follows.

- The multifamily buildings are designed with a Monterey-Santa Barbara vernacular and feature timber-like detail elements.
- The townhomes feature a Spanish Colonial style with stucco archways and metal railing details.
- The single-family homes have a desert contemporary look with stone-finished massing detail at entry porches.

Community amenities will include co-working areas, pet-friendly parks, barbecue areas, pools, fitness centers, spas and a clubhouse.



A rendering of the Bedrock community's co-working space. HPA Design Group



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The community will target young professionals who want their own private space, previous [Albuquerque Business First reporting shows](#).

LaTerra Development is the general partner and developer, and Revitate is a limited partner in the project, Tourtellotte said. [Price Land Development Group](#) is the local representative for LaTerra Development, according to the release.

Tourtellotte has plans for further development in New Mexico and said that LaTerra Development is looking for other sites suitable for similar projects.

For more information regarding The Charlie ABQ, please contact info@LaTerraDev.com.