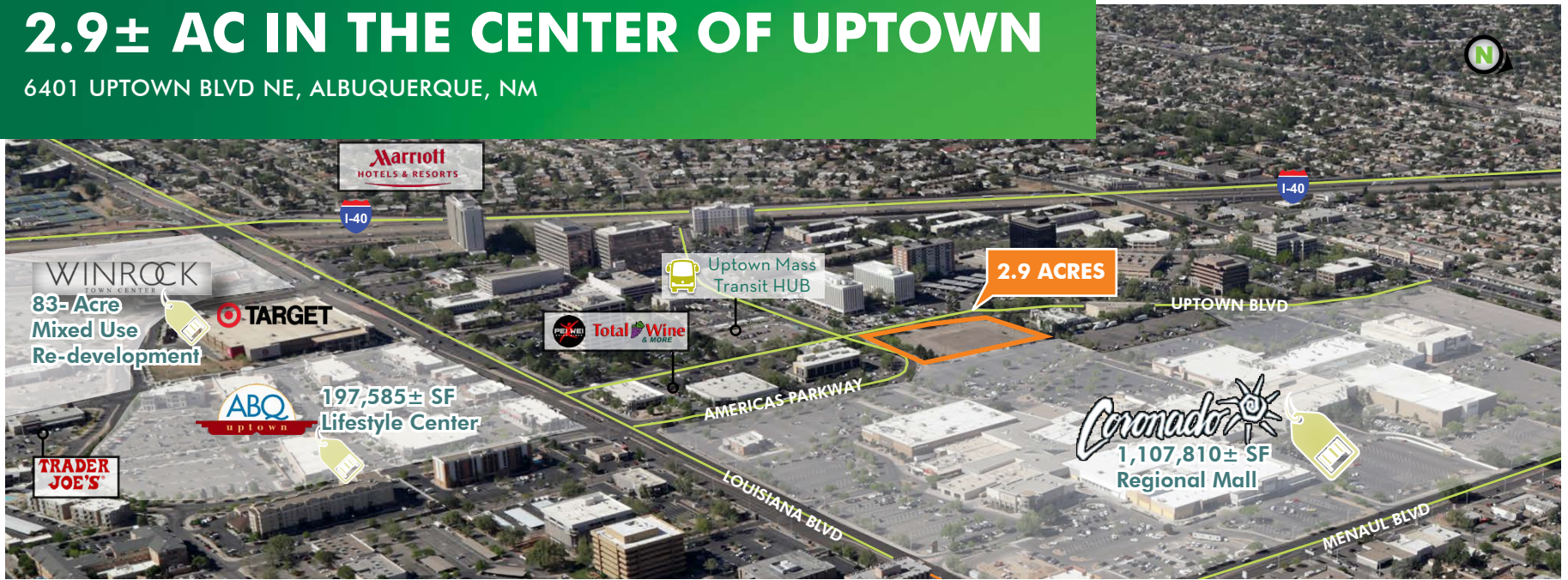


FOR LEASE OR BUILD-TO-SUIT

# RARE VACANT LAND 2.9± AC IN THE CENTER OF UPTOWN

6401 UPTOWN BLVD NE, ALBUQUERQUE, NM



## PROPERTY HIGHLIGHTS

- + 2.9± Acres - Lease or Build-to-Suit
- + Located in the center of the highly desirable Uptown submarket
- + Surrounded by the most popular dining, entertainment and shopping destinations in the City
- + Within walking distance to three of the four Albuquerque shopping malls: ABQ Uptown, Coronado Mall and Winrock Town Center
- + At signalized intersection of Americas Parkway and Uptown Blvd
- + 1.6M SF of professional office with nearly 14K daytime population
- + Site is served by excellent public transportation access, with public transit HUB directly across the intersection
- + IDO Zoning MX-H
- + Extremely pedestrian/bike friendly location  
78 Walk Score/84 Bike Score

## LAND SERVICES GROUP

### MICHAEL SCHIFFER

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### TREVOR HATCHELL

First Vice President  
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[www.cbre.com/lsg-abq](http://www.cbre.com/lsg-abq)

**CBRE**

# FOR LEASE OR BUILD-TO-SUIT RARE VACANT LAND IN THE CENTER OF UPTOWN

6401 UPTOWN BLVD NE  
ALBUQUERQUE, NM

★ macy's JCPenney

DICK'S SPORTING GOODS Sears

KOHL'S The Container Store

LONGHORN CHEESECAKE FACTORY H&M

Apple Starbucks PRINCEY HARRY GAP lululemon athletica

ANTHROPOLOGIE

california pizza kitchen LUCKY BRAND ELEPHANT BAR RESTAURANT

McALISTER'S DELI BRVO. CUCINA ITALIANA The Melting Pot. a fondue restaurant

MICHAEL KORS THE NORTH FACE IS A BANK

NORDSTROM rack Dillard's

DSW. TJ-maxx

Romano's Macaroni GRILL ROSE AND D&B RESTAURANT BJS RESTAURANT BREWHOUSE

Total Wine & MORE

ABQ uptown 1,977,585± SF Lifestyle Center

TARGET

WINROCK 83-Acre Re-development

Coronado 1,107,810± SF Regional Mall

2.9 ACRES

Uptown Mass Transit HUB

AMERICAS PARKWAY

UPTOWN BLVD

INDIAN SCHOOL RD

### Uptown By the Numbers

	<b>13,710</b> Daytime Pop		<b>3</b> Shopping Malls
	<b>30+</b> Restaurants		<b>1.6M</b> Sq Ft of office
	<b>5</b> Hotels		<b>7</b> Entertainment Venues

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## UPTOWN SUBMARKET

CORONADO CENTER  
REGIONAL MALL  
1,107,81± SF



ABQ UPTOWN  
OPEN AIR LIFESTYLE CENTER  
197,585± SF

POTTERY BARN



chico's



ANN TAYLOR  
LOFT



WINROCK TOWN CENTER  
83- ACRE MIXED USE RE-  
DEVELOPMENT 1,000,000± SF

Dillard's

NORDSTROM  
rack

DSW



TJ-maxx



Romano's  
Macaroni Grill



TARGET



[www.cbre.com/lsg-abq](http://www.cbre.com/lsg-abq)

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# FOR LEASE OR BUILD-TO-SUIT RARE VACANT LAND IN THE CENTER OF UPTOWN

6401 UPTOWN BLVD NE  
ALBUQUERQUE, NM



## ALBUQUERQUE OVERVIEW

### ALBUQUERQUE/RIO RANCHO MSA DEMOGRAPHICS

ALBUQUERQUE/RIO RANCHO MSA POPULATION	
2018 Estimated Population	931,402
2023 Projected Population	961,704
Growth 2010-2018	0.59%
Growth 2018-2023	0.64%
Median Age	37.7

HOUSEHOLD INCOME	
2018 Estimated Median Household Income	\$52,667
2023 Projected Median Household Income	\$57,219
2018 Estimated Households	360,321



## ALBUQUERQUE RANKINGS

- 10 Cities with Cleanest Air in America - Thrillist
- Top Cities to Retire - Forbes
- Top 50 Places to Live - US News and World Report
- Top 10 Cities for Summer Travel - www.wallethub.com
- One of America's Favorite Places - Travel + Leisure survey
- Top 10 Best Places to Live and Work as a Moviemaker - Moviemaker Magazine
- Most Creative Mid-Sized City in the U.S. - Thrillist

Source: Esri

### POPULATION GROWTH - NEXT 5 YEARS



### % OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER



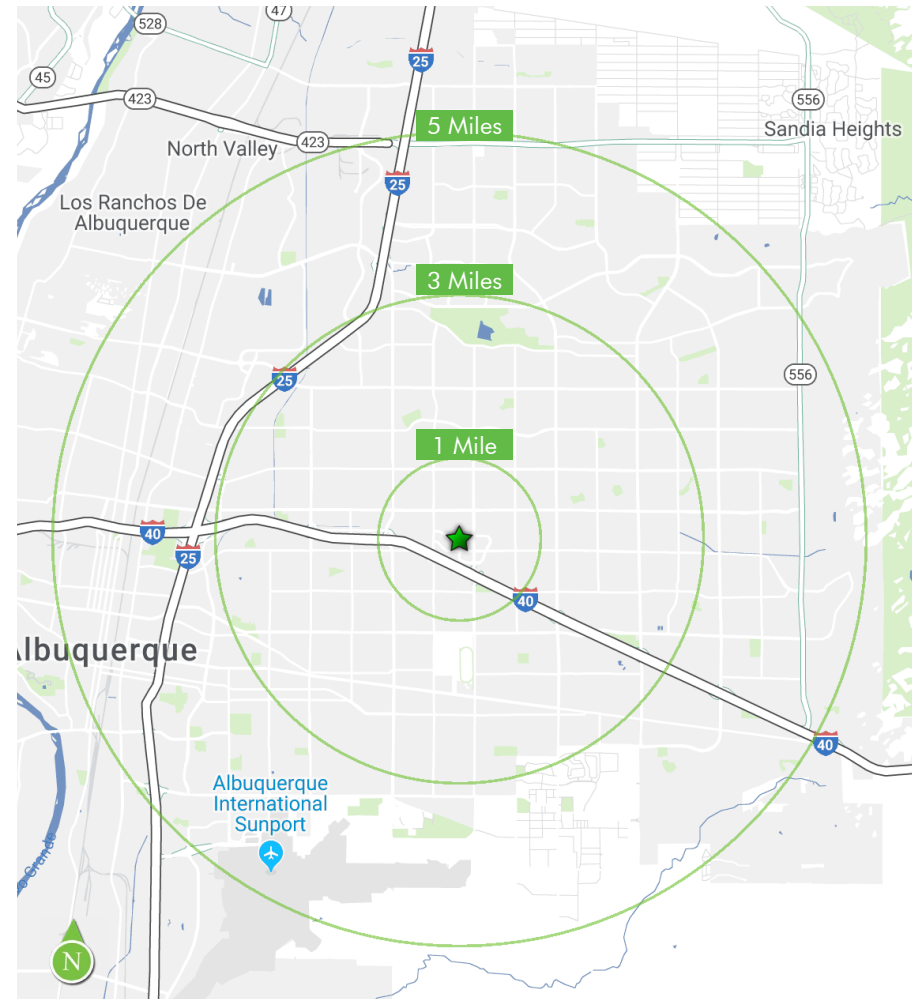
### MEDIAN HOUSEHOLD INCOME



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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2018 Population - Current Year Estimate	13,881	146,663	318,793
2023 Population - Five Year Projection	14,091	148,736	323,514
2010 Population - Census	13,653	144,639	314,186
2000 Population - Census	13,467	141,619	305,247
2010-2018 Annual Population Growth Rate	0.20%	0.17%	0.18%
2018-2023 Annual Population Growth Rate	0.30%	0.28%	0.29%
<b>HOUSEHOLDS</b>			
2018 Households - Current Year Estimate	6,837	64,715	140,067
2023 Households - Five Year Projection	6,945	65,416	141,689
2010 Households - Census	6,716	64,398	139,172
2000 Households - Census	6,379	62,350	130,461
2010-2018 Annual Household Growth Rate	0.22%	0.06%	0.08%
2018-2023 Annual Household Growth Rate	0.31%	0.22%	0.23%
2018 Average Household Size	2.03	2.23	2.22
<b>HOUSEHOLD INCOME</b>			
2018 Average Household Income	\$58,217	\$59,469	\$63,531
2023 Average Household Income	\$64,652	\$67,298	\$71,192
2018 Median Household Income	\$48,221	\$42,162	\$45,149
2023 Median Household Income	\$51,888	\$47,974	\$50,864
2018 Per Capita Income	\$28,514	\$26,512	\$28,313
2023 Per Capita Income	\$31,681	\$29,863	\$31,577
<b>HOUSING UNITS</b>			
<b>2018 Housing Units</b>	<b>7,365</b>	<b>70,182</b>	<b>151,411</b>
2018 Vacant Housing Units	528 7.2%	5,467 7.8%	11,344 7.5%
2018 Occupied Housing Units	6,836 92.8%	64,715 92.2%	140,067 92.5%
2018 Owner Occupied Housing Units	3,616 49.1%	32,107 45.7%	74,055 48.9%
2018 Renter Occupied Housing Units	3,220 43.7%	32,608 46.5%	66,012 43.6%
<b>EDUCATION</b>			
<b>2018 Population 25 and Over</b>	<b>10,479</b>	<b>102,800</b>	<b>223,811</b>
HS and Associates Degrees	6,005 57.3%	57,339 55.8%	121,940 54.5%
Bachelor's Degree or Higher	3,931 37.5%	35,481 34.5%	81,284 36.3%
<b>PLACE OF WORK</b>			
2018 Businesses	1,506	8,737	17,614
2018 Employees	16,468	115,934	268,297



Source: Esri

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