



TROPHY ASSET

HIGH PERFORMING BJ'S RESTAURANT IN REGIONAL TRADE AREA



**RESTAURANT
BREWHOUSE**

2100 LOUISIANA BLVD NE BLDG 213
ALBUQUERQUE, NM 87110

\$3,156,522.00 **5.75%**

PRICE

CAP

Net Operating Income (NOI)	\$181,500.00
CAP Rate	5.75%
Lease Structure	Ground Lease
Lease Expiration	11/30/2032
Options	2-5 Year
Building Size	8,500 SF
Patio Size	700 SF
Land Area	0.65 Acres w/ Cross Access/Parking
Property Zoning	MX-H
Rental Increases	10% Every 5 Years

Encompassing New Mexico's most expansive retail trade zone, the Uptown area is a vibrant hub of nationally recognized stores, restaurants, and hotels. Its strategic central location and excellent accessibility have propelled it to become Albuquerque's premier destination for discerning shoppers.

WINROCK
TOWN CENTER

INVESTMENT OVERVIEW

- ▲ One of the Most Desirable Restaurant Locations in New Mexico
- ▲ Ground Lease with Zero Landlord Responsibilities
- ▲ Strategically located on the outparcel to Winrock Town Center Mall
- ▲ Surrounded by High End National Retailers
- ▲ BJ's sees 440K annual visitors and is ranked 49/192 nationwide (Placer.ai)
- ▲ Prominently positioned near Louisiana with more than 30,800 VPD, and located near I-40, drawing in a substantial traffic of over 181,400 VPD

AERIAL

UPTOWN

NEW MEXICO'S ONLY LIFESTYLE CENTER
51 LUXURY RETAILERS



TRADE JOE'S



Dillard's



WINROCK TOWN CENTER

32 HIGH-QUALITY RETAILERS



30,800 VPD

LOUISIANA BLVD.

181,400 VPD



ABOUT

WINROCK TOWN CENTER



An Albuquerque's Uptown district, located along Interstate 40, received **5.8 MILLION VISITORS** in 2022. The 83-acre property offers approximately 780,000 SF of retail, medical, wellness, entertainment, and office space.

The site boasts seven separate entrances and a private on-ramp to I-40 westbound, providing quick access to I-40, I-25, downtown, the airport, and Albuquerque's west side.

SPRING 2024

A magnificent **2 1/2 ACRE COMMUNITY PARK** will emerge, capturing hearts with its prominent water feature and captivating amphitheater. This enchanting space is destined to become a hub for year-round public and private events, promising unforgettable experiences for all.



READY TO LEARN MORE ABOUT
THE WINROCK DEVELOPMENT?

CLICK NOW TO WATCH THE VIDEO AND EXPAND YOUR KNOWLEDGE



Coming Spring 2024, a dynamic project that envisions a vibrant neighborhood transformation, encompassing a

**150-ROOM MARRIOTT HOTEL &
28,000-SQUARE-FOOT,
THREE-STORY MIXED-USE RETAIL
AND OFFICE SPACE.**

This visionary endeavor is being orchestrated by a devoted developer with a resolute commitment to transforming Winrock into a genuine and welcoming neighborhood.

The design is tailored to embrace the increasing demand for pedestrian-centered lifestyles.

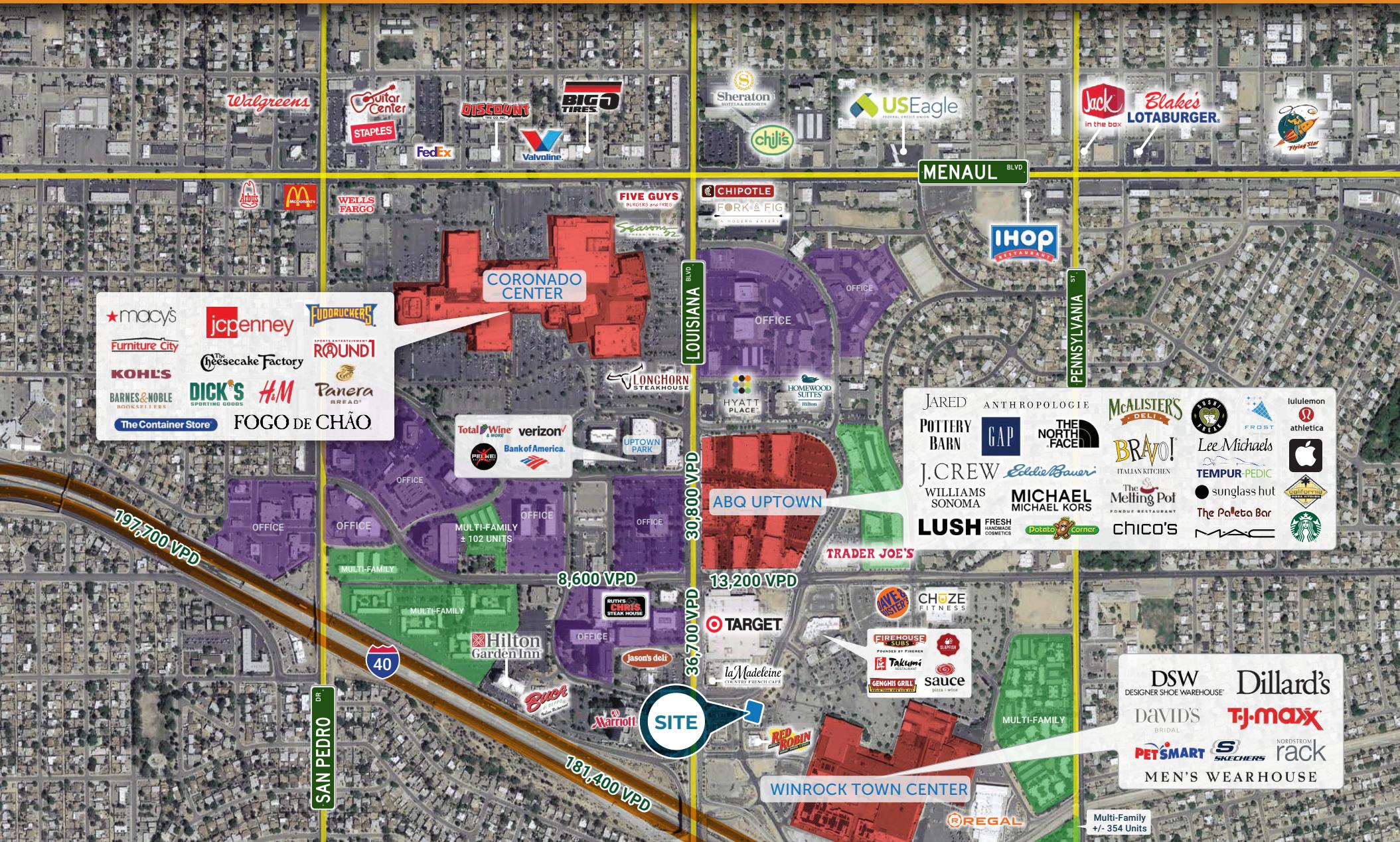
Upon completion, the project will unveil an urban oasis, thriving with vitality. The integrated living concept harmoniously blends with a **FOCUS ON HEALTH & WELLNESS**, showcased through a state-of-the-art health center. Nestled within will be

PUBLIC GATHERING SPACES, INVITING PROMENADES AND AN ARRAY OF SHOPPING, DINING, AND ENTERTAINMENT OPTIONS.

forging a haven for the community to revel in. The result is set to be an alluring, walkable, and flourishing outdoor haven, seamlessly blending various facets of life into one cohesive and engaging urban tapestry.

WINTON ROCK TOWN CENTER

RETAIL TRADE AREA



TENANT OVERVIEW



BJ's Restaurant & Brewery is a well-established and popular American casual dining chain that offers a unique blend of delicious food, handcrafted beers, and a lively atmosphere. With a rich history dating back to its founding in 1978 in Orange County, California, BJ's has grown into a prominent player in the restaurant industry, known for its diverse menu, quality ingredients, and innovative approach.

At the heart of BJ's identity is its commitment to delivering a memorable dining experience. The menu showcases a wide array of options, ranging from deep-dish pizzas, burgers, and salads to pasta, steaks, and seafood. What sets BJ's apart is their ability to cater to diverse tastes while maintaining a focus on using fresh, high-quality ingredients. This culinary diversity ensures that guests of all preferences and dietary needs can find something to enjoy.

One of BJ's standout features is its in-house brewery, producing an impressive selection of handcrafted beers that complement the food offerings perfectly. The brewery showcases a rotating collection of seasonal and signature beers, catering to beer enthusiasts and casual drinkers alike. This emphasis on brewing excellence adds an extra layer of distinction to the dining experience, making BJ's a destination for those seeking quality food and beverages.

The atmosphere at BJ's is vibrant and welcoming, making it a favorite spot for families, friends, and colleagues to gather and enjoy a great meal together. The restaurant's spacious interiors, often adorned with classic Americana decor, contribute to a comfortable and convivial ambiance. Whether it's a casual lunch, a celebratory dinner, or a weekend gathering, BJ's provides an adaptable setting for various occasions.

Over the years, BJ's Restaurant & Brewery has expanded its reach across the United States, with multiple locations in different states. This expansion showcases the brand's ability to resonate with a wide audience and adapt to changing preferences while maintaining the core values that have defined it since its inception. Through its dedication to culinary excellence, innovative brewing, and a welcoming atmosphere, BJ's continues to leave a mark on the American dining landscape.

MARKET OVERVIEW

REPORTED BY  Placer.ai
esri



AVERAGE HOUSEHOLD INCOME
76K

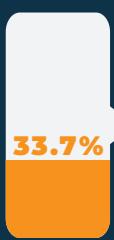
2023 ESTIMATED HOUSEHOLDS

1 MILE RADIUS 13,306

3 MILE RADIUS 143,208

5 MILE RADIUS 305,741

AGE



18 - 37

(MILLENNIALS)



38 - 51

(GEN X)



52+

(BABY BOOMERS)

BUSINESS



2023 ESTIMATED TOTAL BUSINESSES

1 MILE RADIUS 2,003

3 MILE RADIUS 11,234

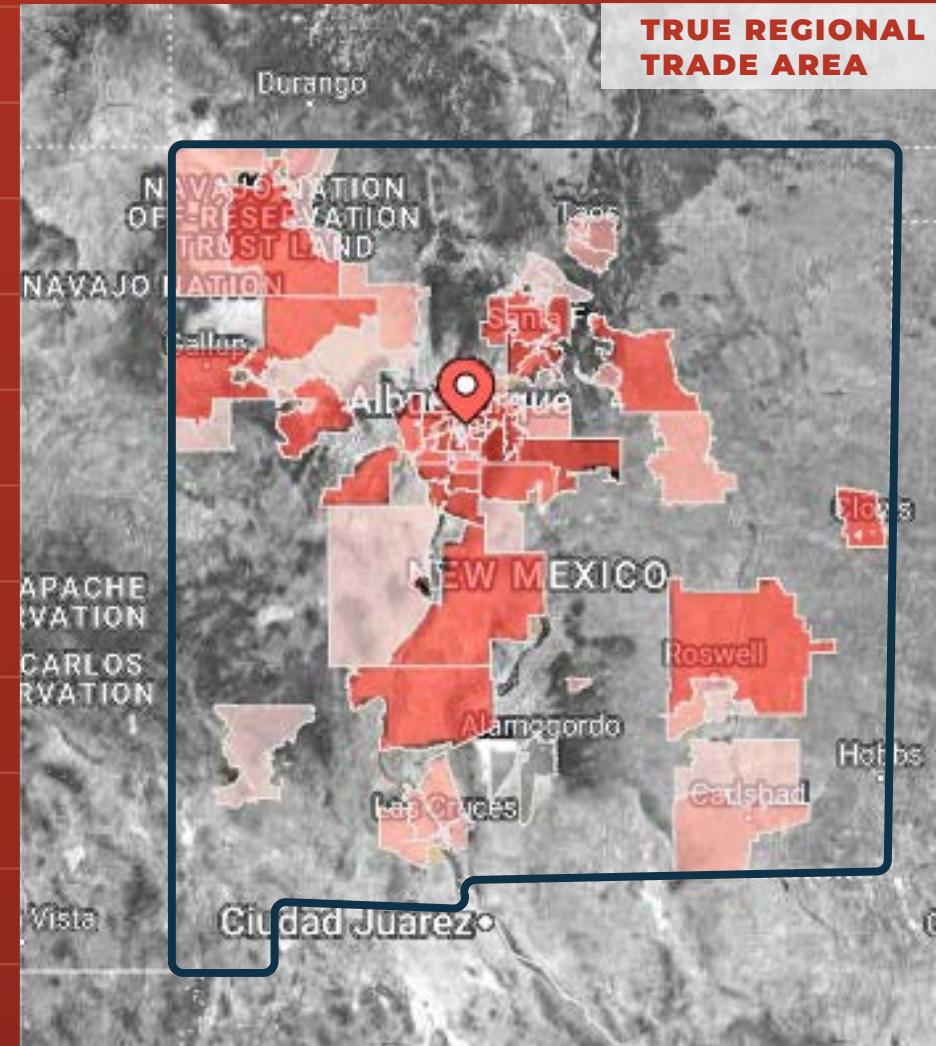
5 MILE RADIUS 23,171

2023 ESTIMATED TOTAL EMPLOYEES

1 MILE RADIUS 19,746

3 MILE RADIUS 81,424

5 MILE RADIUS 204,577



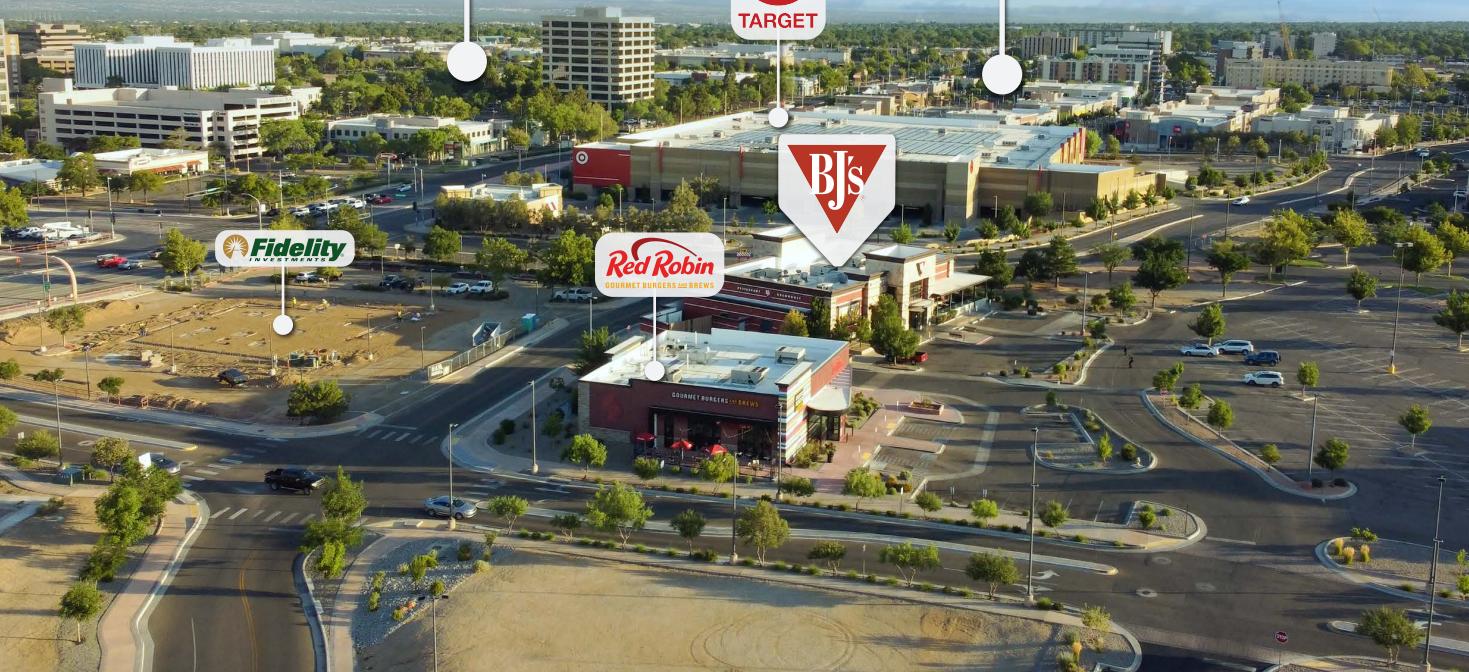


CORONADO CENTER

NEW MEXICO'S LARGEST SHOPPING MALL
150 STORES

UPTOWN

NEW MEXICO'S ONLY LIFESTYLE CENTER
51 LUXURY STORES



WINROCK TOWN CENTER





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