

FOR LEASE WINROCK TOWN CENTER

AVAILABLE SPACE



2100 LOUISIANA BLVD NE
ALBUQUERQUE, NM 87110

WINROCK
TOWN CENTER



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The statistics below are all within a **THREE MILE** radius of Winrock Town Center.

141,036
POPULATION

\$72,813
AVERAGE INCOME

\$11.75 B+
CONSUMER RETAIL SPENDING

5.8 M
WINROCK TOWN CENTER VISITORS

AVAILABLE SPACE
4,139 SF

SPACE OVERVIEW

- ▶ Warm dark shell lined with large east and north facing windows with mountain views
- ▶ Perfect for restaurant space—equipped with duct work for hood system
- ▶ Situated across from 2-acre community park and 16-Screen I-MAX theater
- ▶ Inline next to New Mexico Orthopaedics
 - 250 employees
 - 950 patients per day
- ▶ Inline with TriCore Labs, Albuquerque Hearing & Balance, Crackin' Crab
- ▶ Located in New Mexico's largest retail trade area

- Residential
- ▶ 2-Acre community park:
 - Water feature
 - Amphitheater
 - Walking paths
 - Cafés
 - Children's Play Area
- ▶ Unobstructed I-40 Visibility
- ▶ Within New Mexico's largest retail trade area
- ▶ 3,700 Surface parking spaces
- ▶ 1,000-Car subterranean parking garage

SHOPPING

- ▶ National retailers include:
 - Dillards
 - Nordstrom RACK
 - TJ Maxx
 - DSW
 - ULTA
 - PetSmart
 - Men's Wearhouse
- Famous Footwear
- Skechers
- David's Bridal

PROPERTY HIGHLIGHTS

- ▶ 83-Acre mixed-use development
 - Retail
 - Restaurants
 - Office
 - Medical
 - Wellness
 - Hospitality
 - Entertainment

ACCESS

- ▶ 8 Access points
- ▶ Private I-40 slip ramp
- ▶ 5.8 Million visitor (2022)

VISIBILITY

- ▶ I-40 176,500 VPD
- ▶ Louisiana Blvd. 47,380 VPD

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PROPERTY OVERVIEW

Winrock Town Center, situated in Albuquerque's Uptown shopping district, is prominently located along Interstate 40 and welcomed 5.8 million visitors in 2022.

The property boasts an 83-acre high-density urban environment with approximately 740,000 SF of retail, medical, wellness, entertainment, and office space.

Currently under development is a 150-room Marriott, a 2 ½ acre park, and a 28k three stories mixed-use retail/office. The developer is recreating Winrock as an authentic neighborhood experience to meet the demand for a pedestrian-oriented lifestyle. The completed project will include a healthy, walkable, and thriving outdoor, mixed-use, urban community featuring integrated living, health/wellness center, public spaces, shopping, dining, and entertainment.

Access to Winrock is unparalleled with its eight separate entrances. The site also has a private on-ramp to I-40 westbound, allowing visitors and employees quick access not only to I-40 but also to I-25, downtown, the airport, and Albuquerque's west side.



AREA DETAILS

The Uptown area encompasses the largest retail trade area in New Mexico, offering a variety of well-known national shopping, restaurant, and hotel brands. The area has become Albuquerque's most desirable market due to its high accessibility and central location.

WINROCK

TOWN CENTER

The statistics below are in reference to the city of Albuquerque as a whole.

 920,004
ALBUQUERQUE
POPULATION

 440K
LABOR FORCE

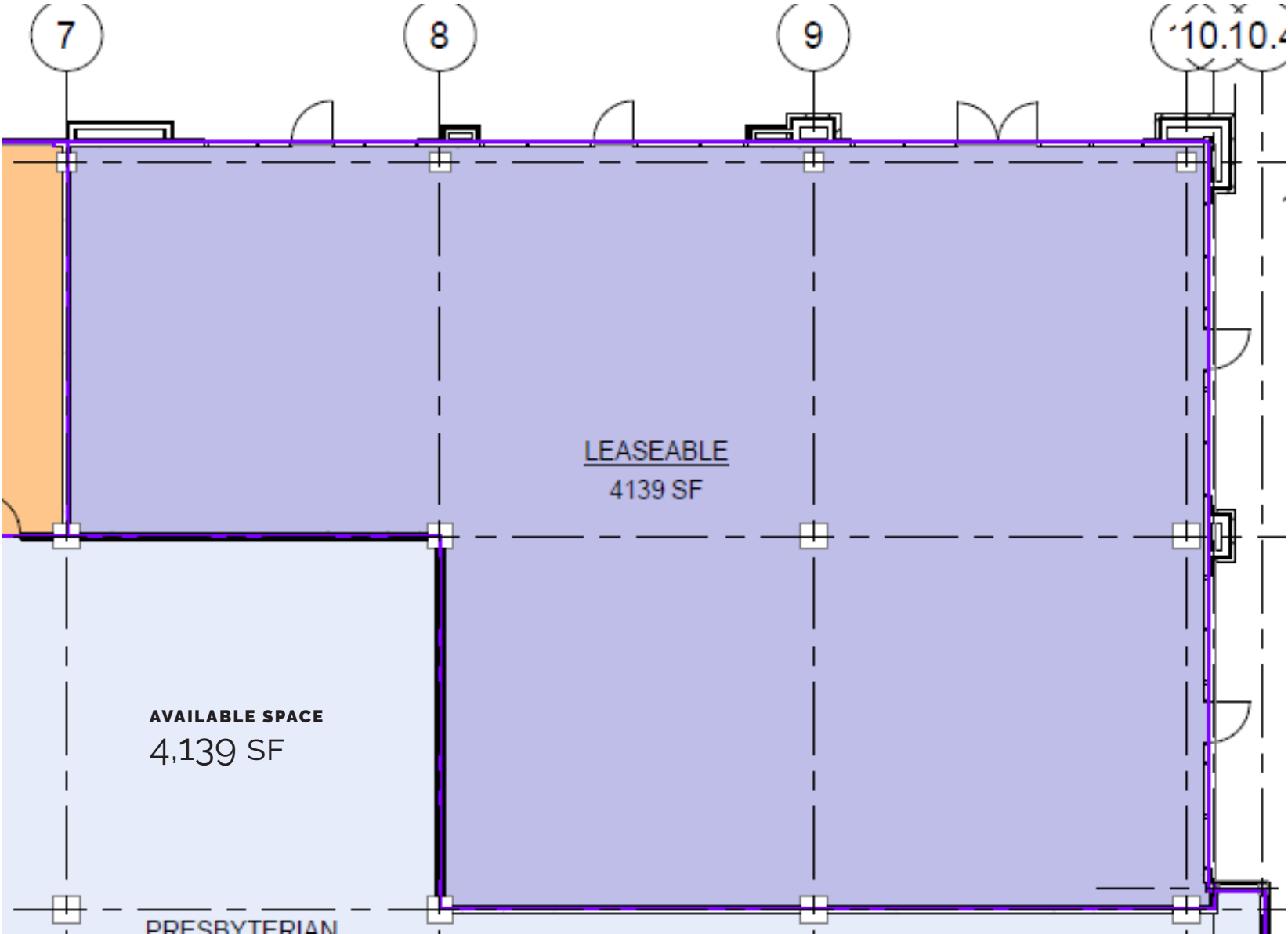
 \$56,366
MEDIAN HOUSEHOLD
INCOME

 3.1%
UNEMPLOYMENT RATE

 98.1/100
COST OF LIVING SCORE

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Logos and Brands:

- Top Row:** Coronado, macy's, JCPenney, KOHL'S, BOWLING & AMUSEMENT ROUND1, DICK'S SPORTING GOODS, The Container Store, H&M, The Cheesecake Factory, LONCHORN, Panera, FOODRUCHERS, SAGGI'S
- Left Side:** Marriott HOTELS & RESORTS, Ruth's CHRIS STEAK HOUSE, CHASE
- Center:** Total Wine & More, Scammy's, LONCHORN, CHIPOTLE MEXICAN GRILL, FORK & FIG A MODERN BATTERY
- Right Side:** CHEESE & COFFEE, Sheraton
- Bottom Left:** Gps Lots sports cantina, Jason's deli, Japanese Kitchen ah, so good!
- Bottom Center:** WINROCK TOWN CENTER, REGAL CINEMAS, RED ROBIN, PETS MARTH, Dillard's, CH2Z FITNESS, DAVE & BUSTER'S, NORDSTROM rack, DSW., BJ's RESTAURANT BREWHOUSE
- Bottom Right:** ABC UPLAND, The Melting Pot, POTTERY BARN, chico's, TRADER JOE'S, ANN TAYLOR, LOFT, Apple, ELEPHANT BAR RESTAURANT, Coldwater Creek, BRVO!, McALISTER'S DELI, THE NORTH FACE, Starbucks, MAC, Eddie Bauer

Traffic Volume Data:

- I-40: 181,400 VPD
- I-40 Direct Onramp: 36,700 VPD
- I-40: 148,200 VPD
- Uptown Blvd: 30,800 VPD
- Louisiana Blvd: 5,500 VPD
- Indian School Rd: 13,200 VPD

Other Text: NEW MEXICO ORTHOPAEDICS ...And Others!