

WINROCK

TOWN CENTER

2100 LOUISIANA BLVD NE, ALBUQUERQUE, NM 87110



INQUIRIES:
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WINROCK
TOWN CENTER

 **GOODMAN**
REALTY GROUP



WINROCK TOWN CENTER

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

PROPERTY OVERVIEW

Winrock Town Center, situated in Albuquerque's Uptown shopping district, is prominently located along Interstate 40 and welcomed 6 million visitors in 2023. The property boasts an 83-acre high-density urban environment with approximately 740,000 SF of retail, medical, wellness, entertainment, and office space. 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 walkable, and thriving outdoor, mixed-use community featuring integrated living, health/wellness center, public spaces, shopping, dining, and entertainment. Access to Winrock is unparalleled with its eight 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.

PROPERTY HIGHLIGHTS

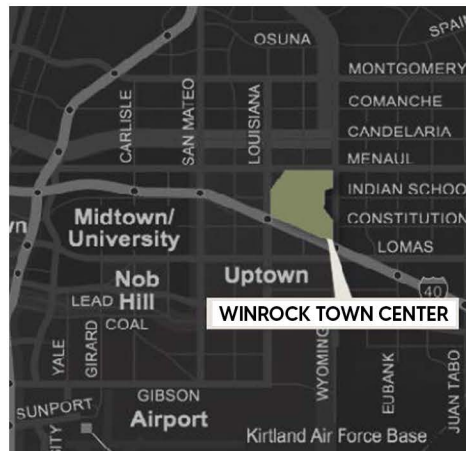
- 83-acre mixed-use development:
 - Retail
 - Restaurants
 - Office
 - Medical
 - Wellness
 - Hospitality
 - Entertainment
 - Residential
- 2-acre community park
 - Water features
 - Amphitheater
 - Walking paths
 - Cafe
 - Children's playground
- Unobstructed I40 visibility
- 3,700 surface parking spaces
- 1,000 car subterranean parking garage

ACCESS

- 8 access points
- Private I40 slip ramp
- 6M yearly visitors

VISIBILITY

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



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LIFESTYLE ORIENTED

Winrock Town Center isn't just a place to shop, it is 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 including an amphitheater and 2.5 acre park.

KEY STATISTICS



2022 POPULATION*

145,317



AVERAGE HOUSEHOLD INCOME*

\$73,128



YEARLY VISITORS

6M

*WITHIN A 3 MILE RADIUS

SUSTAINABLE DEVELOPEMENT

Designed to be environmentally sustainable, the site includes solar energy, water conservation, and urban farming. Future bike share, multi-use recreational trails and a trolley/shuttle system will connect Winrock to other Uptown area amenities, emphasizing the lifestyle functionality.

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WHERE FUNCTION & CREATIVITY MEET

The Winrock Town Center is a revolutionary mixed-use project ideal for regional corporate tenants looking to join a true live/work/play environment. Every detail has been meticulously curated for an unmatched experience, every time.



WINROCK TOWN CENTER AMENITIES



WALKABLE AMENITIES: 20+ RESTAURANT FOOD HALL, MOVIE THEATER, ENTERTAINMENT VENUES, SHOPPING, OUTDOOR GATHERING SPACES, AND FULL-SERVICE FITNESS CENTER



TWO-ACRE PARK WITH A WATER FEATURE, OUTDOOR SEATING AND WALKING PATHS



OUTDOOR COMMUNITY EVENTS



LOCATED IN NEW MEXICO'S LARGEST RETAIL TRADE AREA WITHIN WALKING DISTANCE TO ABQ UPTOWN AND CORONADO MALL



IMMEDIATELY ADJACENT TO CABQ'S "50 MILE LOOP" BICYCLE COMMUTE TRAIL



EASY ACCESS TO I-40 WITH A DEDICATED WEST-BOUND INTERSTATE ON-RAMP



SAFE AND SECURE, WITH 24/7 ONSITE SECURITY



FUTURE HOTEL AND RESIDENTIAL DEVELOPMENTS UNDERWAY

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FOR LEASE THE PORTLAND BUILDING

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

CLASS A OFFICES

The Portland Building is a new construction Class A office building ideally located in the heart of Winrock Town Center which features a thriving outdoor community integrated with office, residential, shopping, dining, medical and public gathering spaces. It will be adjacent to a 20-restaurant food hall, with direct access to a park, walking trails, outdoor seating and integrated health and wellness amenities including a full-service gym.

TOTAL AVAILABLE SPACE

30,492 SF

SPACE OVERVIEW

FIRST FLOOR: 8,493 SF (retail/office)

SECOND FLOOR: 10,453 SF (office)

THIRD FLOOR: 10,833 SF (office)

PARKING: 1,000 car subterranean

PARKING GARAGE: with 3,700 surface spaces

Located in New Mexico's largest retail trade area

BUILDING HIGHLIGHTS

- ✓ DISTINCTIVE ARCHITECTURE WITH STUNNING MOUNTAIN VIEWS
- ✓ HIGH CEILINGS AND ABUNDANT NATURAL LIGHT
- ✓ MONITORED CAMERAS, 24/7 ON-SITE SECURITY
- ✓ POWER: 480 VOLT, 3 PHASE, 15 WATTS PER SF
- ✓ SUSTAINABILITY FEATURES THROUGHOUT
- ✓ OUTDOOR AIR INTAKE AND PATIO DOORS ALLOW FRESH AIR
- ✓ ZONED MX-H

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FOR LEASE

SUITE 450

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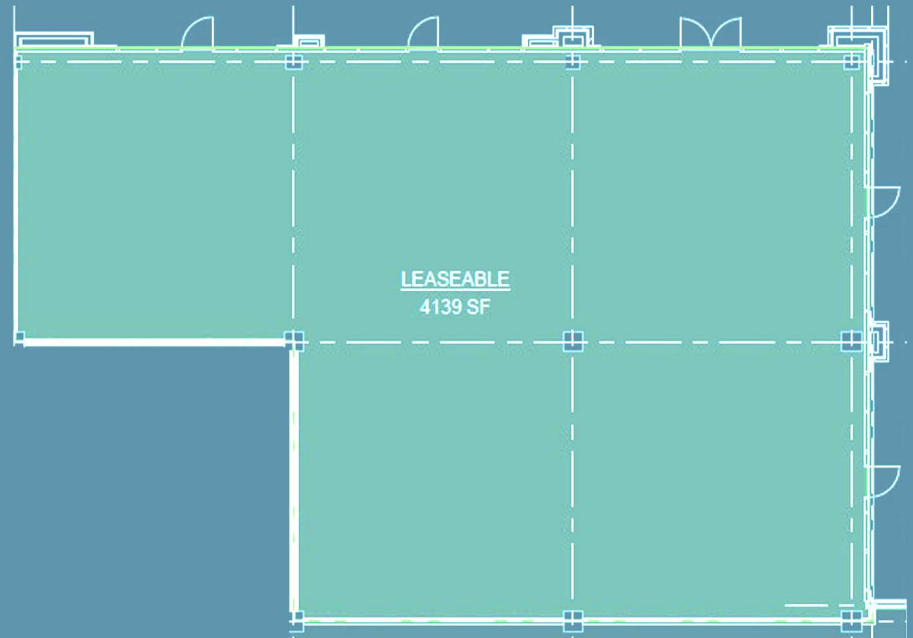
**CORNER SPACE
ADJACENT TO PARK**

TOTAL AVAILABLE SPACE

4,139 SF

SPACE OVERVIEW

- Warm dark shell lined with large east and north facing windows
- Perfect for restaurant space equipped with duct work for hood system
- Situated across from 2-acre community park and 16-screen IMAX theater
- Inline next to New Mexico Orthopedics
 - 250 employees / 950 patients per day
- Inline with TriCore Labs, ABQ Hearing & Balance, Crackin' Crab
- Located in New Mexico's largest trade area



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**LOBBY ENTRANCE
TO LOWER LEVEL**

SUITE 438 8,159 SF DEMISABLE
SUITE 440 32,767 SF DEMISABLE

SPACE OVERVIEW

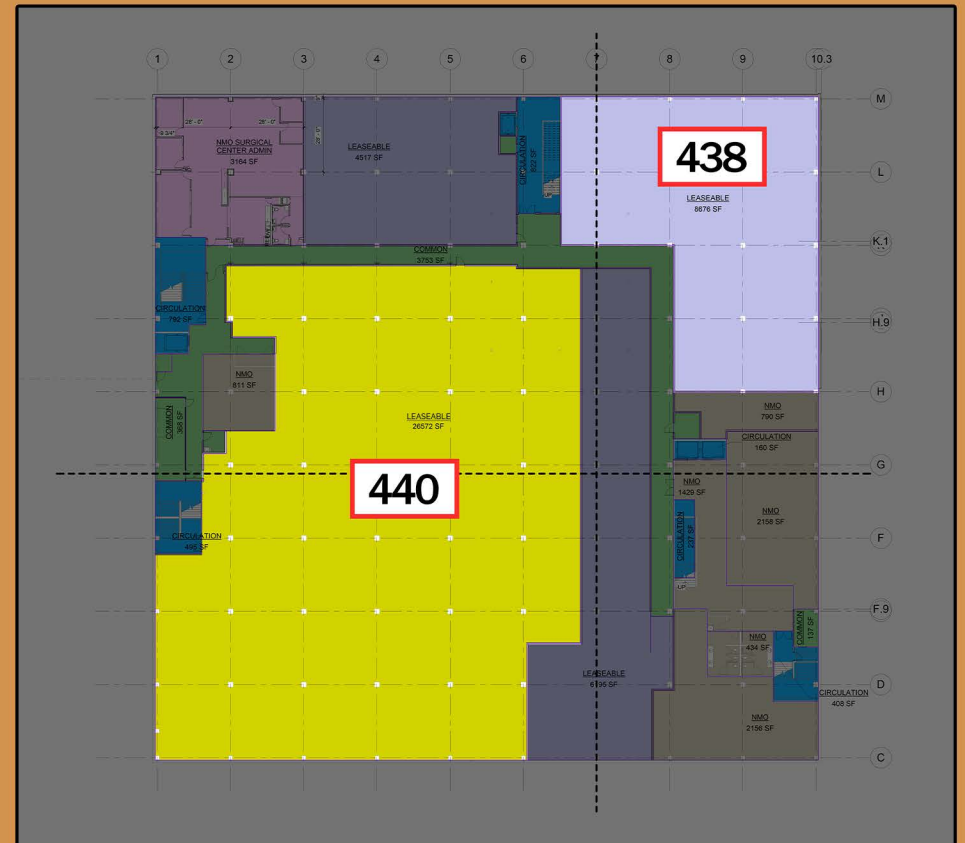
- Warm dark shell lined
- Easy access to I40 with private onramp
- Situated directly across from 2-acre community park and 16-screen IMAX theater
- Below New Mexico Orthopedics
 - 250 employees / 950 patients per day
- National hotel at center
- Full-service gym at center
- Located in New Mexico's largest trade area

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FOR LEASE SUITE 438 & 440

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LOWER LEVEL SPACE



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FOR LEASE

SUITE 461

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

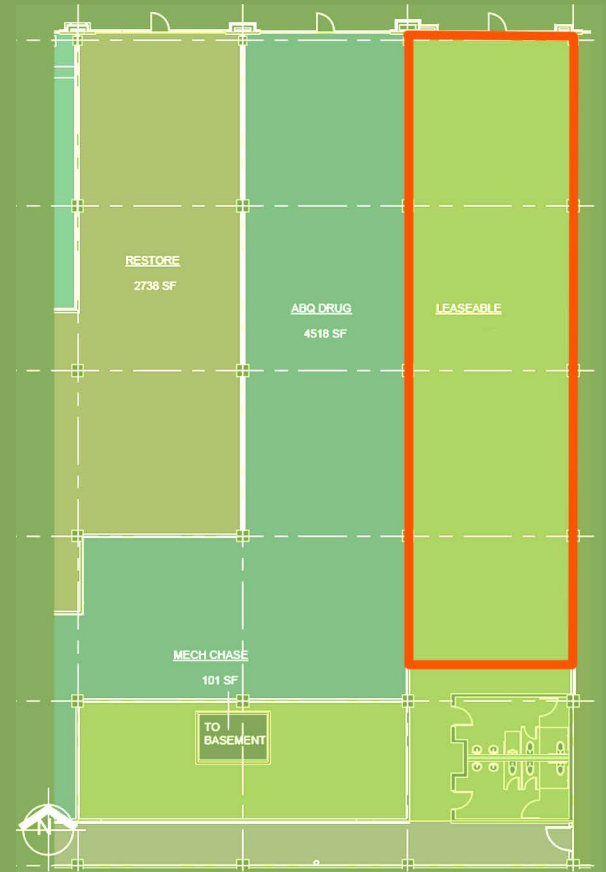
**DIRECTLY ACROSS
FROM PARK**

TOTAL AVAILABLE SPACE

3,003 SF

SPACE OVERVIEW

- Warm dark shell
- Located along the new pedestrian-focused main street at Winrock Town Center, offers a robust environment for retailers, medical or office tenants
- Two acre park with a water feature and walking paths directly out front door
- Neighboring New Mexico Orthopedics
 - 250 employees / 950 patients per day
- Full-service commercial gym at center
- Located in New Mexico's largest trade area



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FOR LEASE

SUITE 462

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

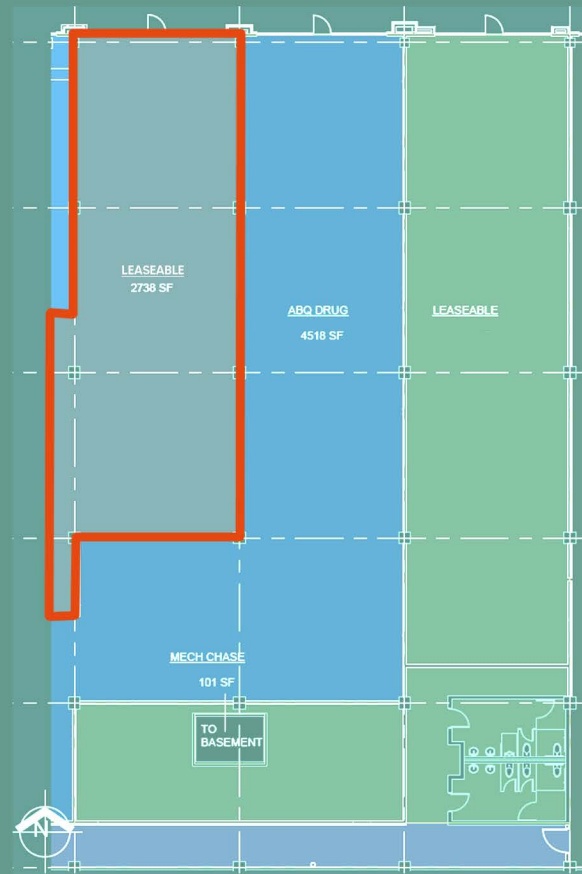
**DIRECTLY ACROSS
FROM PARK**

TOTAL AVAILABLE SPACE

2,738 SF

SPACE OVERVIEW

- Warm dark shell
- Located along the new pedestrian-focused main street at Winrock Town Center, offers a robust environment for retailers, medical or office tenants
- Two acre park with a water feature and walking paths directly out front door
- Neighboring New Mexico Orthopedics
 - 250 employees / 950 patients per day
- Full-service commercial gym at center
- Located in New Mexico's largest trade area



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FOR LEASE

SUITE 411

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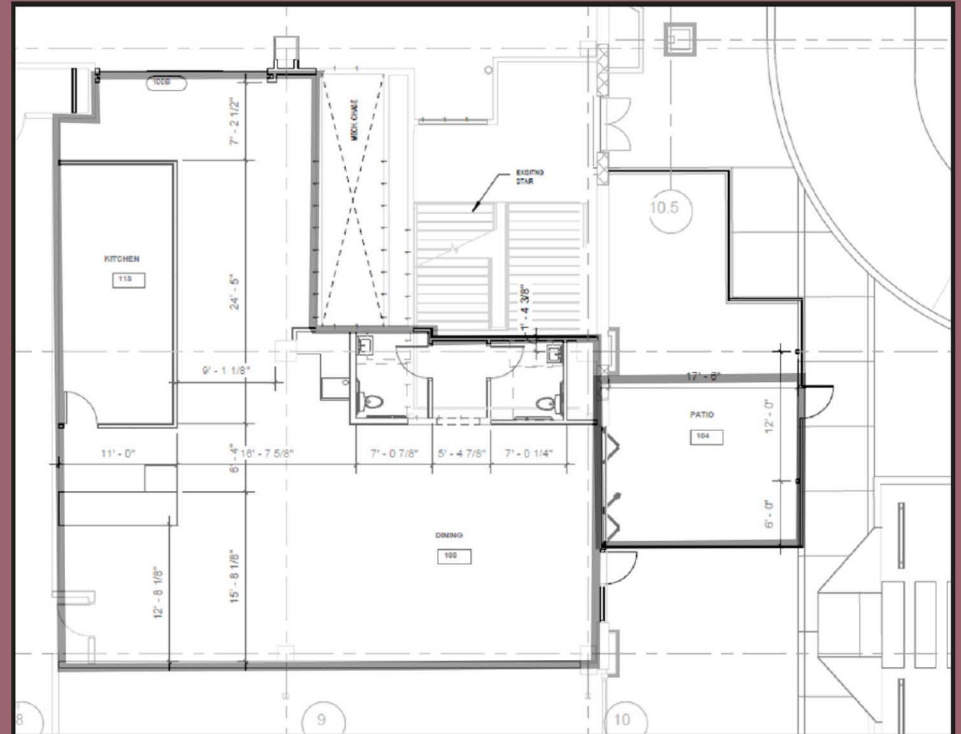
CAFE OR RESTAURANT SPACE

TOTAL AVAILABLE SPACE

2,100 SF WITH A 600 SF PATIO

SPACE OVERVIEW

- Warm dark shell
- Inline with TriCore Labs, Albuquerque Hearing & Balance, Crackin' Crab
- FF&E available to purchase
- Located next to New Mexico Orthopedics, with **DIRECT LOBBY ACCESS**
 - 250 employees / 950 patients per day
- Located in New Mexico's largest trade area



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FOR LEASE RESTAURANT

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WATERFRONT RESTAURANT SPACE IN PARK

EXCEPTIONAL RESTAURANT OPPORTUNITY!

LOCATE TO WINROCK AND BE IN A REMARKABLE ENVIRONMENT.

SPACE OVERVIEW

- Restaurant located on Winrock's main street within a 2.5-acre "activated" community gathering place
- Waterfront views and patio
- Across from 3,000-seat IMAX theater
- New 150-room Marriott on site
- National retailers: Dillard's Nordstrom Rack, TJ Maxx, DSW, Ulta, PetSmart, Men's Wearhouse, Famous Footwear, Skechers, David's Bridal, and more
- Located in New Mexico's largest trade area



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FOR LEASE PAD 2

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

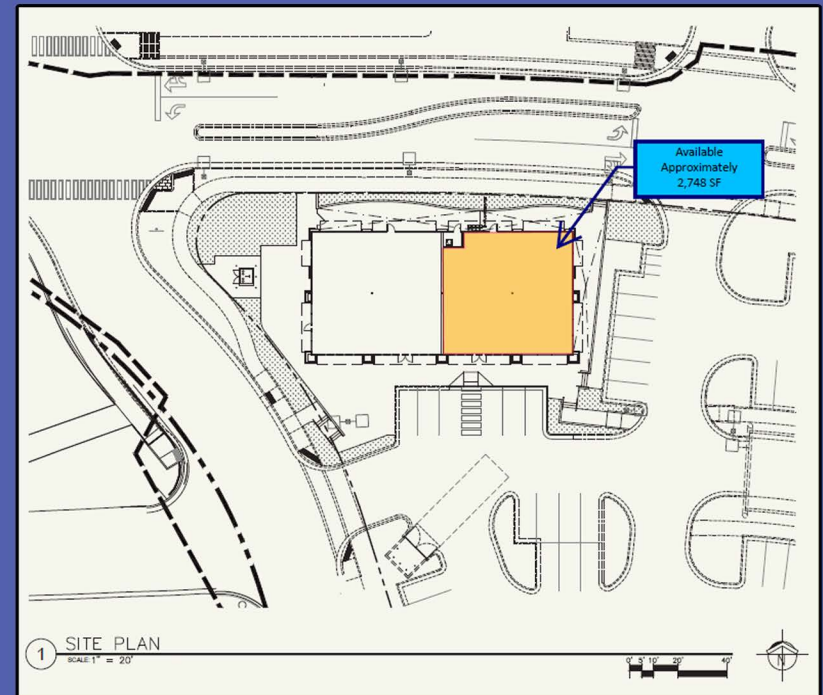
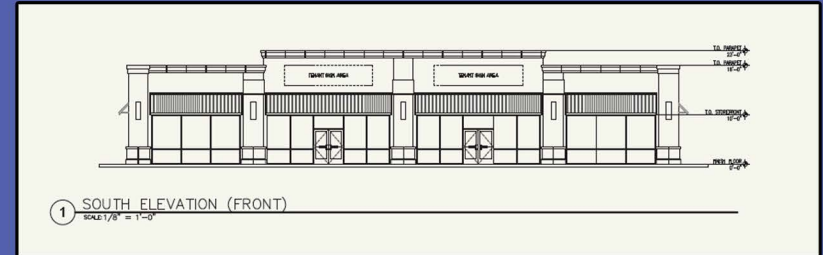
NEW CONSTRUCTION

TOTAL AVAILABLE SPACE

2,748 SF

SPACE OVERVIEW

- Warm dark shell
- Located on Winrock Town Center's main entrance with I-40 visibility
- Facing major retailers: Dillard's, Ulta, PetSmart, Nordstrom Rack
- Neighboring New Mexico Orthopedics
 - 250 employees / 950 patients per day
- Located in New Mexico's largest trade area



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FOR LEASE

GARDUNO'S

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

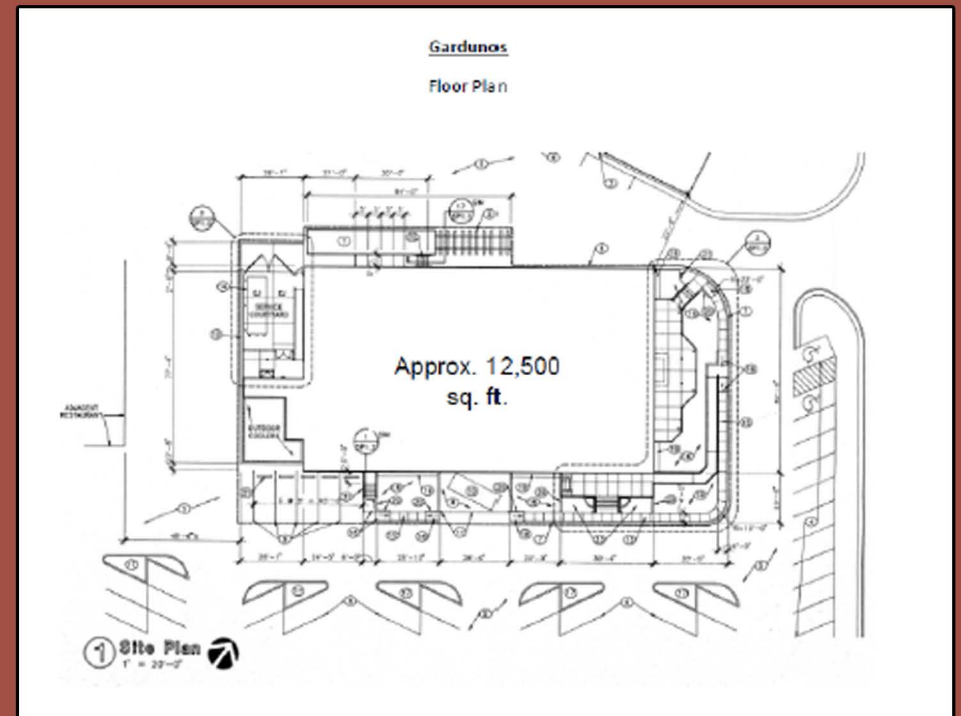
UNIQUE OPPORTUNITY

TOTAL AVAILABLE SPACE

12,500 SF

SPACE OVERVIEW

- Two acre park with a water feature at center
- Full kitchen build out
- Private loading dock
- Neighboring New Mexico Orthopedics
 - 250 employees / 950 patients per day
- Full-service commercial gym at center
- Located in New Mexico's largest trade area



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ABQ
uptown

TRADER
JOE'S

TARGET

Fidelity

BJ's

Red Robin
GOURMET BURGERS ON BREW

FIREHOUSE
SUBS
GENGHIS GRILL
BURGER 21
BURGERS REINVENTED
Takumi
RESTAURANT
SLAPFISH
MARK PARDO
THE JOINT
chiropractic

WAVE
SISTERS

CHYZE
FITNESS

Dillard's
MEN'S

40 DIRECT ONRAMP

TOWNEPLACE
SUITES
MARRIOTT
Fairfield
BY MARRIOTT

Dillard's
WOMEN'S

ULTA
BEAUTY

PETSMART

NORDSTROM
RACK

THE PORTLAND
BUILDING

Famous
Footwear

DSW

DAVID'S
BRIDAL

REGAL

TJ-maxx

SKECHERS

Crackin' Crab
SEAFOOD

M
W

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★ macy's JCPenney KOHL'S expect great things ROUND1
 Coronado DICK'S SPORTING GOODS The Container Store H&M The Cheesecake Factory
 LONGHORN Panera Bread DODDRAUCKERS SAGGIO'S

San Pedro Drive
 I-40
 183,400 VPD
 Marriott HOTELS & RESORTS

RUTH'S CHRIS STEAK HOUSE
 CHASE

Total Wine & MORE

CHEESE & COFFEE

Sheraton

Ojos Locos sports cantina
 Jason's deli
 Japanese Kitchen oh, so good!

I-40 Direct Onramp

36,700 VPD

Fidelity INVESTMENTS

TARGET

TRADER JOE'S

13,200 VPD

WINROCK TOWN CENTER

REGAL CINEMAS

RED ROBIN

PETSMART

Dillard's

DAVE & BUSTER'S

NORDSTROM rack

BJ's RESTAURANT BREWHOUSE

CHUZE FITNESS

DSW

NEW MEXICO ORTHOPAEDICS ...And Others!

ABQ UPTOWN

The Melting Pot, a fondue restaurant Dig into something different!

POTTERY BARN

chico's

TRADER JOE'S

ANN TAYLOR LOFT

Apple

ELEPHANT BAR RESTAURANT

Coldwater Creek

BRVO! CUCINA ITALIANA

McALISTER'S DELI

California Pizza Kitchen

THE NORTH FACE

Starbucks

MAC

Eddie Bauer

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ABOUT UPTOWN



79% **VERY WALKABLE**
 UPTOWN HAS ONE OF THE BEST WALKABILITY SCORES IN ALBUQUERQUE

BIKER'S PARADISE **91%**
 EXCELLENT BIKE LANES WITH MINIMAL INCLINES



DINING
 A WIDE VARIETY OF IN-DEMAND DINING ESTABLISHMENTS



SHOPPING
 UPTOWN HAS ONE OF THE CITY'S TWO REGIONAL SHOPPING MALLS AND OUTDOOR LIFESTYLE CENTER



LIVE-WORK-PLAY
 UPTOWN ACCOMMODATES EVERY NEED WITH UPSCALE APARTMENTS, HOTELS AND PROFESSIONAL OFFICES



MASS TRANSIT HUB
 UPTOWN ENJOYS A MASS TRANSIT HUB JUST NORTHWEST OF THE PROPERTY WITH NUMEROUS BUS STOPS THROUGHOUT THE AREA



ENTERTAINMENT
 UPTOWN OFFERS NUMEROUS ENTERTAINMENT ESTABLISHMENTS INCLUDING A DAVE & BUSTER'S AND A STATE-OF-THE-ART IMAX THEATER

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	13,462	145,317	303,874
Bachelor's Degree +	39.1%	35.8%	40.0%
2022 Households	6,398	66,343	138,148
2022 Avg. Household Income	\$76,650	\$73,128	\$81,872
2022 Daytime Population	23,717	151,864	376,226

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REGIONAL SNAPSHOT

The Greater Albuquerque Region is one of the most dynamic, diverse and innovative communities in the nation. With a high concentration of well-educated workers, exceptional quality of life, low cost of living and a plethora of amenities, top talent and industry leaders are realizing the unlimited potential the region has to offer. Albuquerque has been New Mexico's leader in trade, finance and industry, but is now emerging as a top market in the nation; attracting premier companies and talent to take advantage of the opportunities that await.



COMMERCIAL HUB
FOR BUSINESS,
TRADE, FINANCE,
INDUSTRY AND
COMMERCE FOR NEW MEXICO



1,047,887
POPULATION
WITHIN A 60-
MINUTE DRIVE TIME
OF THE I-40/I-25 INTERCHANGE
(ESRI)

63.3% DIVERSE POPULATION
COMPARED TO 41.5% NATION-
ALLY (LIGHTCAST 2023)



**LOW COST
OF LIVING**
• **92.9** ON A NA-
TIONAL SCALE OF
100 (C2ER 2022)

• **\$335,200** MEDIAN HOUSING
VALUE
NATIONAL - **\$371,200** (NAR)



WORKFORCE
• 33.9% HAVE A
BACHELOR'S
DEGREE OR
HIGHER (ESRI)
• 99,4203 STUDENTS ARE
ENROLLED IN TWO-YEAR
AND FOUR-YEAR COLLEGES
AND UNIVERSITIES
• VERY HIGH DENSITY OF
EDUCATED POPULATION (PER
CAPITA PHDS) (UNM, NIH 2021)
• 4% INCREASE IN COLLEGE
ENROLLMENT FROM 2021
(RISE NM)
• TOP 10 MOST DIVERSE LABOR
FORCE - 60% OF WORKERS
IN ALL OCCUPATIONS IDENTIFY
AS A PERSON OF COLOR

(LIGHTCAST 2023)



**EXCEPTIONAL
QUALITY OF LIFE**
• 4 SEASONS
• 5,312 FEET IN
ELEVATION - HIGHER THAN
DENVER
• 24-MINUTE AVERAGE
COMMUTE TIME
• ABUNDANT OUTDOOR
ADVENTURE OPTIONS
• 3RD-LARGEST ART MARKET
IN THE U.S. LOCATED IN
SANTA FE
• AWARD-WINNING BREWER-
IES, WINE BARS AND RESTAU-
RANTS
• ECLECTIC AND ICONIC
CULTURE, ARTS AND
ENTERTAINMENT

TOP 25

ONE OF THE TOP
25 EMERGING MAR-
KETS FOR TECH
TALENT
-CBRE 2022 TECH TALENT
REPORT

NUMBER 5

BEST CITY TO LIVE
AND WORK IN AS A
MOVIE MAKER
-MOVIE MAKER 2023

WELL EDUCATED

HIGH CONCENTRA-
TION OF PHDS PER
CAPITA
-UNM NIH-2021

NUMBER 7

ONE OF THE TOP
10 BEST CITIES FOR
RECREATION
-WALLET HUB 2022

NUMBER 3

FOR PRESENCE OF
SEMI-CONDUCTOR
MANUFACTURING
AMONG SIMILAR
SIZED MARKETS
-LIGHTCAST 2023

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QUALITY OF LIFE



The Greater Albuquerque Region averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most graduate degrees per capita and 33.9% of the population holds a bachelor's degree or higher. Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index. With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.



ALBUQUERQUE,
NEW MEXICO

92.9

THE GREATER ALBUQUERQUE REGION'S COST OF LIVING INDEX IS 92.9, LOWER THAN THE NATIONAL AVERAGE AND THE MAJORITY OF COMPARABLE SURROUNDING REGIONS

COST OF LIVING INDEX



Source: Council for Community and Economic Research 2022

TRANSPORTATION SYSTEMS

- › **ALBUQUERQUE INTERNATIONAL SUNPORT** is served by ten airlines with 5.4 million annual passengers.
- › **COMMUTER TRAIN:** The New Mexico Rail Runner connects the greater Albuquerque region with over 100 Miles of track running from Los Lunas to Santa Fe, New Mexico. The commuter train services over 12M+ passengers since it opened in 2006 and provides stops throughout Los Lunas, Albuquerque and Santa Fe with 15 Rail Runner Express stations.
- › **TWO MAJOR HIGHWAYS (I-25 AND I-40)** bisect the city, providing national access for business and industry in the city as well as for several motor freight companies operating in the Albuquerque area. Albuquerque is only a 6.5 hour drive to Denver, Phoenix, Tucson and only 9.5 hours to Dallas.

MAJOR REGIONAL EMPLOYERS

 KIRTLAND AIR FORCE BASE 33,500 Employees	 Sandia National Laboratories 14,400 Employees	 PRESBYTERIAN 13,456 Employees	 Fidelity Investments 900 Employees
 UNM HOSPITALS 14,033 Employees	 amazon 3,500 Employees	 NETFLIX 1,000 Employees	 FACEBOOK 400 Employees
 Lovelace Health System 3,659 Employees	 CNM 2,200 Employees	 BOEING 262 Employees	 BLUEHALO 300 Employees
 TEMPUR-PEDIC 282 Employees	 T-Mobile Call Center 1,850 Employees	 intel 1,850 Employees	 Safelite AutoGlass 1,000 Employees
 General Mills 360 Employees	 JABIL 360 Employees	 curia 400 Employees	 SolarAero Technologies 275 Employees

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