

WINROCK

TOWN CENTER

2100 LOUISIANA BLVD NE, ALBUQUERQUE, NM 87110



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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

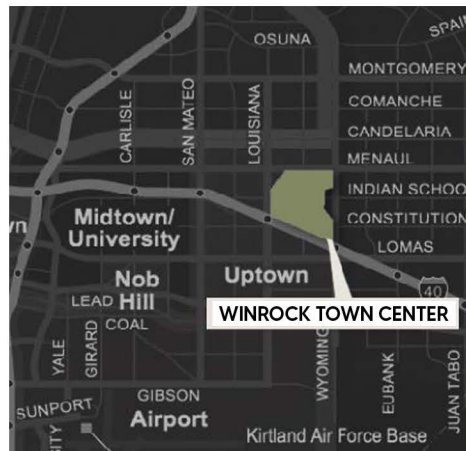
- 83-acre mixed-use development:
 - Retail
 - Restaurants
 - Office
 - Medical
 - Wellness
 - Hospitality
 - Entertainment
 - Residential
- 2-acre community park
 - Water features
 - Amphitheater
 - Walking paths
 - Cafe
 - Children's playground
- Unobstructed I40 visibility
- 3,700 surface parking spaces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



2024 POPULATION*

301,027



AVERAGE HOUSEHOLD INCOME*

\$86,570



YEARLY VISITORS

9.6M

*WITHIN A 5 MILE RADIUS (SITES USA)

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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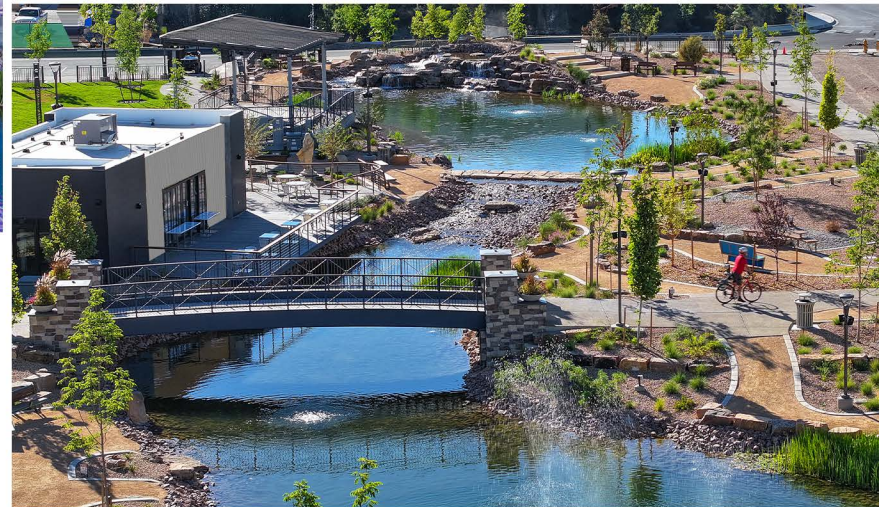


THE PARK

ALBUQUERQUE'S NEWEST COMMUNITY DESTINATION

Winrock Park is a lush, 2-acre community green space at the heart of Winrock Town Center. It offers a naturesque landscape surrounded by the center's shopping, dining, wellness, office, hospitality, and entertainment. Winrock Park also features an extensive water feature, central bar and cafe, children's play area, and an amphitheater.

Throughout the year, the park hosts a variety of community events, including concerts, performances, exercise classes, and seasonal markets. Highlights include a summer-long local artisans market and festive winter markets in November and December, all of which draw thousands of visitors from across the city.



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WINROCK
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TOTAL AVAILABLE SPACE

30,492 SF

SPACE OVERVIEW

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

SECOND FLOOR: LEASED

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

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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.

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

WINROCK
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2,729 SF

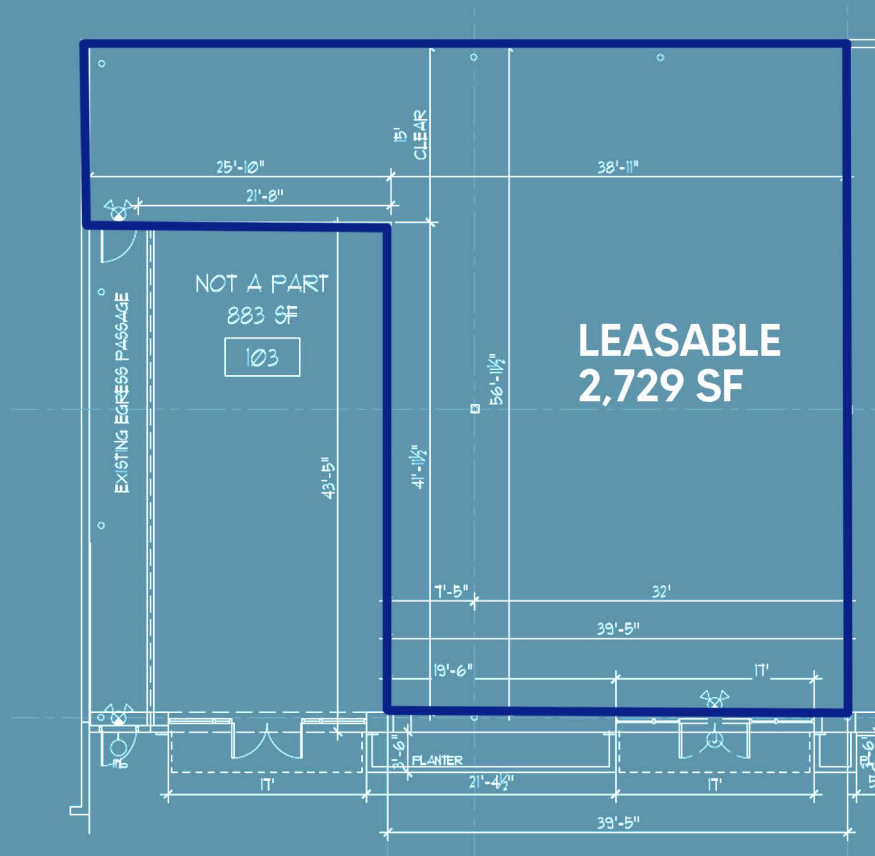
SPACE OVERVIEW

- Warm dark shell lined
- High Visibility: Facing Louisiana Blvd across from i40 exit
- Situated near a 2-acre community park and 16-screen IMAX theater
- Inline next to Dillard's and Bath & Body Works
- Located in New Mexico's largest trade area

SUITE 104

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

HIGH VISIBILITY RETAIL OPPORTUNITY



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**LOBBY ENTRANCE
TO LOWER LEVEL**

SUITE 171 **7,600 SF** DEMISABLE

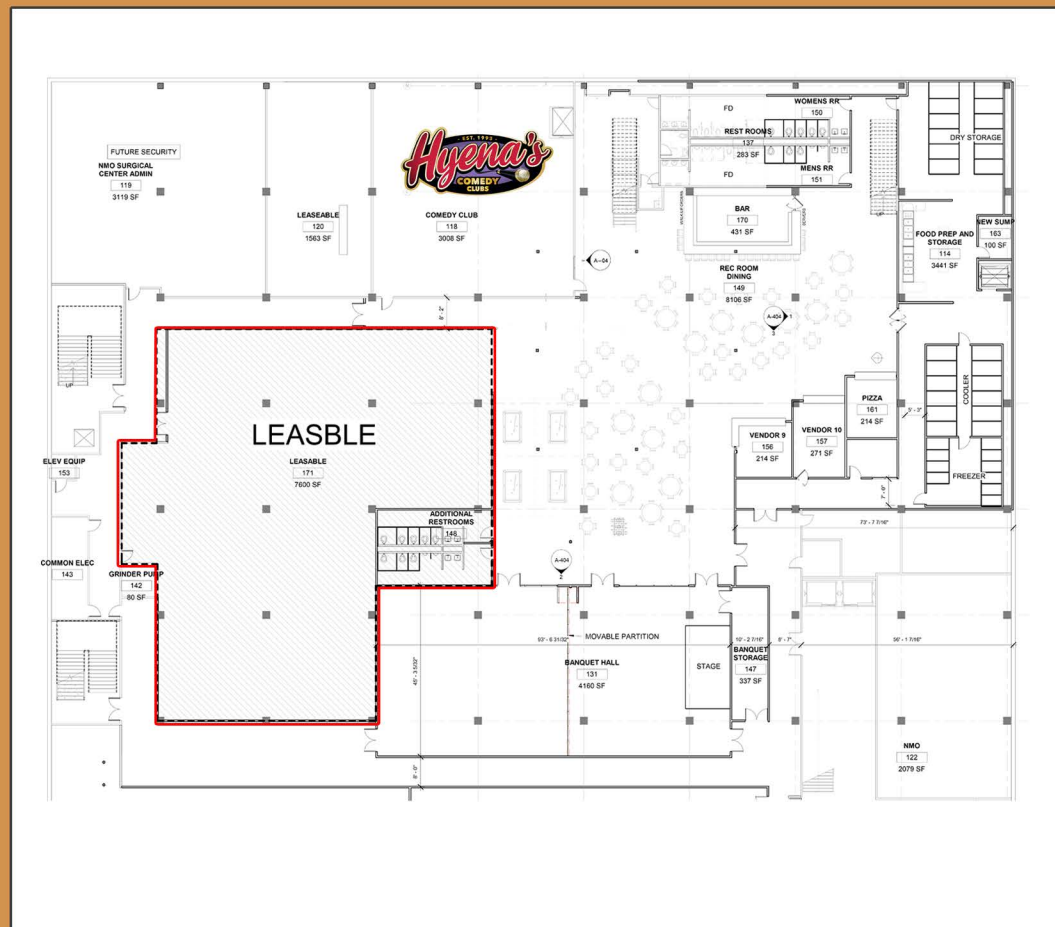
SPACE OVERVIEW

- Warm dark shell lined
- Ceiling height of 11 feet
- 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

FOR LEASE SUITE 171

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LOWER LEVEL SPACE



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FOR LEASE

SUITE 461

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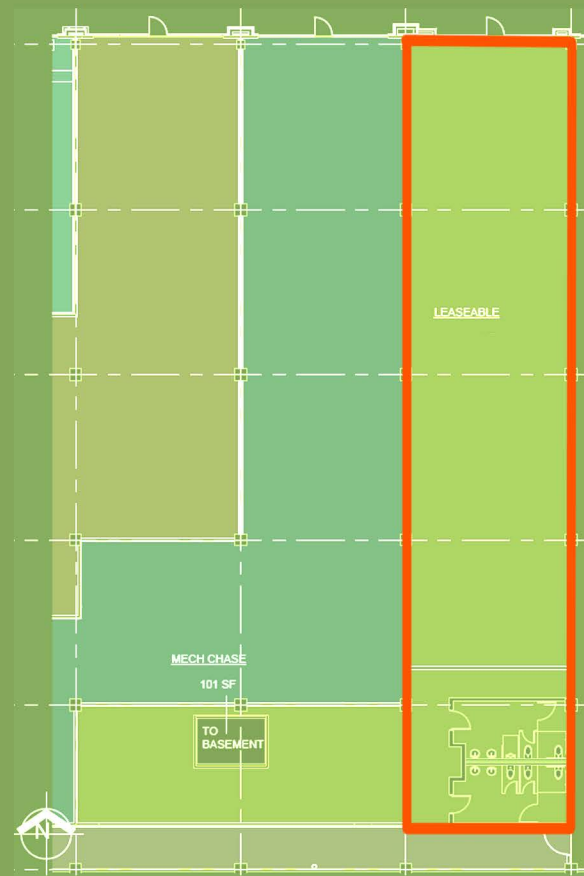
**DIRECTLY ACROSS
FROM PARK**

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 411

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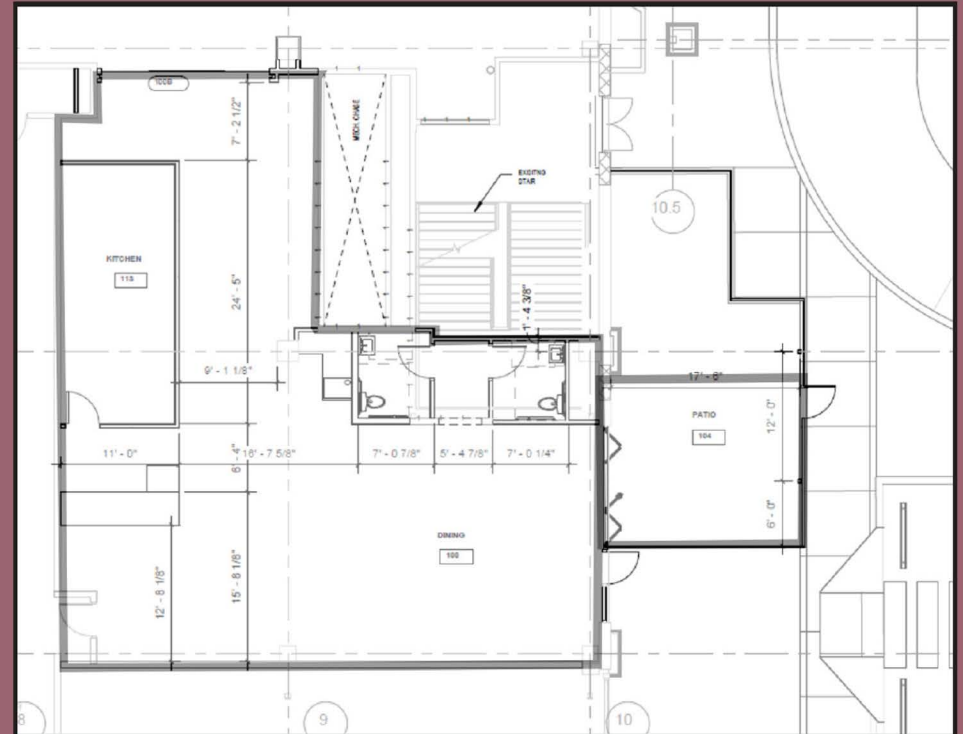
CAFE OR RESTAURANT
SPACE

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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TOTAL AVAILABLE SPACE

3,167 SF

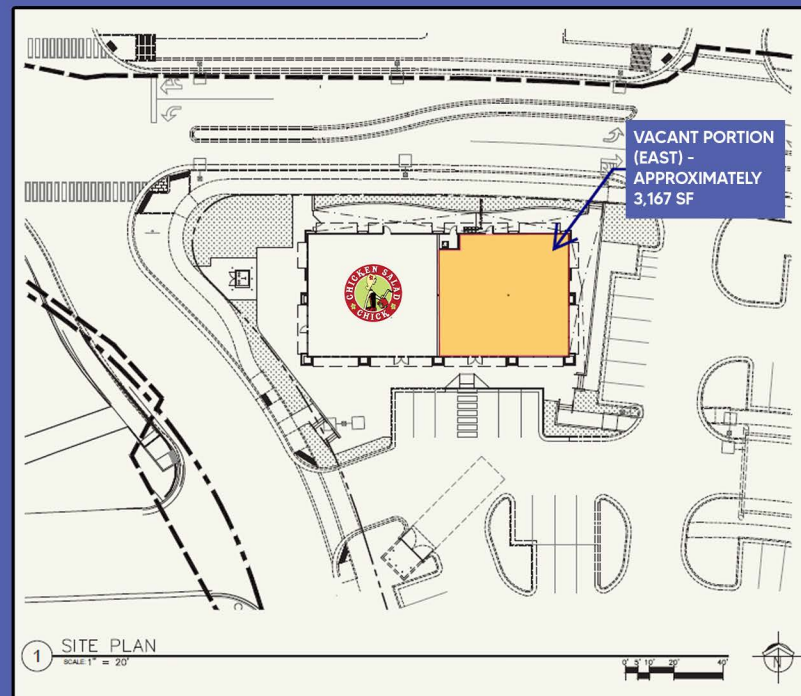
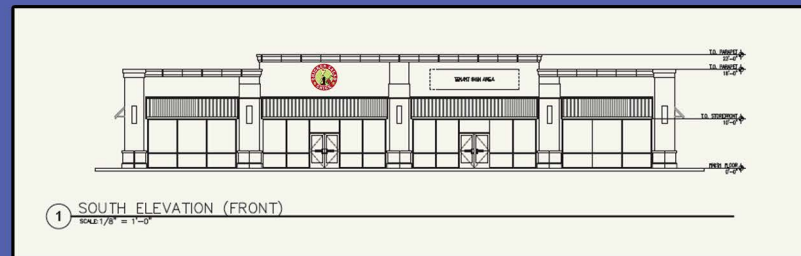
SPACE OVERVIEW

- 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

FOR LEASE PAD 2

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

NEW CONSTRUCTION



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TOTAL AVAILABLE SPACE

4,139 SF

SPACE OVERVIEW

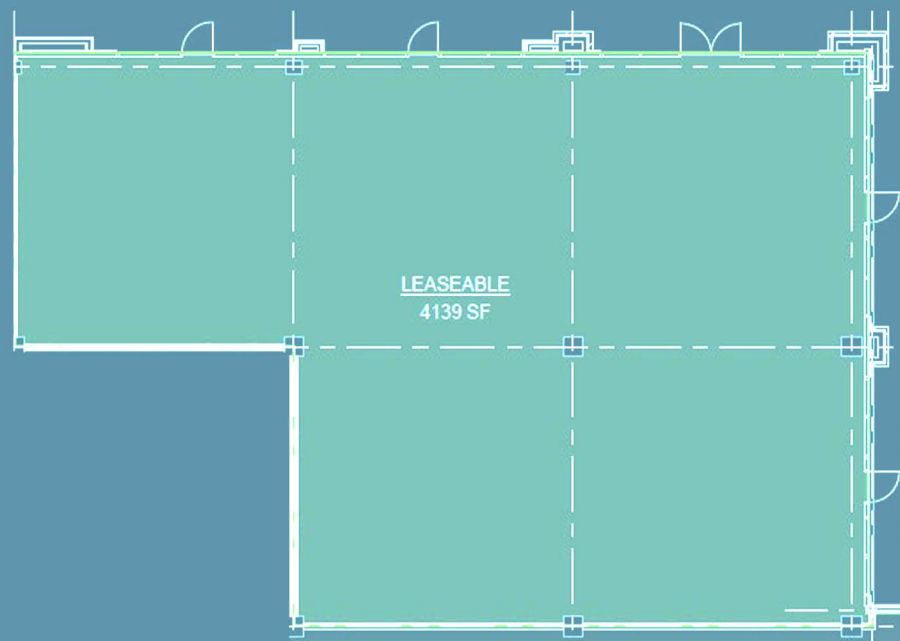
- Warm dark shell lined with large east and north facing windows
- Perfect for restaurant space equipped with duct work for hood system
- Situated across from 2-acre community park and 16-screen IMAX theater
- Inline next to New Mexico Orthopedics
 - 250 employees / 950 patients per day
- Inline with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

FOR LEASE

SUITE 450

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

**CORNER SPACE
ADJACENT TO PARK**



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FOR LEASE

GARDUNO'S

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

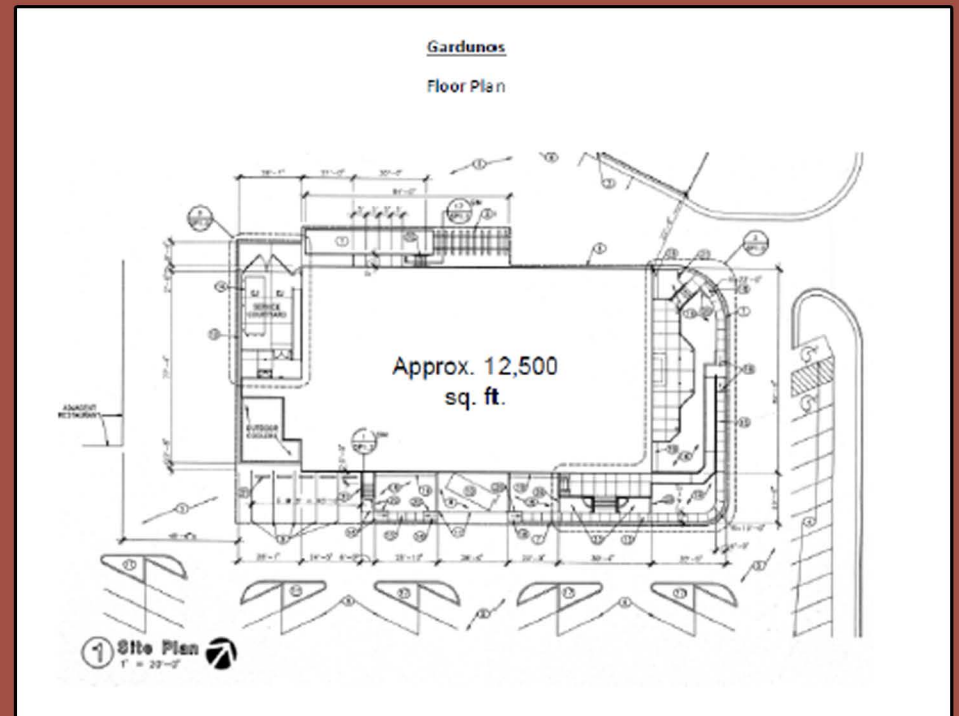
UNIQUE OPPORTUNITY

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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FOR LEASE RETAIL AT LINERS

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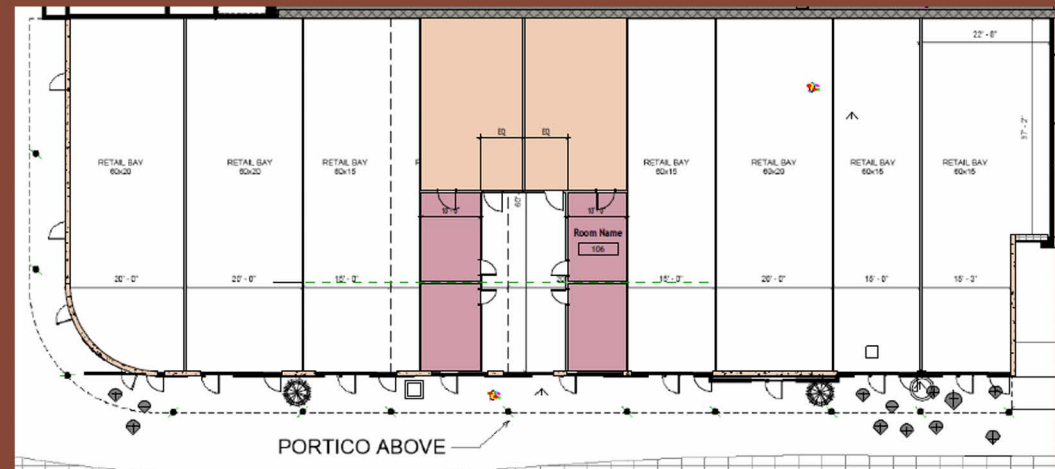
PRIME PARK-FACING STOREFRONTS IN UPTOWN ALBUQUERQUE

Built for boutique retail, cafes, artisan vendors, wellness studios, and more, the Liners at Winrock offer a unique retail opportunity to be located directly across from a 2-acre community Winrock Park. These park-facing suites range from approximately 150 to 1,200 square feet, with flexible layouts and optional patio space perfect for activating your brand in a walkable, high-visibility environment.

SUITE OPTIONS AVAILABLE FROM
≈150 - 1,200 SF

SPACE OVERVIEW

- Warm dark shell lined
- Direct views and access to Winrock Park
 - Seasonal markets, concerts, & other events hosted year-round
 - Bar, cafe, restaurant, and amphitheater within park
- Inline with Dillard's
- Adjacent to Regal IMAX, New Mexico Orthopedics, Hyena's Comedy Club, & 10-15 vendor food hall
- Located in New Mexico's largest trade area



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COMING SOON OFFICE AT LINERS

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PRIME PARK-FACING OFFICE SPACE IN UPTOWN ALBUQUERQUE

Elevated above the park, the second and third floors offer customizable office space ready for tenant build-out. With expansive views of Winrock Park and direct access to dining, retail, and entertainment, this is a rare opportunity in the heart of Uptown Albuquerque.

SECOND FLOOR

13,879 SF DEMISABLE

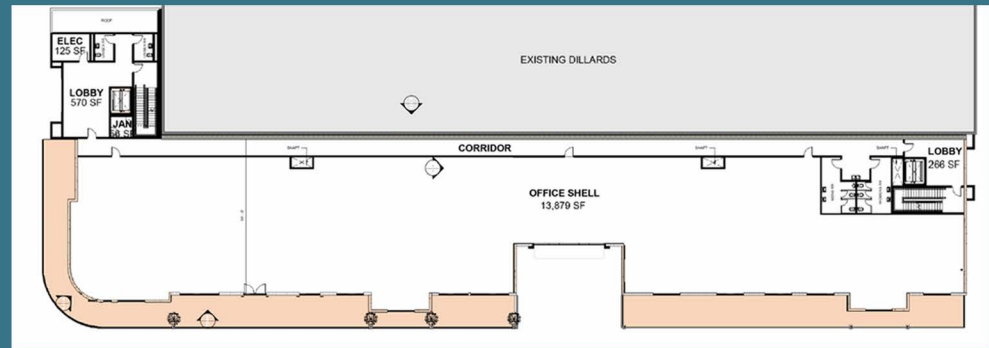
THIRD FLOOR

13,879 SF DEMISABLE

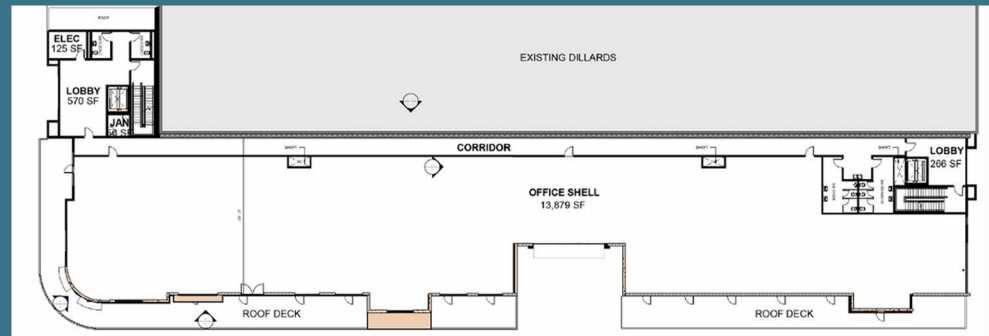
SPACE OVERVIEW

- Warm dark shell lined
- Direct views and access to Winrock Park
 - Seasonal markets, concerts, & other events hosted year-round
 - Bar, cafe, restaurant, and amphitheater within park
- Adjacent to 10-15 vendor food hall
- Monitored cameras, 24/7 on-site security

SECOND FLOOR



THIRD FLOOR



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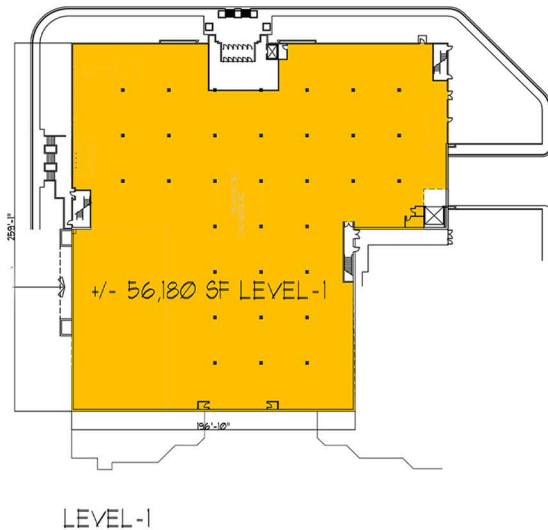
WINROCK
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FOR LEASE NEW DEVELOPMENT COMING SOON

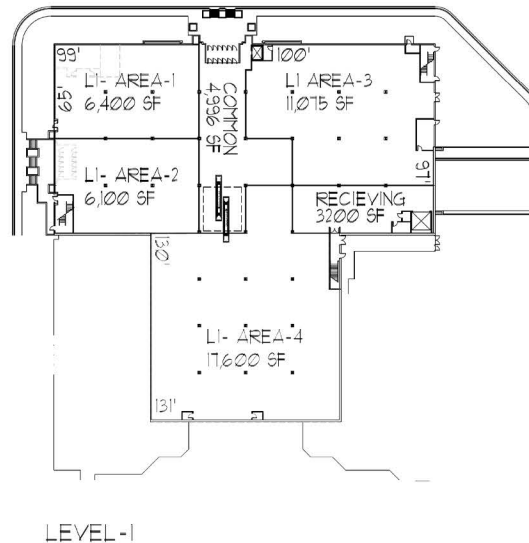
New development opportunity is now available at Winrock Town Center, offering high visibility from Louisiana Blvd and Indian School Road. This premier location is ideal for a single anchor tenant or multiple tenants, with flexible space options designed to maximize exposure and customer engagement. Positioned within a thriving mixed-use destination, this site benefits from a strong retail presence, high foot traffic, and a dynamic mix of national and local co-tenants. With over 9 million visitors in 2024 and continued growth, this is a rare opportunity to establish a flagship presence in one of Albuquerque's most sought-after locations.



SINGLE TENANT OPTION



MULTI TENANT OPTION



FIRST FLOOR:

+/- 56,180 SF Devisable

HIGH CEILINGS:

17ft on first floor

COLUMN SPACING:

32ft-34ft on center

HIGH VISIBILITY:

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

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 LEASEABLE

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GIMANI
FIREHOUSE
SUBS
GENGHIS GRILL
BURGER 21
TakuMi
RESTAURANT
SLAPFISH
MARK PARDO
THE JOINT
chiropractic

ABQ
uptown

TRADER
JOE'S

TARGET

Fidelity
SECURITIES

BJ's

Red Robin
GOURMET BURGERS & BEERS

OUTBACK
STEAKHOUSE

Dillard's
MEN'S

CH2Z
FITNESS

TOWNEPLACE
SUITES
Fairfield
BY MARRIOTT

Bath
body
WORKS

PETSMART

ULTA
beauty

Dillard's
WOMEN'S

NORDSTROM
RACK

FARMACEUTICALS

THE PORTLAND
F BUILDING

Famous
Footwear

DSW

ETHAN
ALLEN

DAVID'S
BRIDAL

REGAL

SKECHERS

Crackin' Crab
SEAFOOD

M
HOTELS

TJ-maxx

40 DIRECT ONRAMP

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**CORONADO
CENTER**



The Container Store



Menaul Blvd.

San Pedro Drive



181,400 VPD



Uptown Blvd



30,800 VPD



I-40 Direct Onramp

36,700 VPD

148,200 VPD



Louisiana Blvd

5,500 VPD

Indian School Rd.



13,200 VPD

**WINROCK
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ETHAN
ALLEN

NEW MEXICO ORTHOPAEDICS



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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
NMH 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 1,850 Employees	intel 1,850 Employees	Safelite AutoGlass 1,000 Employees
General Mills 360 Employees	JABIL 360 Employees	curia 400 Employees	SolAero Technologies 275 Employees

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