

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

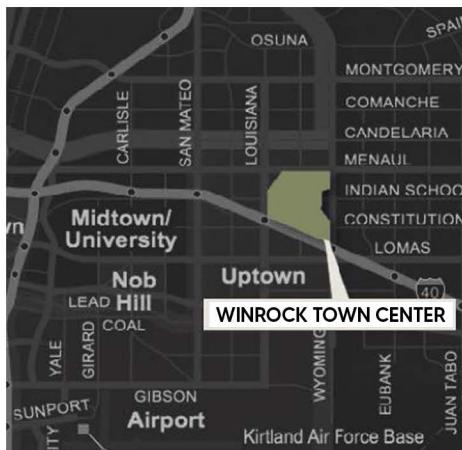
- 83-acre mixed-use development:
 - Retail
 - Restaurants
 - Office
 - Medical
 - Wellness
 - Hospitality
 - Entertainment
 - Residential
- 2-acre community park
 - Water features
 - Amphitheater
 - Walking paths
 - Cafe
 - Children's playground
- Unobstructed I40 visibility
- 3,700 surface parking spaces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



2024 POPULATION*

301,027



AVERAGE HOUSEHOLD INCOME*

\$86,570



YEARLY VISITORS

9.6M

*WITHIN A 5 MILE RADIUS (SITES USA)

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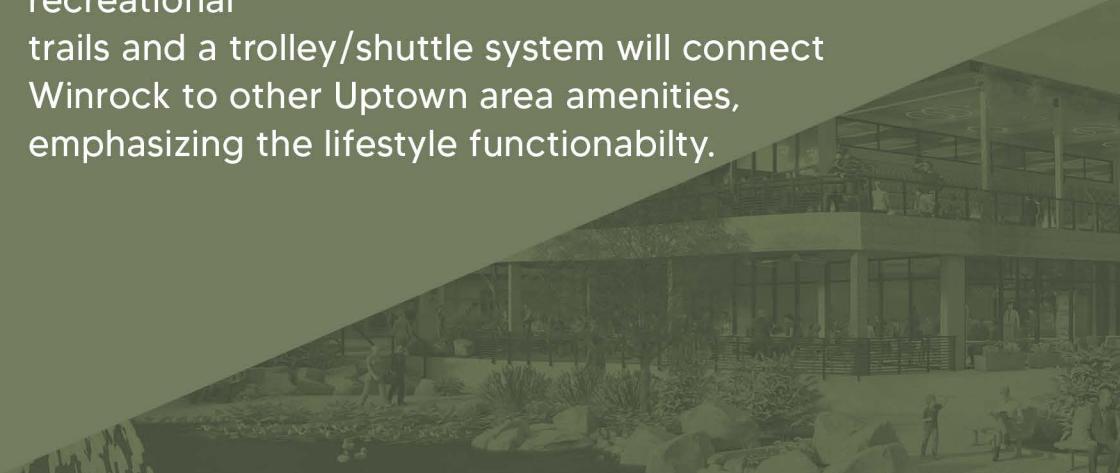
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LIFESTYLE ORIENTED

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.

SUSTAINABLE DEVELOPMENT

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 functionabilty.



WINROCK TOWN CENTER AMENITIES



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.



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 **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**

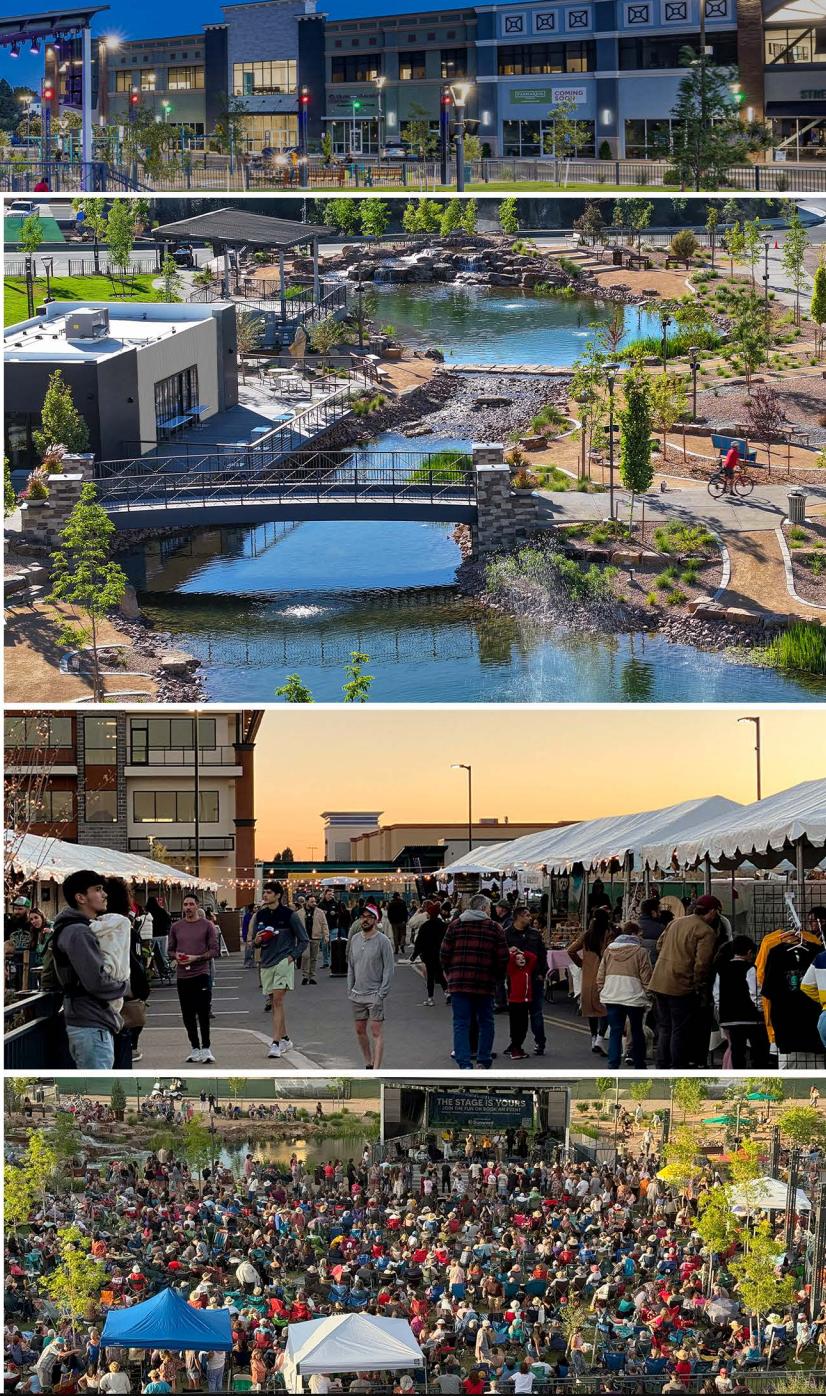
THE PARK

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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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





TOTAL AVAILABLE SPACE

3,612 SF

SUITE 102 - 883 SF

SUITE 104 - 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 with Dillard's and Bath & Body Works
- Located in New Mexico's largest trade area

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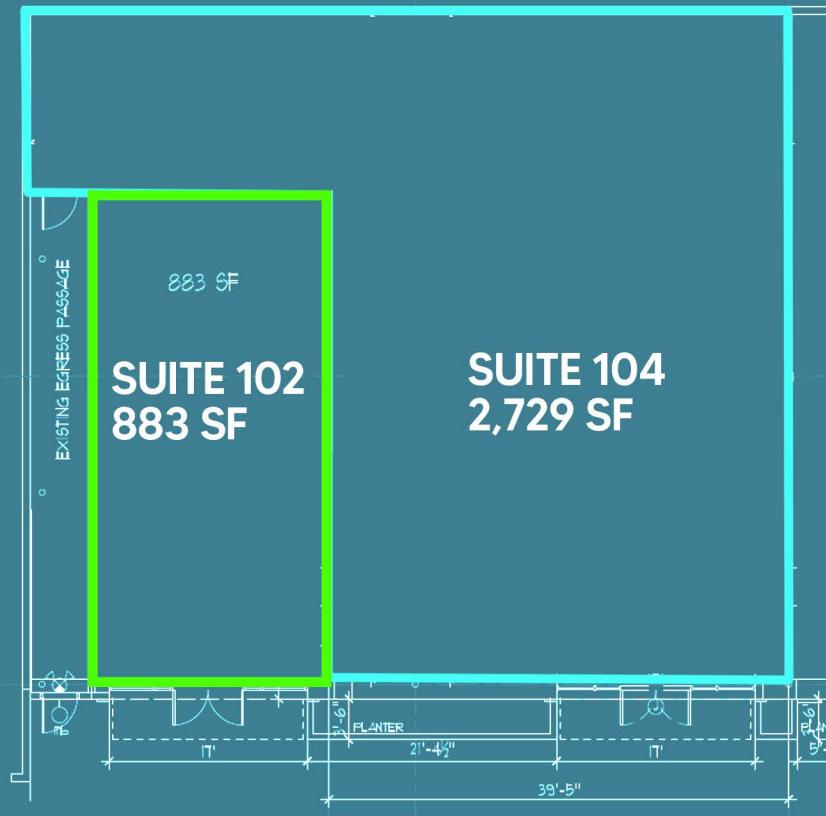
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FOR LEASE **SUITE 102 & 104**

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

HIGH VISIBILITY RETAIL OPPORTUNITY





LOBBY ENTRANCE
TO LOWER LEVEL

SUITE 171 7,600 SF DEMISABLE

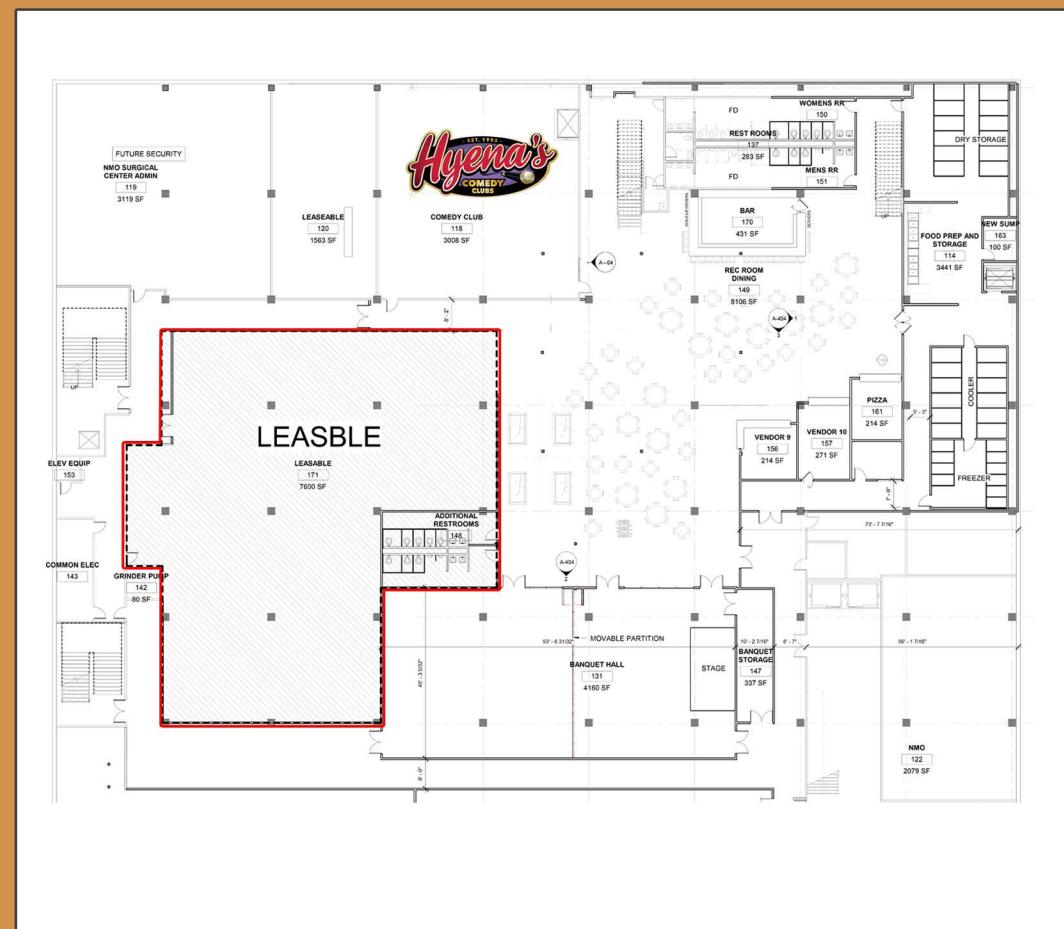
SPACE OVERVIEW

- 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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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 461

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

**DIRECTLY ACROSS
FROM PARK**





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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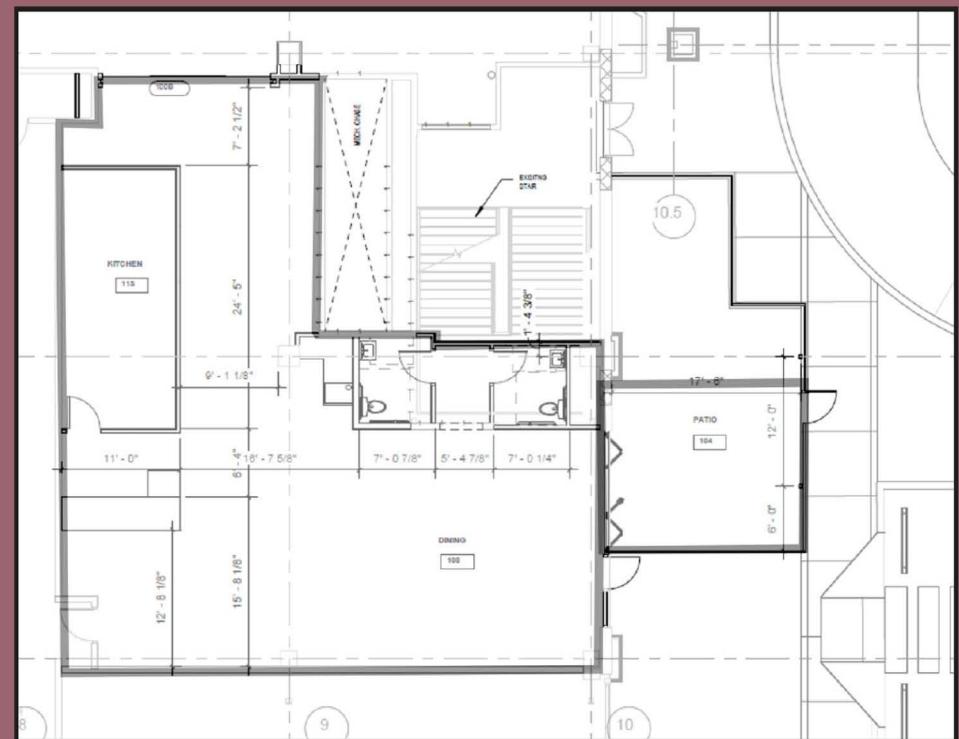
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FOR LEASE SUITE 411

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CAFE OR RESTAURANT SPACE





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 RESTAURANT

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WATERFRONT RESTAURANT SPACE IN PARK





TOTAL AVAILABLE SPACE

1,709 SF

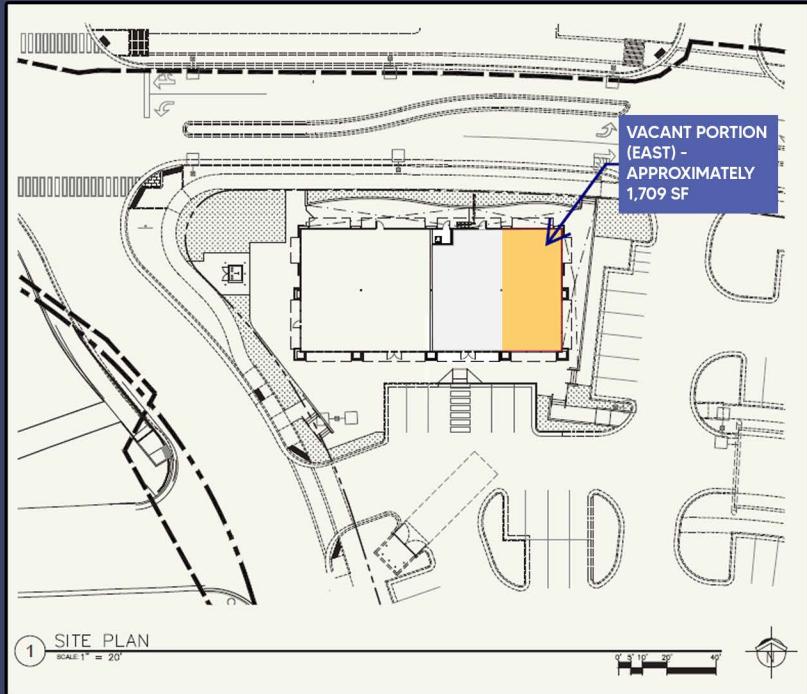
SPACE OVERVIEW

- 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 Chicken Salad Chick
- Located in New Mexico's largest trade area

FOR LEASE PAD 2

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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 infrastructure for grease trap, in addition to 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 Hyena's Comedy Club, TriCore Labs, ABQ Hearing & Balance, Presbyterian Health Plan Place
- Located in New Mexico's largest trade area

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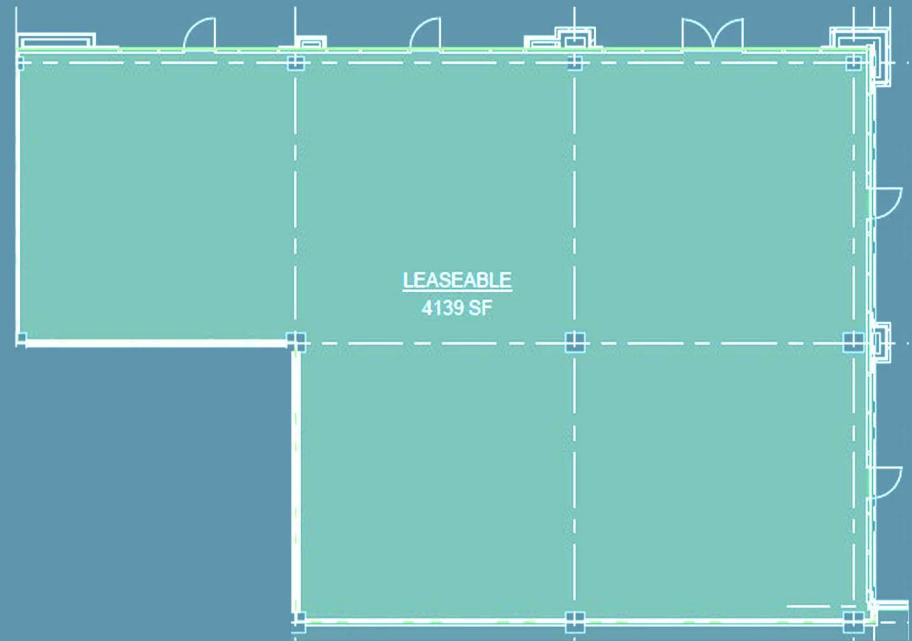
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FOR LEASE **SUITE 450**

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

**CORNER SPACE
ADJACENT TO
ACTIVATED PARK**





**TOTAL AVAILABLE SPACE
12,500 SF**

SPACE OVERVIEW

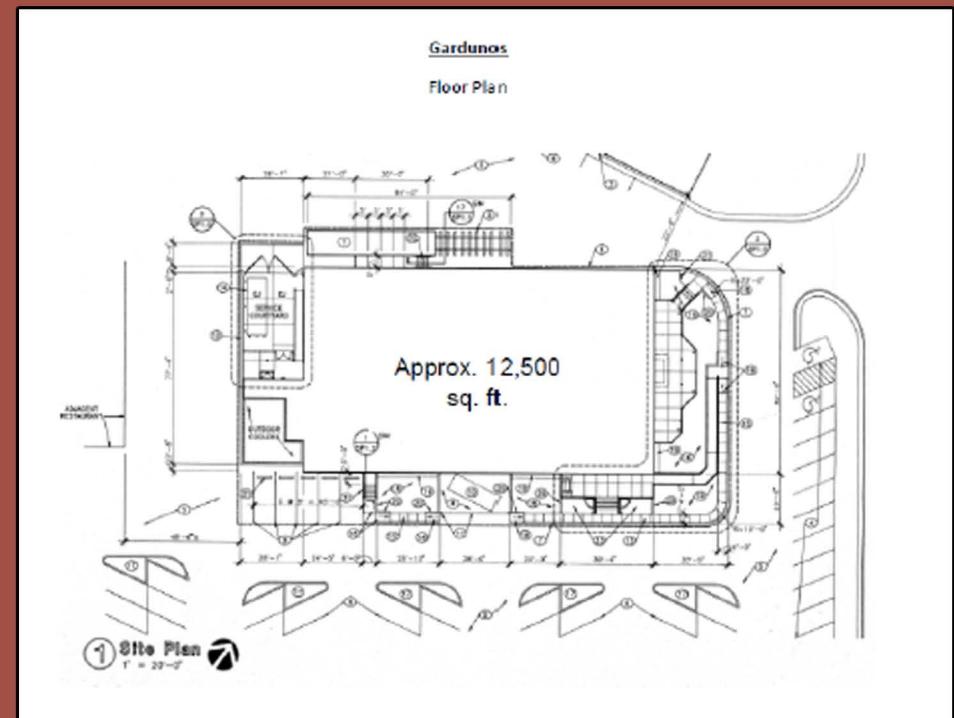
- Two acre park with a water feature at center
- Full kitchen build out
- Private loading dock
- Neighboring New Mexico Orthopedics
 - 250 employees / 950 patients per day
- Full-service commercial gym at center
- Located in New Mexico's largest trade area

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**FOR LEASE
GARDUNO'S**

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

UNIQUE OPPORTUNITY





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CORONADO CENTER

★macy's

JCPenney

BARNES
&
NOBLE

BOWLING & AMUSEMENT
ROUND 1

DICK'S
SPORTING GOODS

The Container Store

H&M

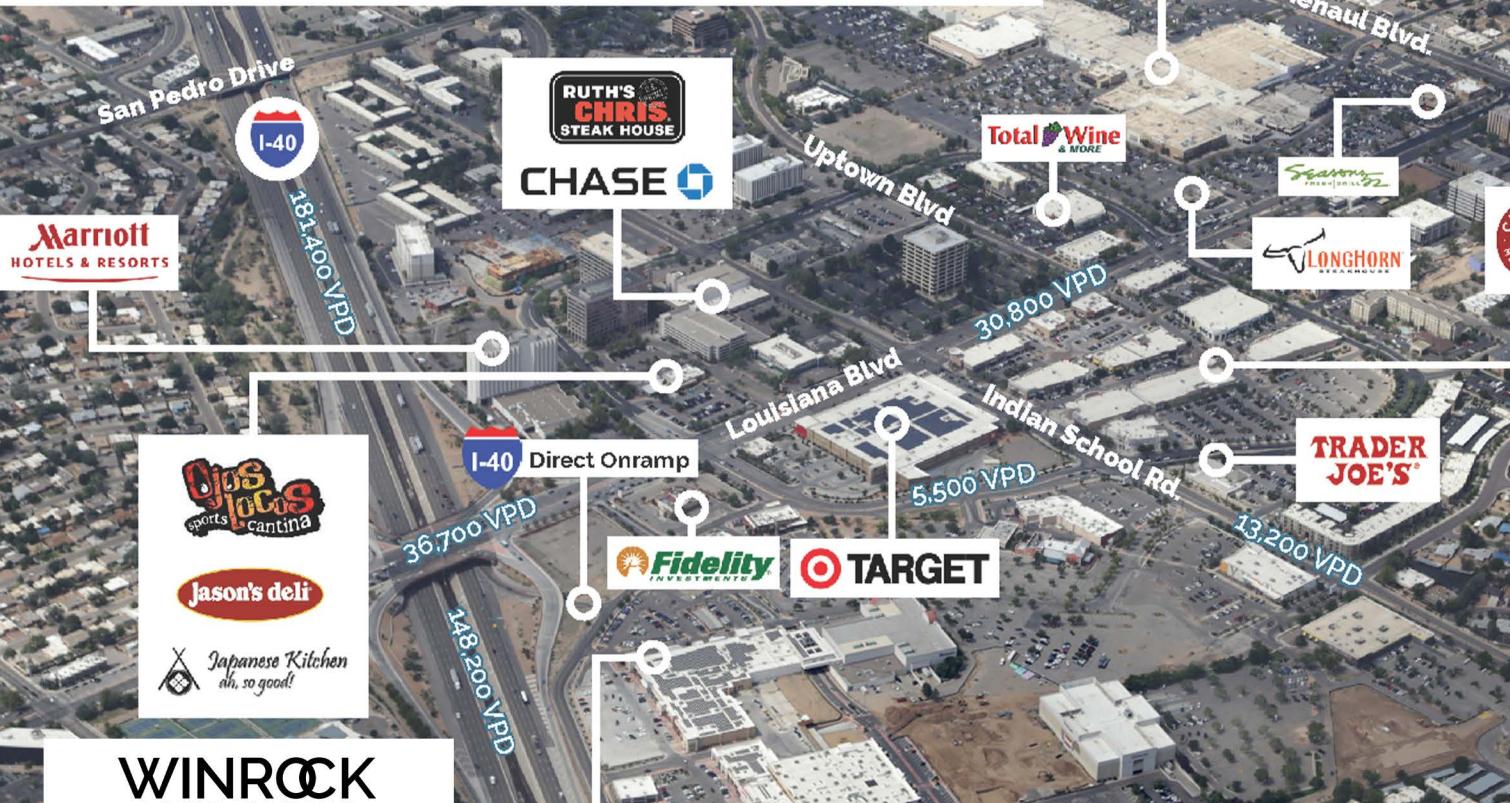
The Cheesecake
Factory

LONGHORN
STEAKHOUSE

Panera
BREAD

FIDDLERS
UPPER DECK

SAGGIOS
pizzeria à la carte



WINROCK
TOWN CENTER

jamba

ULTA
BEAUTY

Red Robin
GOURMET BURGERS BREWS

NORDSTROM
RACK

Hyena's
COMEDY CLUB

BJ's
DAVE & BUSTER'S

CHUZE
FITNESS

Bath
& Body
Works

PETSMART

GIMANI

Dillard's

DSW
DESIGNER SHOE WAREHOUSE

ETHAN
ALLEN

NEW MEXICO ORTHOPAEDICS

REGAL



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WINROCK
TOWN CENTER

S
Sheraton

ABQ
uptown

apple

starbucks

GAP

EDDIE
BAUER

california
pizza kitchen

MCALISTER'S
DELI

THE
NORTH
FACE

Melting
Pot

lululemon

POTTERY
BARN

MAC

BRATO!
CUCINA ITALIANA

chico's

carhartt

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)



**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 BREWRIES, WINE BARS AND RESTAURANTS
- 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.

COST OF LIVING INDEX



Source: Council for Community and Economic Research 2022

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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

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 |
| NM 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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