

# FOR LEASE WINROCK TOWN CENTER

## WINROCK WEST



**AVAILABLE SPACE**  
Approximately  
**5,500 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 Orthopaedics
  - 250 employees
  - 950 patients per day
- ▶ Located in New Mexico's largest retail trade area

- garage
- ▶ 2-Acre community park:
  - Water feature
  - Amphitheater
  - Walking paths
  - Cafés
  - Children's Play Area

**SHOPPING**

- ▶ National retailers include:
  - Dillard's
  - 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
  - Residential
- Unobstructed I-40 Visibility
- Within New Mexico's largest retail trade area
- 3,700 surface parking spaces
- 1,000-car subterranean parking

**ENTERTAINMENT**

- ▶ 3,000 Seat I-MAX Theater
- ▶ Dave & Buster's

**ACCESS**

- ▶ 8 Access points
- ▶ Private I-40 slip ramp

**VISIBILITY**

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

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



# WINROCK TOWN CENTER

2100 LOUISIANA BLVD NE  
ALBUQUERQUE, NM 87110

## 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. 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.



### 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

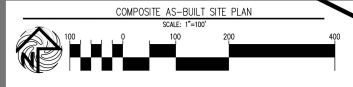
 3.1%  
UNEMPLOYMENT RATE

 98.1/100  
COST OF LIVING SCORE



- FIREHOUSE SUBS**
- BUN BERR 21**  
BURGERS REINVENTED
- Takumi RESTAURANT**
- SLAPFISH**
- MARK PARDO**
- THE JOINT chiropractic**
- Jamba**

**Pad at Winrock  
Two Tenant Building**



**WINROCK**  
TOWN CENTER



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2100 LOUISIANA BLVD NE  
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INQUIRIES: SHEILA SMITH  
505-259-7024  
SMITH@GOODMANREALTY.COM





**FIREHOUSE SUBS**

**GENGHIS GRILL**  
THE ORIGINAL THE GRILL

**BURGER 21**  
BURGERS REINVENTED

**Takumi**  
RESTAURANT

**SLAPFISH**  
FRESH SEAFOOD ONLY

**MARK PARDO**  
SALON SPA



**THE JOINT**  
chiropractic

**TRADER JOE'S**



**CHUZE**  
FITNESS

**Dillard's**  
WOMEN'S

**The PORTLAND**  
BUILDING

**REGAL**  
CINEMAS

**ABQ**  
up town

**DAVID'S BRIDAL**

**SKECHERS**

5,500 VPD

13,200 VPD

**MATTRESS FIRM**

**Famous Footwear**

**Crackin' Crab**

**TARGET**

**Dillard's**  
MEN'S

**PET SMART**

**ULTA**  
BEAUTY

**NORDSTROM**  
rack

**DSW**

**TJ-maxx**

**M**  
W

**BJ's**  
RESTAURANT  
BREWHOUSE

**RED ROBIN**  
RESTAURANT

**I-40** Direct Onramp

**I-40**

**Fidelity**  
INVESTMENTS

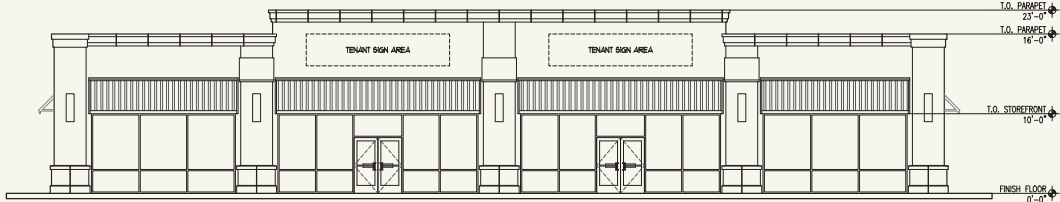
**PAD AT**  
**WINROCK**

148,200 VPD

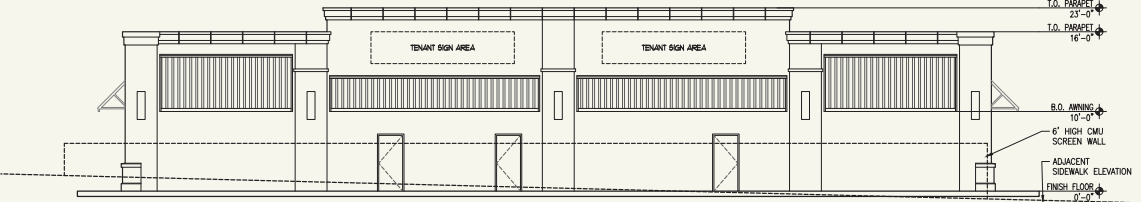


# WINROCK TOWN CENTER

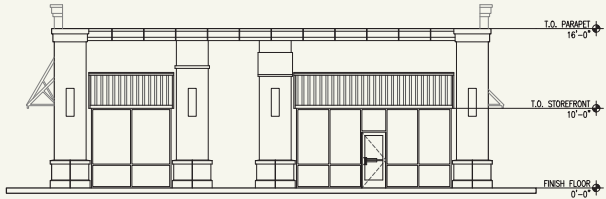
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1 SOUTH ELEVATION (FRONT)  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (REAR)  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION (LEFT)  
SCALE: 1/8" = 1'-0"

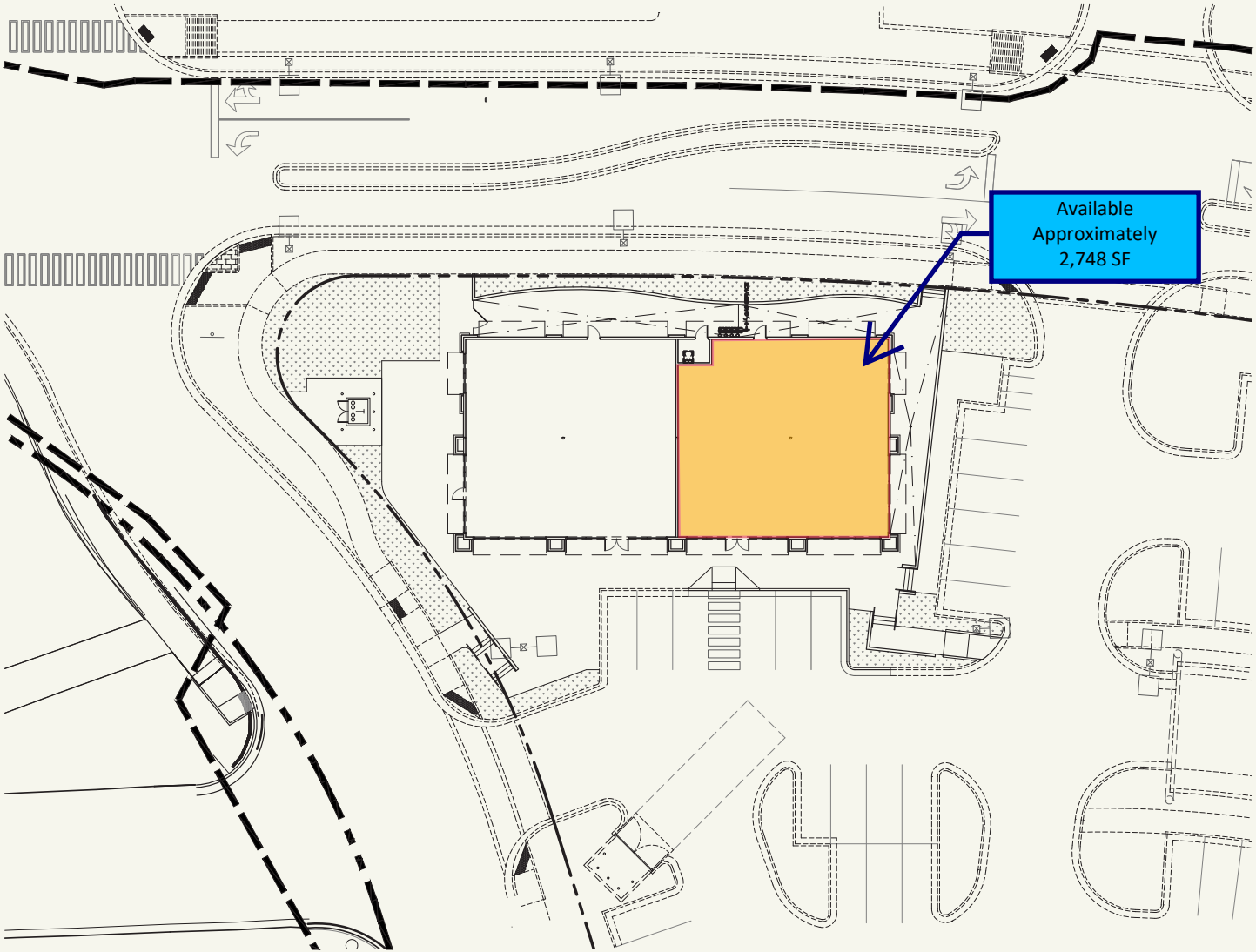


4 EAST ELEVATION (RIGHT)  
SCALE: 1/8" = 1'-0"



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1 SITE PLAN  
SCALE: 1" = 20'

