

# FOR LEASE WINROCK TOWN CENTER

**CAFÉ OR RESTAURANT SPACE**



2100 LOUISIANA BLVD NE  
ALBUQUERQUE, NM 87110


**YOUR SIGN HERE**




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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

## WINROCK TOWN CENTER

### AVAILABLE SPACE

2,100 SF  
with a 600 SF patio

### SPACE OVERVIEW

- ▶ Warm Dark Shell
- ▶ Located next to New Mexico Orthopaedics, with *DIRECT LOBBY ACCESS*
  - 250 Employees
  - 950 Patients per day
- ▶ Inline with TriCore Labs, Albuquerque Hearing & Balance, Crackin' Crab
- ▶ FF&E available to purchase
- ▶ Located in New Mexico's largest retail trade area

### PROPERTY HIGHLIGHTS

- ▶ 83-Acre mixed-use development
  - Retail
  - Restaurants
  - Office
  - Medical
  - Wellness
  - Hospitality
  - Entertainment
  - Residential
- ▶ 2-Acre community park:
  - Water feature
  - Amphitheater

- Walking paths
- Cafés
- Children's Play Area

- ▶ 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

### 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

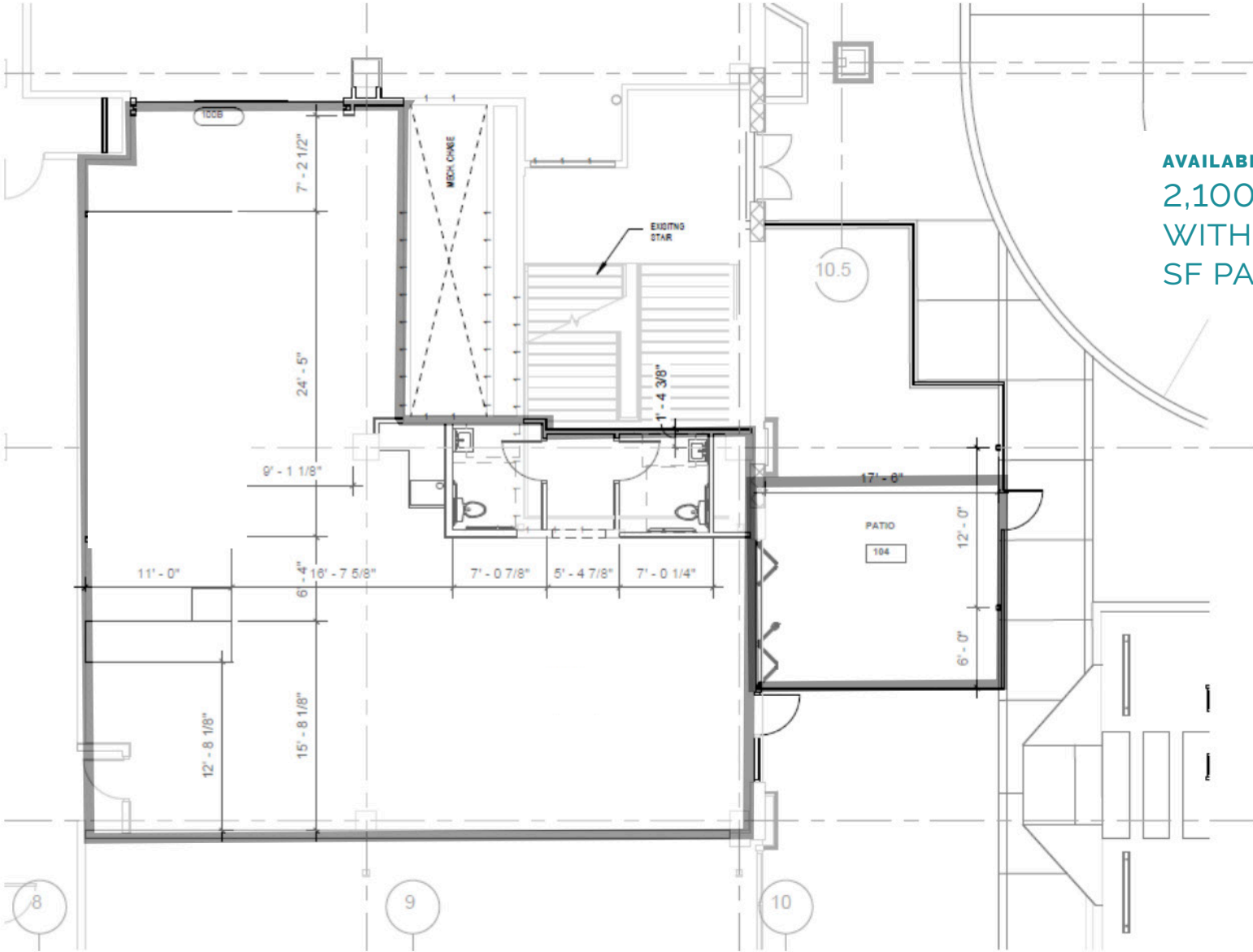
 \$56,366  
MEDIAN HOUSEHOLD  
INCOME

 3.1%  
UNEMPLOYMENT RATE

 98.1/100  
COST OF LIVING SCORE

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**AVAILABLE SPACE**  
2,100 SF  
WITH A 600  
SF PATIO





**FIREHOUSE SUBS**  
**BURGER 21**  
 BURGERS REINVENTED  
**Takumi**  
 RESTAURANT  
**SLAPFISH**  
 MARK PARDO  
 RESTAURANT  
**THE JOINT**  
 chiropractic  
**Jamba**

**RESTAURANT**  
**BR**  
 RESTAURANT

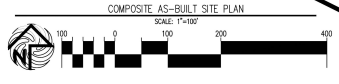
**GENGHIS GRILL**  
 RESTAURANT

**RED ROBIN**  
 RESTAURANT

**Fidelity**  
 INVESTMENTS

**THE PORTLAND BUILDING**

**TOWNEPLACE SUITES**  
 BY HARVEST  
**Fairfield**  
 BY HARVEST



**WINROCK**  
 TOWN CENTER





**FIREHOUSE**  
SUBS

**GENGHIS GRILL**  
THE ORIGINAL STEAK

**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**

**M**

**BJ's**  
RESTAURANT  
BREWHOUSE

**RED ROBIN**  
RESTAURANT



**I-40** Direct Onramp

**Fidelity**  
INVESTMENTS

148,200 VPD







Menaul Blvd.

San Pedro Drive



Uptown Blvd



18,100 VPD

30,800 VPD

Louisiana Blvd

I-40 Direct Onramp



36,700 VPD

5,500 VPD



Indian School Rd.



13,200 VPD



NEW MEXICO ORTHOPAEDICS ...And Others!



Eddie Bauer