

WINROCK

TOWN CENTER

2100 LOUISIANA BLVD NE, ALBUQUERQUE, NM 87110



INQUIRIES:
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 **GOODMAN**
REALTY GROUP



WINROCK TOWN CENTER

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

PROPERTY HIGHLIGHTS

- 83-acre mixed-use destination in Albuquerque shopping district
- More than 9.5 million visits in 2025
- Approximately 740,000 SF of retail, medical, wellness, entertainment, office, and community-oriented space
- Year-round activations include community events, fitness programs, markets, a food truck park, and festivals

PARKING

- 3,700 surface parking spaces
- 1,000 car subterranean parking garage

ACCESS & VISIBILITY

- Prominent location along Interstate 40
- Eight points of entry throughout the property
- Private westbound on-ramp to I-40
- Convenient access to I-40, I-25, downtown Albuquerque, the airport, and the west side
- High visibility within one of Albuquerque's most established commercial corridors

PROPERTY OVERVIEW

Winrock Town Center is an 83-acre mixed-use destination in Albuquerque's Uptown shopping district, prominently located along Interstate 40. As the developer continues to transform the property into a walkable urban district, Winrock is evolving beyond a traditional shopping center into a true community destination.

With a growing mix of retail, dining, entertainment, wellness, office, public gathering spaces, community programming, and future residential living, Winrock offers tenants the opportunity to be part of one of Albuquerque's most visible and active mixed-use environments.

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ALBUQUERQUE'S NEWEST COMMUNITY DESTINATION

Winrock Park is a 2.5-acre community green space at the heart of Winrock Town Center, surrounded by shopping, dining, wellness, office, hospitality, and entertainment. Designed as an outdoor gathering place for the district, the park features landscaped open space, an extensive water feature, a central bar and café, a children's play area, and an amphitheater.

Throughout the year, Winrock Park is activated with concerts, performances, fitness classes, markets, family programming, food trucks, and seasonal events. Current activations such as The Campground food truck park continue to add casual dining and social energy to the area, while future phases will further expand the park experience with additional food, beverage, and gathering spaces.



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AVAILABLE SPACE

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

SECOND FLOOR: Private Offices / Coworking

THIRD FLOOR: 5,545 SF (office)

PARKING & ACCESS

1,000 car subterranean directly adjacent

3,700 surface spaces

Convenient regional access to I-40

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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 shopping, dining, medical and wellness, and public gathering spaces. It has direct access to a 2.5 acre park with food and drink options, walking trails, outdoor seating and frequent community programming.

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
TOWN CENTER



FOR LEASE SUITE 102 & 104

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

HIGH VISIBILITY RETAIL OPPORTUNITY

TOTAL AVAILABLE SPACE

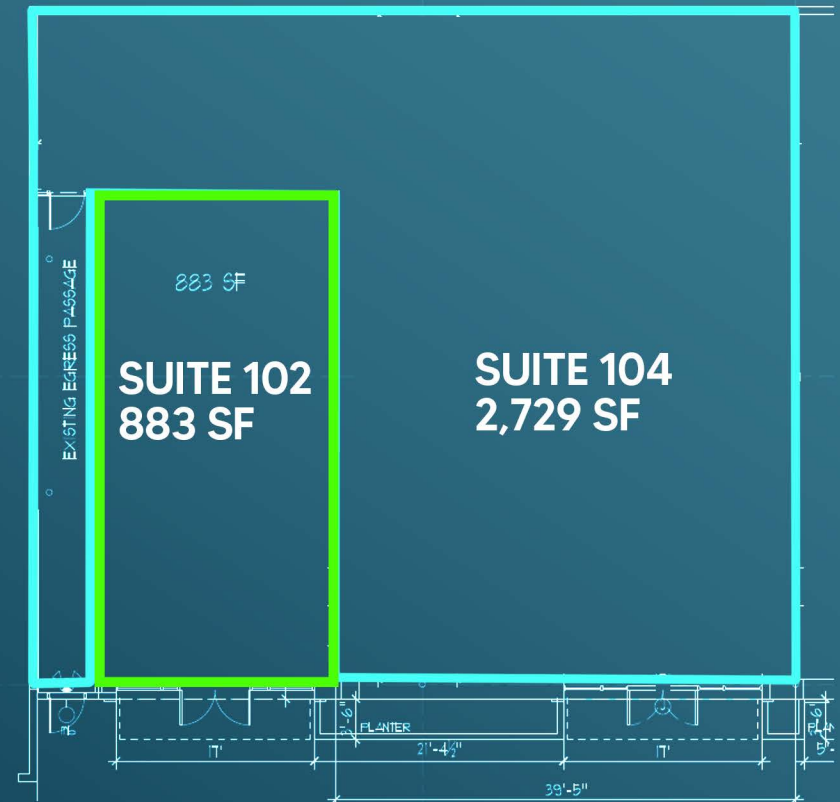
3,612 SF

SUITE 102 - 883 SF

SUITE 104 - 2,729 SF

SPACE OVERVIEW

- 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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WINROCK
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FOR LEASE SUITE 456B

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

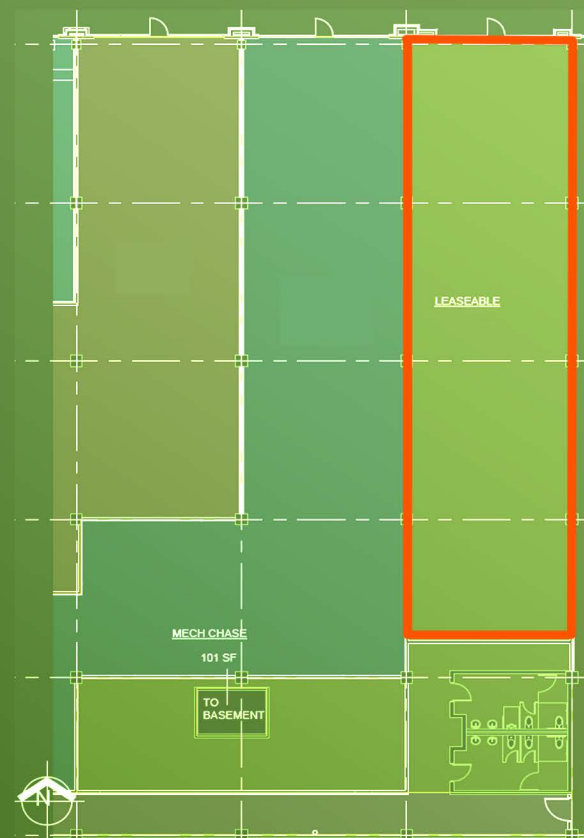
HIGH VISIBILITY RETAIL OPPORTUNITY

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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TOTAL AVAILABLE SPACE

2,100 SF

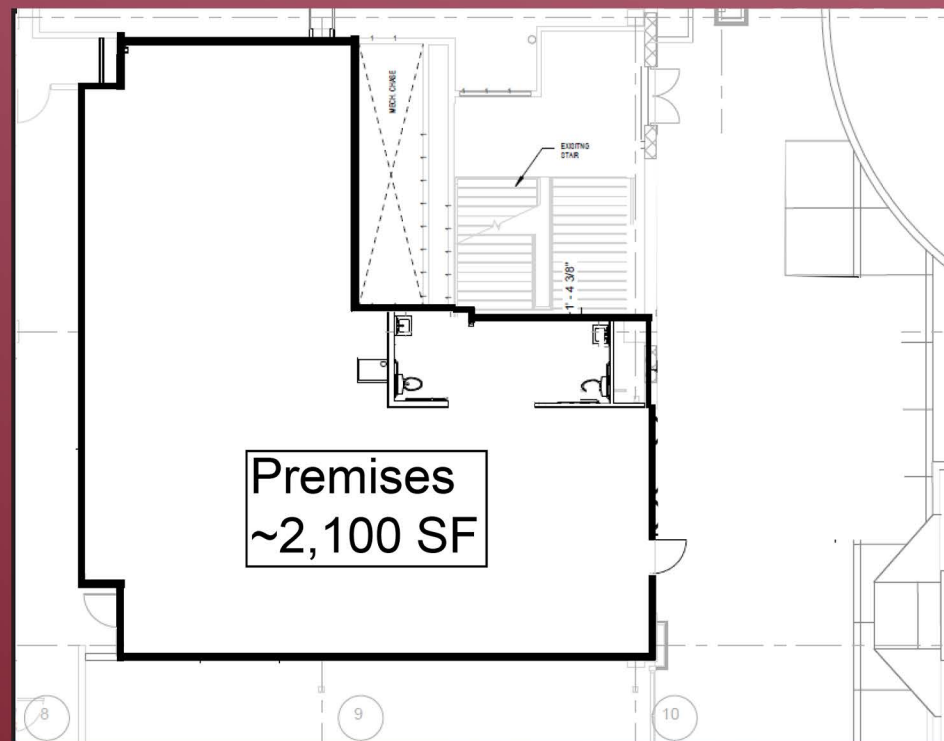
SPACE OVERVIEW

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

FOR LEASE **SUITE 411**

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

CAFE OR RESTAURANT SPACE



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FOR LEASE RESTAURANT

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

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

SUITE 450

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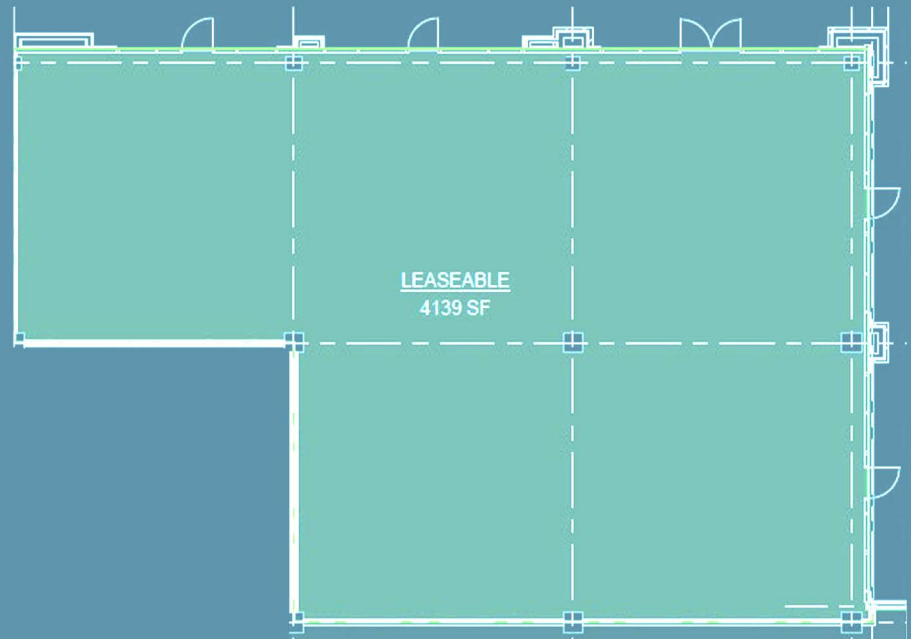
**CORNER SPACE
ADJACENT TO PARK**

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 120 1,589 SF
SUITE 149 7,625 SF DEMISABLE
SUITE 171 32,767 SF DEMISABLE

SPACE OVERVIEW

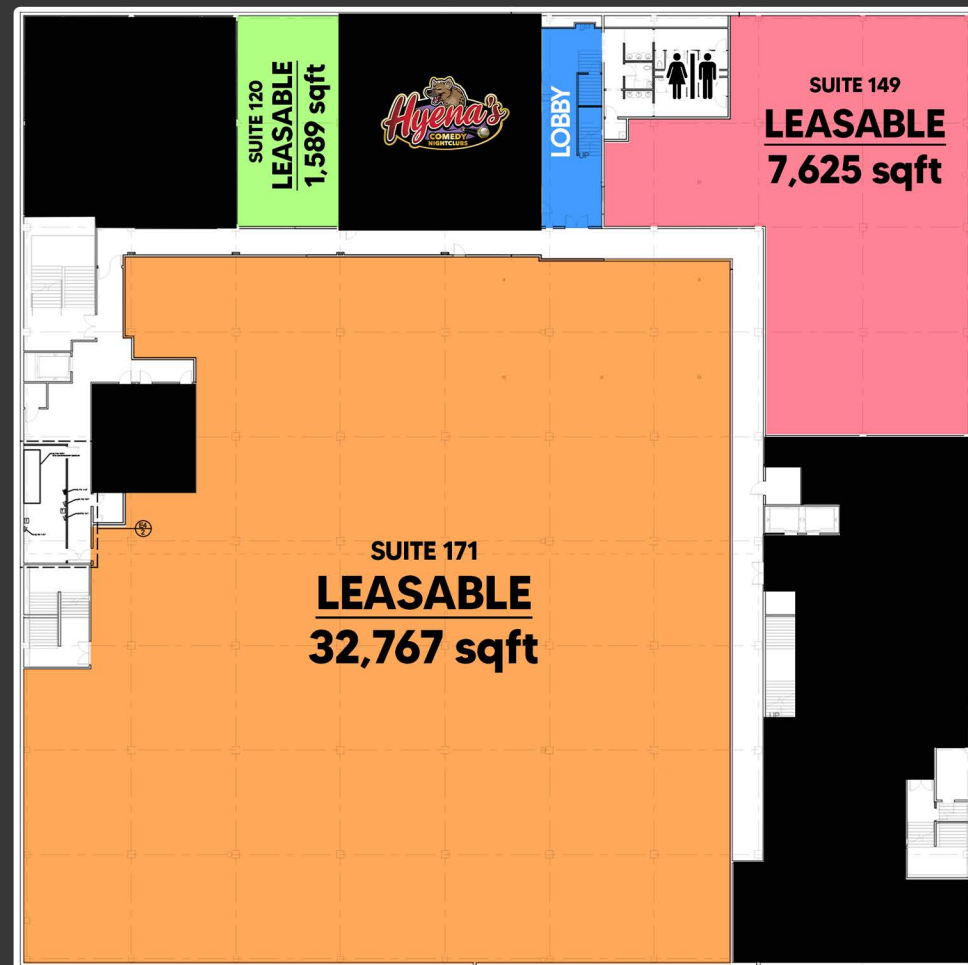
- Warm dark shell lined
- Ceiling height of 11 feet
- Easy access to I40 with private onramp
- Situated directly across from 2.5-acre community park and 16-screen IMAX theater
- Below New Mexico Orthopedics
 - 250 employees / 950 patients per day
- National hotel at center
- Full-service gym at center
- Located in New Mexico's largest trade area

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FOR LEASE LOWER LEVEL

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

MULTIPLE AVAILABLE SPACES



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FOR LEASE RESTAURANT

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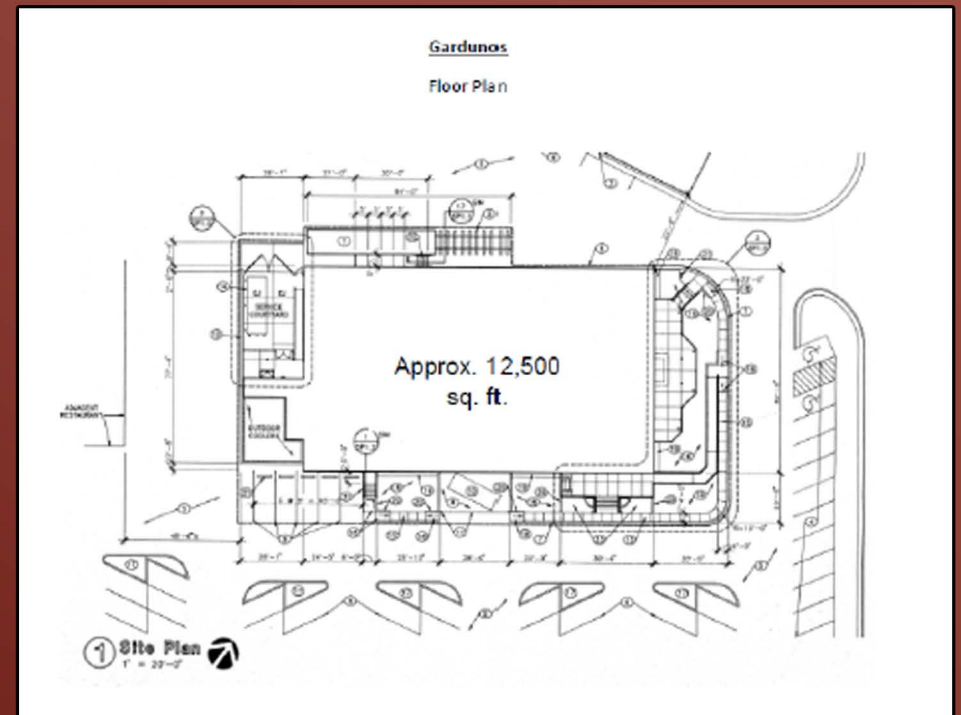
UNIQUE OPPORTUNITY

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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TRADE AREA & MARKET OVERVIEW

WINROCK TOWN CENTER | ALBUQUERQUE, NEW MEXICO



Population

13,143

1 Mile Radius

144,129

3 Mile Radius

298,584

5 Mile Radius



Avg Household
Income

\$76,773

1 Mile Radius

\$82,048

3 Mile Radius

\$88,541

5 Mile Radius



Total
Employees

21,815

1 Mile Radius

77,309

3 Mile Radius

196,264

5 Mile Radius



Visits

795,687

Avg Monthly Center Visits
67 minute avg dwell time

9.5M+

Annual Center Visits 2025

PRIME LOCATION

Located at the intersection of I-40 and Louisiana Blvd NE, Winrock sits within Albuquerque's strongest retail trade area.

- Direct I-40 access via private on-ramp
- Central positioning near ABQ Uptown, Coronado, and major employment hubs

WORKFORCE & EDUCATION

- 41%+ hold a bachelor's degree or higher
- 258,000+ employees within the broader trade area
- Strong white-collar workforce concentration
- Major regional institutions and research centers drive stable employment

COST OF LIVING INDEX

- Albuquerque Cost of Living Index: **92.9**

Below the national average and most comparable Western markets, supporting strong consumer spending relative to housing and operational costs.

MAJOR REGIONAL EMPLOYERS



U.S. AIR FORCE



Sandia
National
Laboratories



intel®

amazon

NETFLIX

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