FOR LEASE OR BUILD-TO-SUIT

RARE VACANT LAND
2.9± AC IN THE CENTER OF UPTOWN

6401 UPTOWN BLVD NE, ALBUQUERQUE, NM



PROPERTY HIGHLIGHTS

- 2.9± Acres - Lease or Build-to-Suit
- Located in the center of the highly desirable Uptown submarket
- Surrounded by the most popular dining, entertainment and shopping destinations in the City
- Within walking distance to three of the four Albuquerque shopping malls: ABQ Uptown, Coronado Mall and Winrock Town Center
- At signalized intersection of Americas Parkway and Uptown Blvd
- 1.6M SF of professional office with nearly 14K daytime population
- Site is served by excellent public transportation access, with public transit HUB directly across the intersection
- IDO Zoning MX-H
- Extremely pedestrian/bike friendly location 78 Walk Score/84 Bike Score

LAND SERVICES GROUP

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Uptown By the Numbers

- **13,710** Daytime Pop
- **3** Shopping Malls
- **30+** Restaurants
- **1.6M** Sq Ft of office
- **5** Hotels
- **7** Entertainment Venues

www.cbre.com/lsg-abq

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UPTOWN SUBMARKET

CORONADO CENTER

REGIONAL MALL
1,107,81± SF

macy's
JCPenney
KOHL'S expect great things
BOWLING & AMUSEMENT ROUND1
DICK'S SPORTING GOODS
urban outfitters
H&M
The Cheesecake Factory
LONGHORN STEAKHOUSE
Panera BREAD
WORLD'S FUDDRUCKERS
The Container Store

ABQ UPTOWN

OPEN AIR LIFESTYLE CENTER
197,585± SF

POTTERY BARN
The Melting Pot. a fondue restaurant
TRADER JOE'S
chico's
MARCELLO'S CHOPHOUSE
ANN TAYLOR LOFT
Coldwater Creek
ELEPHANT BAR RESTAURANT
BRAVO! CUCINA ITALIANA
McALISTER'S DELI
california PIZZA KITCHEN
THE NORTH FACE

WINROCK TOWN CENTER

83- ACRE MIXED USE RE-DEVELOPMENT 1,000,000± SF

Dillard's
NORDSTROM rack
DSW
RED ROBIN
REGAL ENTERTAINMENT GROUP
DAVE AND BUSTER'S
T.J.maxx
Garduños OF MEXICO
GENGHIS GRILL
Romano's Macaroni Grill
BJ's RESTAURANT BREWHOUSE
TARGET



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ALBUQUERQUE OVERVIEW

ALBUQUERQUE/RIO RANCHO MSA DEMOGRAPHICS

ALBUQUERQUE/RIO RANCHO MSA POPULATION	
2022 Estimated Population	922,905
2027 Projected Population	950,623
Growth 2020-2022	0.31%
Growth 2012-2027	0.59%
Median Age	38.3

HOUSEHOLD INCOME	
2022 Estimated Median Household Income	$64,048
2027 Projected Median Household Income	$74,760
2022 Estimated Households	371,427

ALBUQUERQUE RANKINGS

- 10 Cities with Cleanest Air in America - Thrillist
- Top Cities to Retire - Forbes
- Top 50 Places to Live - US News and World Report
- Top 10 Cities for Summer Travel - www.wallethub.com
- One of America's Favorite Places - Travel + Leisure survey
- Top 10 Best Places to Live and Work as a Moviemaker - Moviemaker Magazine
- Most Creative Mid-Sized City in the U.S. - Thrillist

Source: Esri

POPULATION GROWTH - NEXT 5 YEARS



0.25%
USA

0.28%
NEW MEXICO

0.59%
ALBUQUERQUE

% OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER



35.1%
USA

29.1%
NEW MEXICO

34.0%
ALBUQUERQUE

2022 AVERAGE HOUSEHOLD INCOME



$105,029
USA

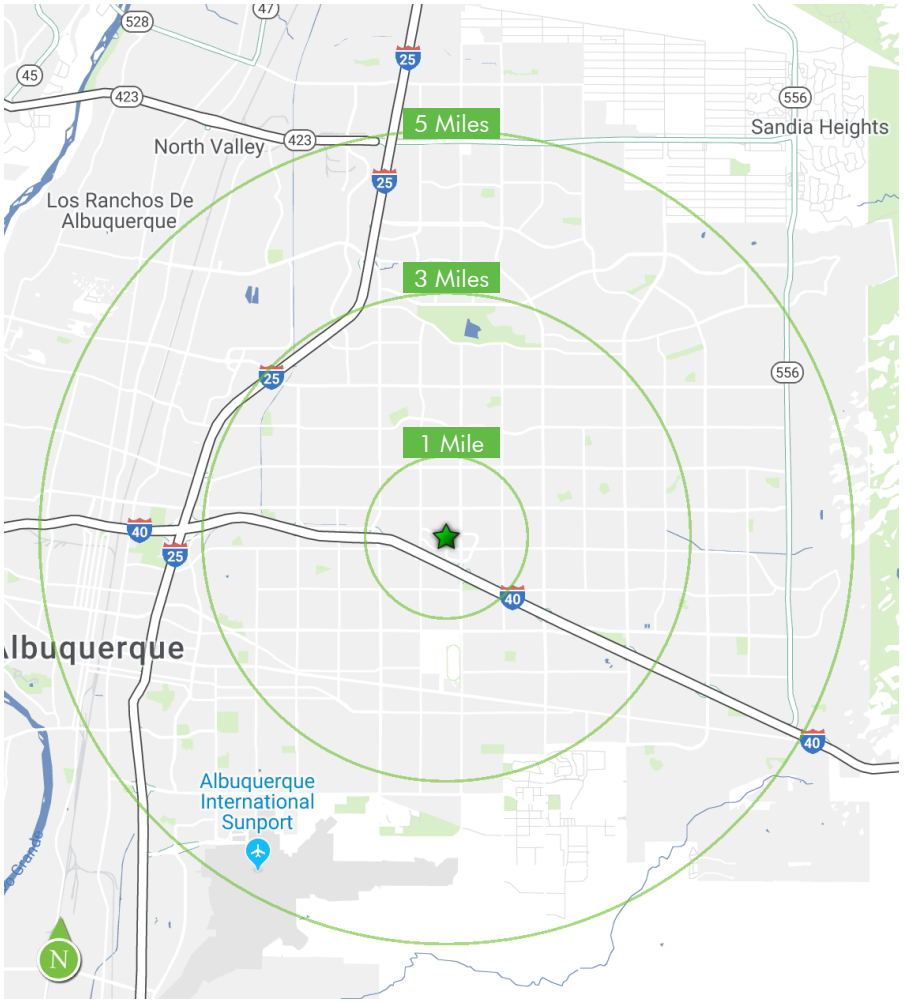
$82,277
NEW MEXICO

$91,254
ALBUQUERQUE

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	1 Mile		3 Miles		5 Miles	
POPULATION						
2022 Population - Current Year Estimate	13,523		140,547		312,598	
2027 Population - Five Year Projection	13,838		139,217		309,355	
2020 Population - Census	13,313		140,752		312,063	
2010 Population - Census	13,532		142,765		314,531	
2020-2022 Annual Population Growth Rate	0.70%		-0.06%		0.08%	
2022-2027 Annual Population Growth Rate	0.46%		-0.19%		-0.21%	
HOUSEHOLDS						
2022 Households - Current Year Estimate	6,444		64,563		142,412	
2027 Households - Five Year Projection	6,694		64,421		142,030	
2010 Households - Census	6,581		63,986		139,446	
2020 Households - Census	6,379	90.3%	64,268	91.9%	141,684	92.2%
2020-2022 Compound Annual Household Growth Rate	0.45%		0.20%		0.23%	
2022-2027 Annual Household Growth Rate	0.76%		-0.04%		-0.05%	
2022 Average Household Size	2.07		2.14		2.14	
HOUSEHOLD INCOME						
2022 Average Household Income	$76,842		$72,972		$80,244	
2027 Average Household Income	$85,617		$83,946		$92,281	
2022 Median Household Income	$55,059		$50,395		$55,166	
2027 Median Household Income	$60,177		$56,810		$63,876	
2022 Per Capita Income	$36,793		$33,484		$36,626	
2027 Per Capita Income	$41,620		$38,801		$42,434	
HOUSING UNITS						
2022 Housing Units	**7,125**		**70,395**		**154,516**	
2022 Vacant Housing Units	681	9.6%	5,832	8.3%	12,104	7.8%
2022 Occupied Housing Units	6,445	90.5%	64,563	91.7%	142,412	92.2%
2022 Owner Occupied Housing Units	3,651	51.2%	31,898	45.3%	75,045	48.6%
2022 Renter Occupied Housing Units	2,794	39.2%	32,665	46.4%	67,367	43.6%
EDUCATION						
2022 Population 25 and Over	**10,320**		**100,506**		**222,440**	
HS and Associates Degrees	5,490	53.2%	54,115	53.8%	116,780	52.5%
Bachelor's Degree or Higher	4,350	42.2%	36,777	36.6%	86,919	39.1%
PLACE OF WORK						
2022 Businesses	1,461		8,126		17,016	
2022 Employees	16,198		95,441		241,403	



Source: Esri

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