

# For Lease

2435 Wyoming Blvd NE  
Albuquerque, NM

± 2,223 SF  
AVAILABLE

Claremont Ave

Wyoming Blvd

32,000 VPD

Colliers

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# Property Profile

## Details

Lease Rate	\$17.00 PSF + NNN
Space Available	± 2,223 SF
Lot Size	0.51 AC
Submarket	Northeast Heights
Zoning	MX-M

## Features

- Building and canopy signage available
- Ample on-site parking for tenants and customers
- Great visibility and access along Wyoming Blvd. with over 32,000 VPD
- Close proximity to Winrock Town Center, Uptown, and Coronado Mall
- Convenient access to I-40, major intersections, and nearby amenities

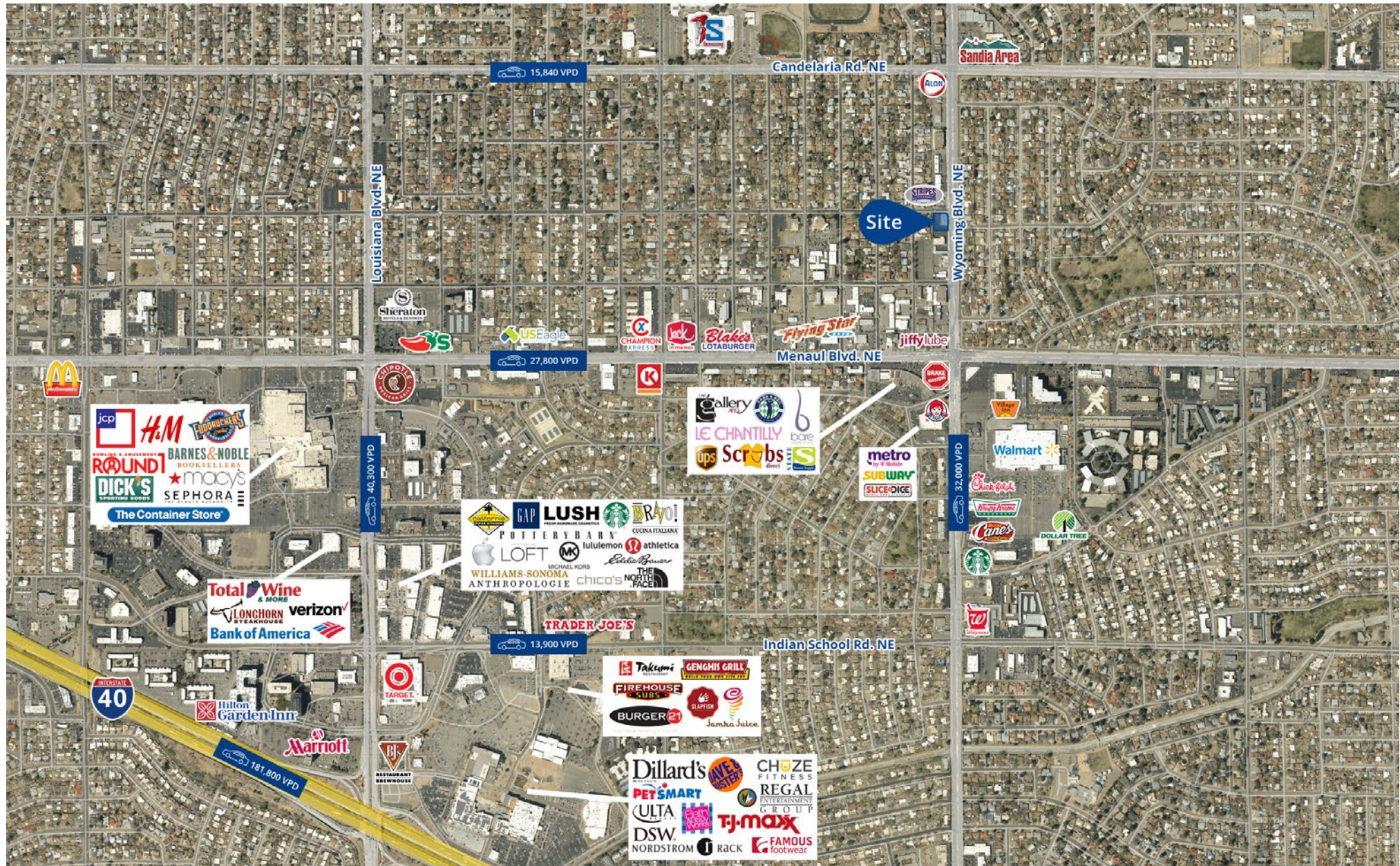
## Area Tenants





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# Trade Area Aerial





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# Intersection Aerial







**Winrock Town Center**

Target, Dillard's, PetSmart, CH2Z, Skechers, Regal, Genitori Grill, T.J. Maxx, Ulta, DSW, Nordstrom Rack, Famous Footwear, Burger King, Panda Express, Village Inn, Black Angus, Papa Murphy's, Wendy's, Subway, Jiffy Lube, TechnaGlass, Le Chantilly, UPS, Scrubs, Gallery, 6, Bore, S.

Site

# Nearby Amenities

## Food

- Black Angus
- Chick-fil-A
- Papa Murphy's
- Raising Cane's
- Subway
- Village Inn
- Wendy's

## Shopping

- Coronado Mall (<5 min. drive)
- Dollar Tree
- Walmart
- Winrock Town Center (<8 min. drive)

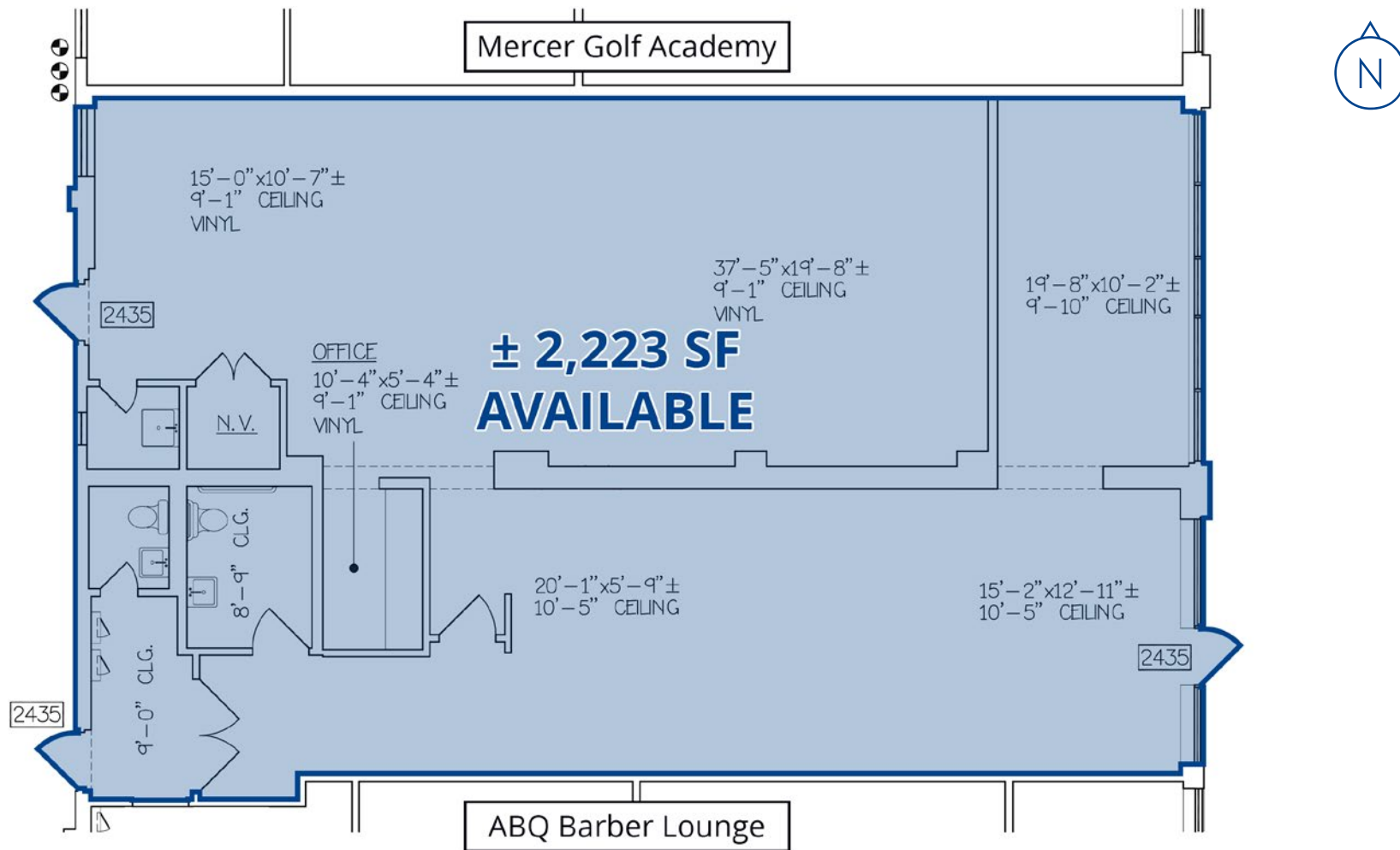
## Services

- Brake Masters
- Jiffy Lube
- TechnaGlass



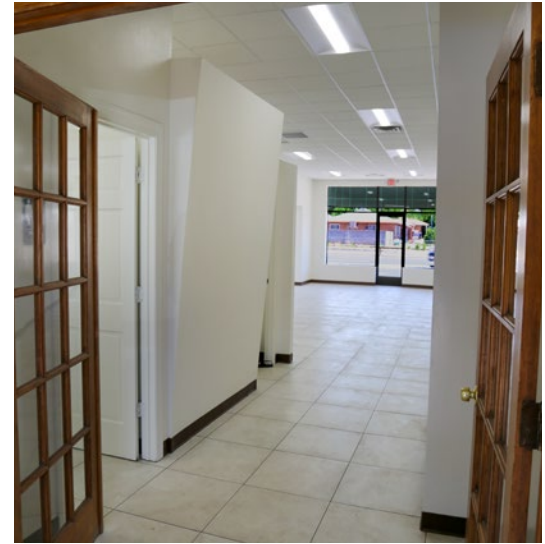


# Site Plan

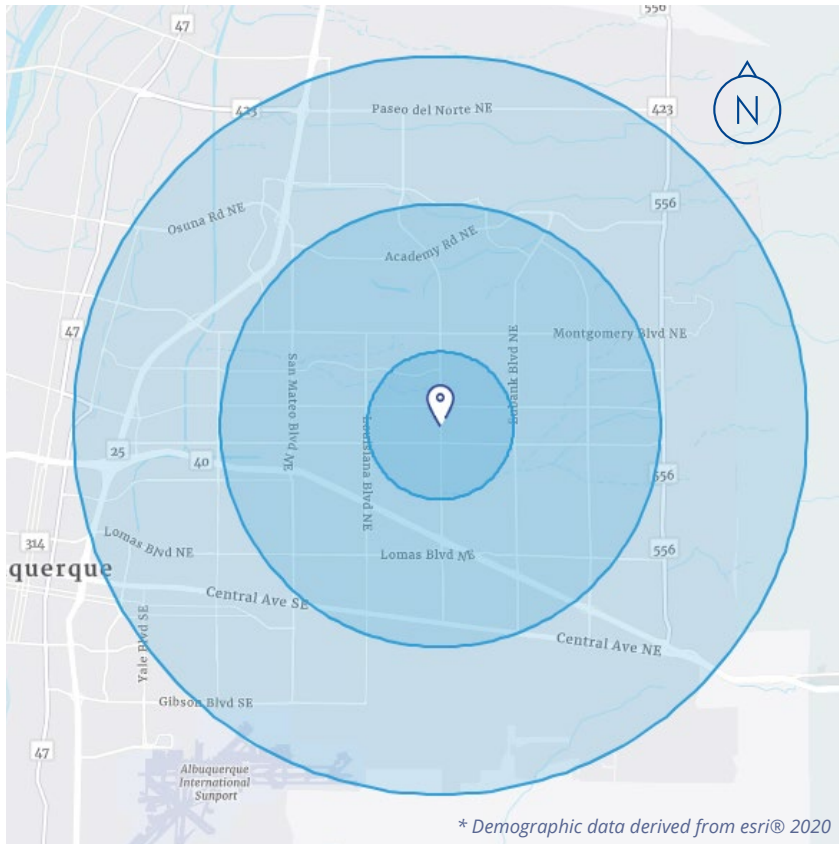


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# Property Gallery



# Demographics\*



	1 MILE	3 MILES	5 MILES
Population	16,030	143,142	302,559
Households	7,315	65,985	138,460
Median Age	43.2	41.4	41.1
Average HH Income	\$84,469	\$85,034	\$94,931
Per Capita Income	\$38,459	\$39,309	\$43,501
Daytime Population	15,238	146,773	348,497
College Education	49.3%	52.5%	56.1%





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