



Uptown Park

*Retail Opportunity at Busy
Uptown Intersection*

2201 LOUISIANA BLVD NE | ALBUQUERQUE, NM 87110

CBRE



PROPERTY HIGHLIGHTS

Available

Suite D: ±2,919 SF
Suite F: ±1,661 SF

Lease Rate

\$38/SF + NNN

Estimated NNN: \$7.43/SF

26,200 VPD

Traffic Counts
on Louisiana Blvd

Major

Uptown
Intersection

80,523

Daytime Population
3 Mile Radius

142,674

Population
3 Mile Radius

Property Overview

Uptown Park is a premier retail destination strategically positioned at the vibrant intersection of Louisiana Blvd and Uptown Blvd.

Uptown Park benefits from its prime spot within the highly sought-after Uptown Submarket. This bustling area is recognized as Albuquerque's dominant retail corridor, home to a concentration of leading national and regional brands, ensuring exceptional visibility and consistent customer traffic for your business.

- Excellent visibility from Louisiana Blvd with excellent access from both Uptown Blvd and Americas Parkway
- Multiple access points
- Monument and building signage
- Located across from three major regional malls: ABQ Uptown, Coronado Center and Winrock Town Centre
- Popular office submarket provides a high daytime population
- Surrounded by major national retailers including:



MICHAEL KORS

CORONADO CENTER



Total Wine & MORE

AUSENDA
CREDIT UNION
NEW BRANCH OPENING Q1 2027

Uptown Blvd | 4,700 VPD

Louisiana Blvd | 26,200 VPD

WINROCK TOWN CENTER



NEW TRANSIT HUB
DEVELOPMENT WITH
400 APARTMENTS &
RETAIL SPACE



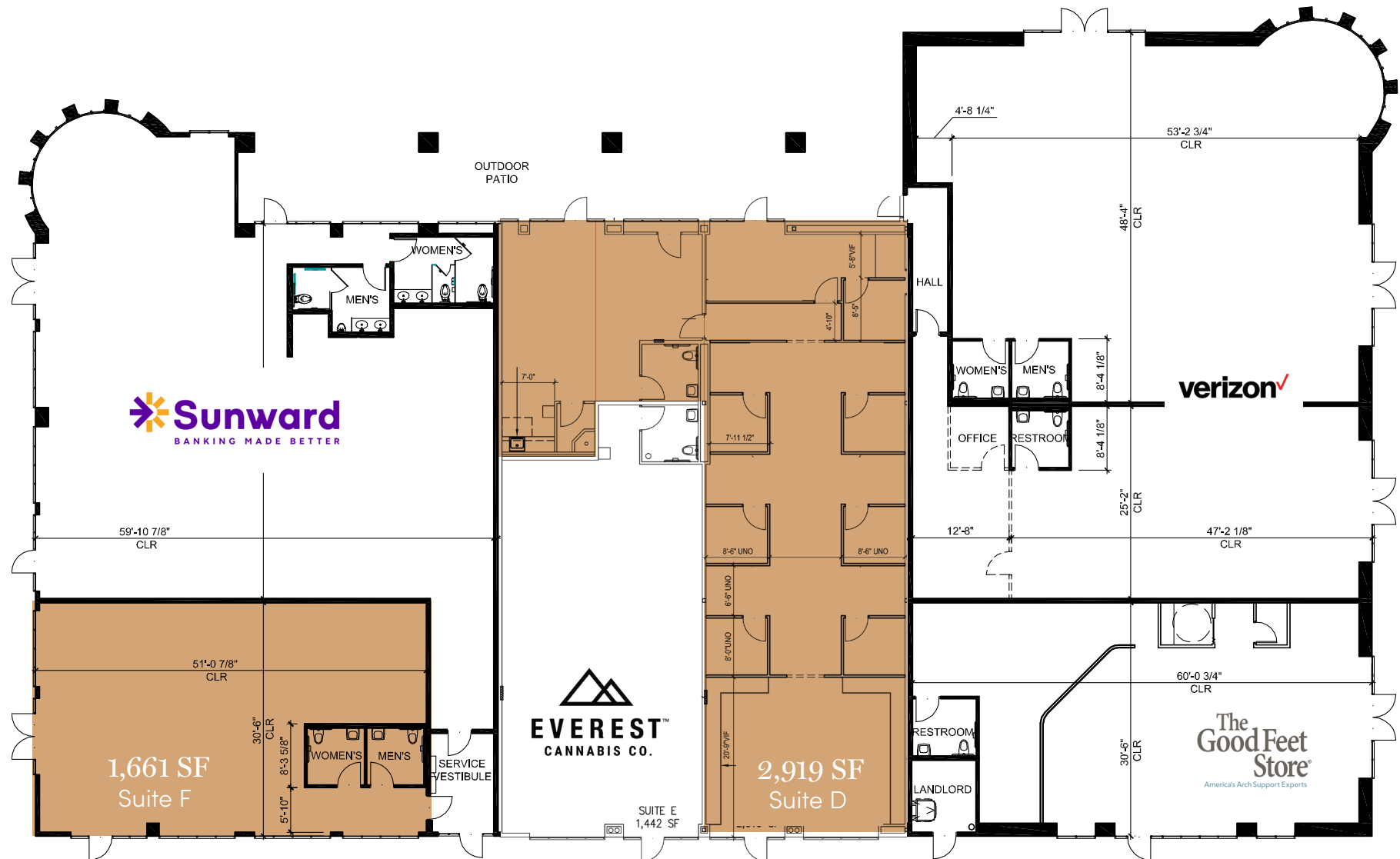
Louisiana Blvd | 26,200 VPD

Uptown Blvd | 4,700 VPD



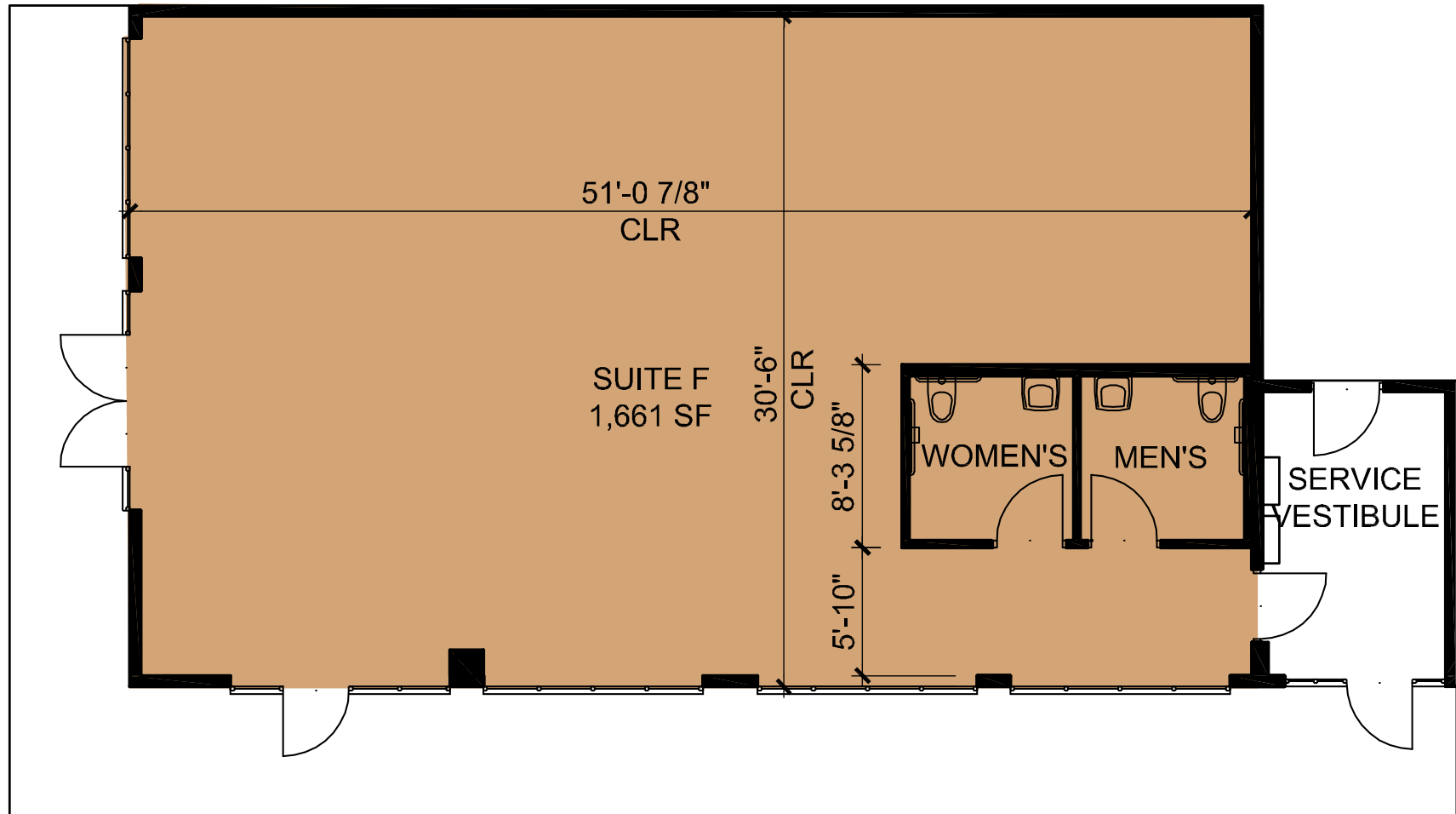
Americas Parkway | 5,100 VPD

Site Plan



Suite F

1,661 SF





NORDSTROM
rack
DSW
Red Robin
D&B
Dillard's
REGAL
TJ-maxx

Marriott
HOTELS & RESORTS

RUTH'S
CHRIS
STEAK HOUSE
Jason's deli
Japanese Kitchen
alt. to good!

Hilton
Garden
inn



WINROCK
TOWN CENTER

83-Acre
Mixed Use
Re-development

TARGET

ABQ
uptown

197,585± SF
Lifestyle Center

**TRADER
JOE'S**

Apple
Starbucks
POTTERY
BARN
GAP
Anthropologie
Lucky Brand
McAlister's
DELI
BRVO!
The Melting Pot
MICHAEL KORS
THE NORTH
FACE
MAC
PS A BANK

SITE

Total
Wine
& MORE

Uptown Mass
Transit HUB

PLANNED 400
APARTMENTS &
RETAIL SPACE

NUSENDA
CREDIT UNION
NEW BRANCH OPENING Q1 2027

Coronado
1,107,810± SF
Regional Mall

DICK'S
SPORTING GOODS
JCPenney
Panera
BREAD
macy's
ROUND
FIVE GUYS
The Container Store
Longhorn
STEAKHOUSE
Cheesecake
Factory
H&M
J.J.

CHICKEN
HUT
SUSHI
SANTITAS

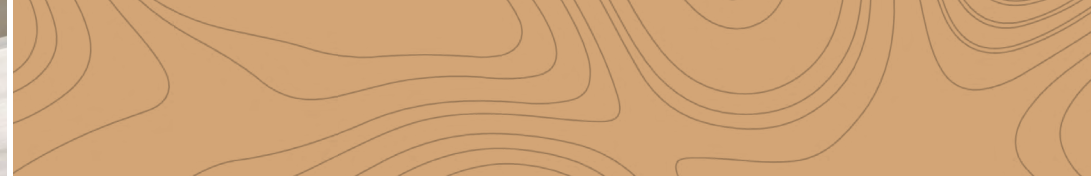
chili's

Sheraton

CHEESE
& COFFEE
CAKE FETISH
BAKERY & DESSERT BAR



SUITE F

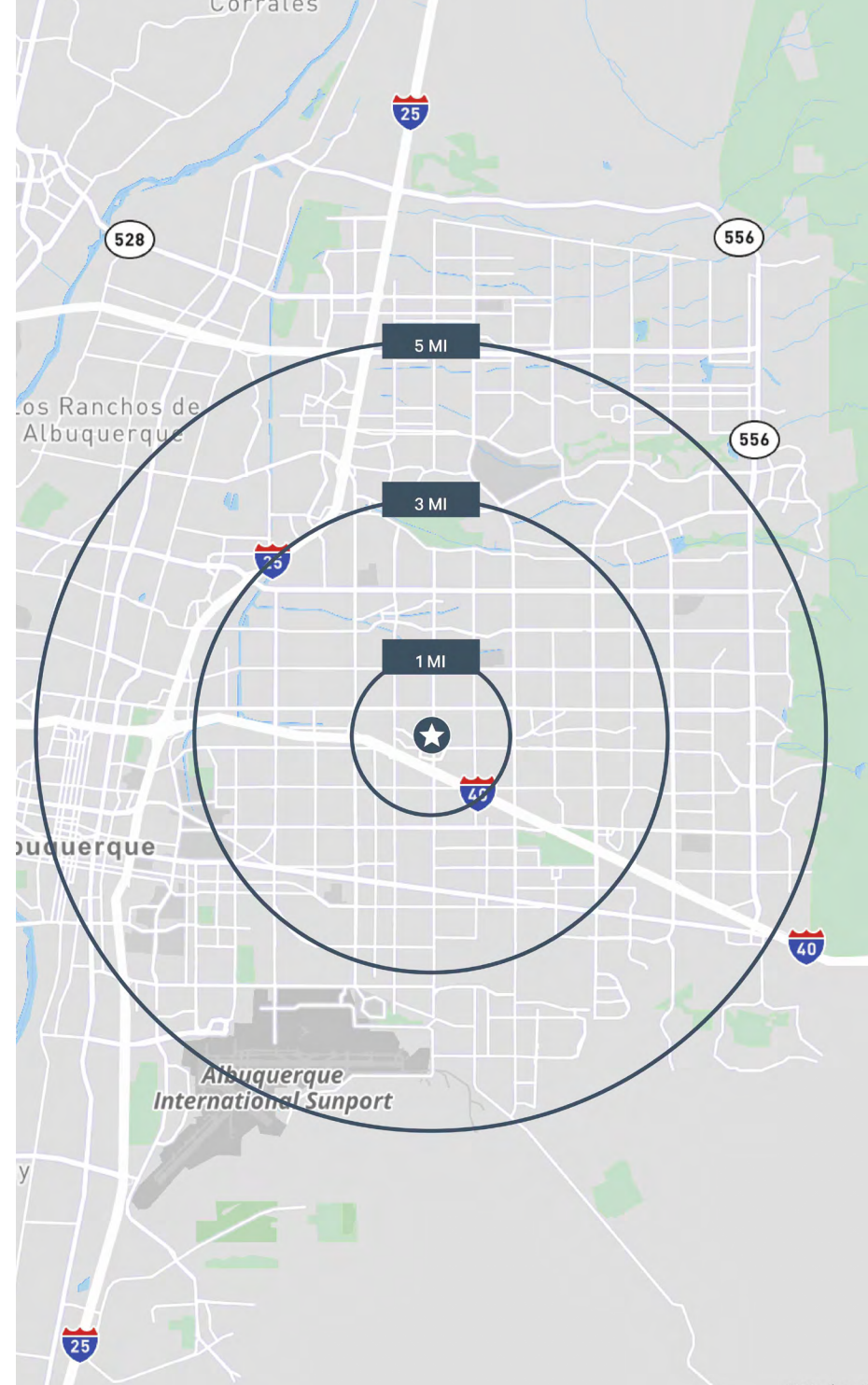


SUITE F



Area Demographics

	1 Mile	3 Miles	5 Miles
Population			
2025 Population	14,480	142,674	308,288
2030 Pop - Five Year Proj	14,690	142,059	307,700
2025-2030 Annual Pop Growth Rate	0.29%	-0.09%	-0.04%
Households			
2025 Households	7,007	66,105	141,562
2030 Households - Five Year Proj	7,210	66,620	142,926
2025-2030 Annual HH Growth Rate	0.57%	0.16%	0.19%
Household Income			
2025 Average Household Income	\$81,654	\$79,885	\$87,845
2030 Average Household Income	\$89,761	\$89,532	\$98,033
2025 Median Household Income	\$60,798	\$60,216	\$63,753
2030 Median Household Income	\$68,272	\$65,570	\$69,960
Education			
2025 Population 25 and Over	11,165	104,342	223,929
Bachelor's Degree or Higher	37.2%	40.0%	44.2%
Daytime Population			
2025 Employees	16,267	80,523	225,072



Uptown Park

*Retail Opportunity at busy Uptown
Signalized Intersection*

2201 LOUISIANA BLVD NE | ALBUQUERQUE, NM 87110



CONTACTS

CHASE RUFFIN

Senior Associate

+1 505 837 4904

chase.ruffin@cbre.com

NAO HOSAKA

Associate

+1 505 837 4942

nao.hosaka@cbre.com

CBRE

6565 Americas Parkway NE
Suite 825

Albuquerque, NM 87110

+1 505 837 4999

www.cbre.com/abq

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE