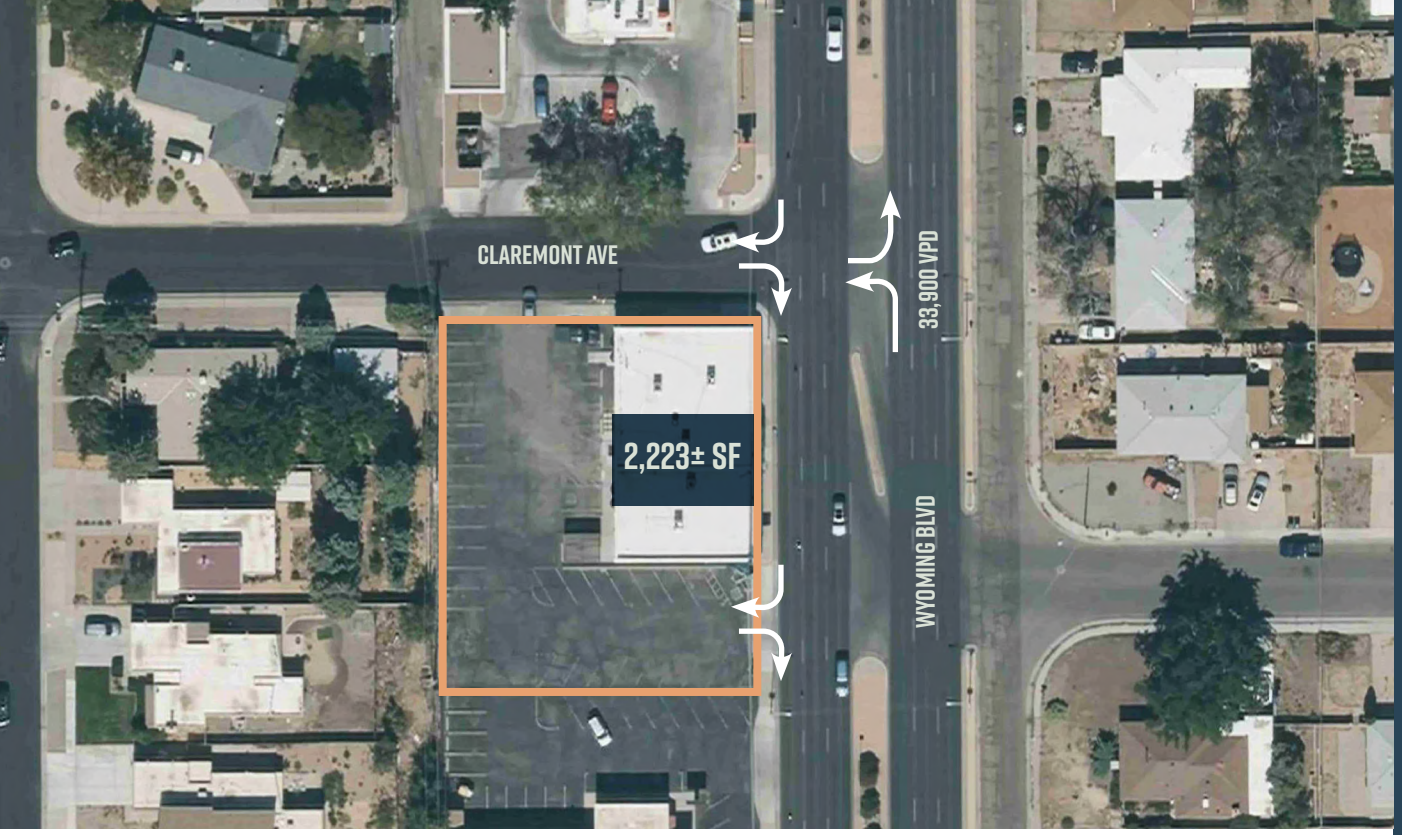


RETAIL FOR LEASE

2435 WYOMING BLVD NE

ALBUQUERQUE, NM

CBRE



PROPERTY OVERVIEW

- Building and canopy signage available
- Excellent visibility on Wyoming Blvd with 33,900 VPD
- Close proximity to busy Uptown submarket including Coronado Mall, Winrock Town Center and ABQ Uptown
- Convenient access to I-40
- Surrounded by national, regional and local retailers
- 303,886 people within a 5 mile radius

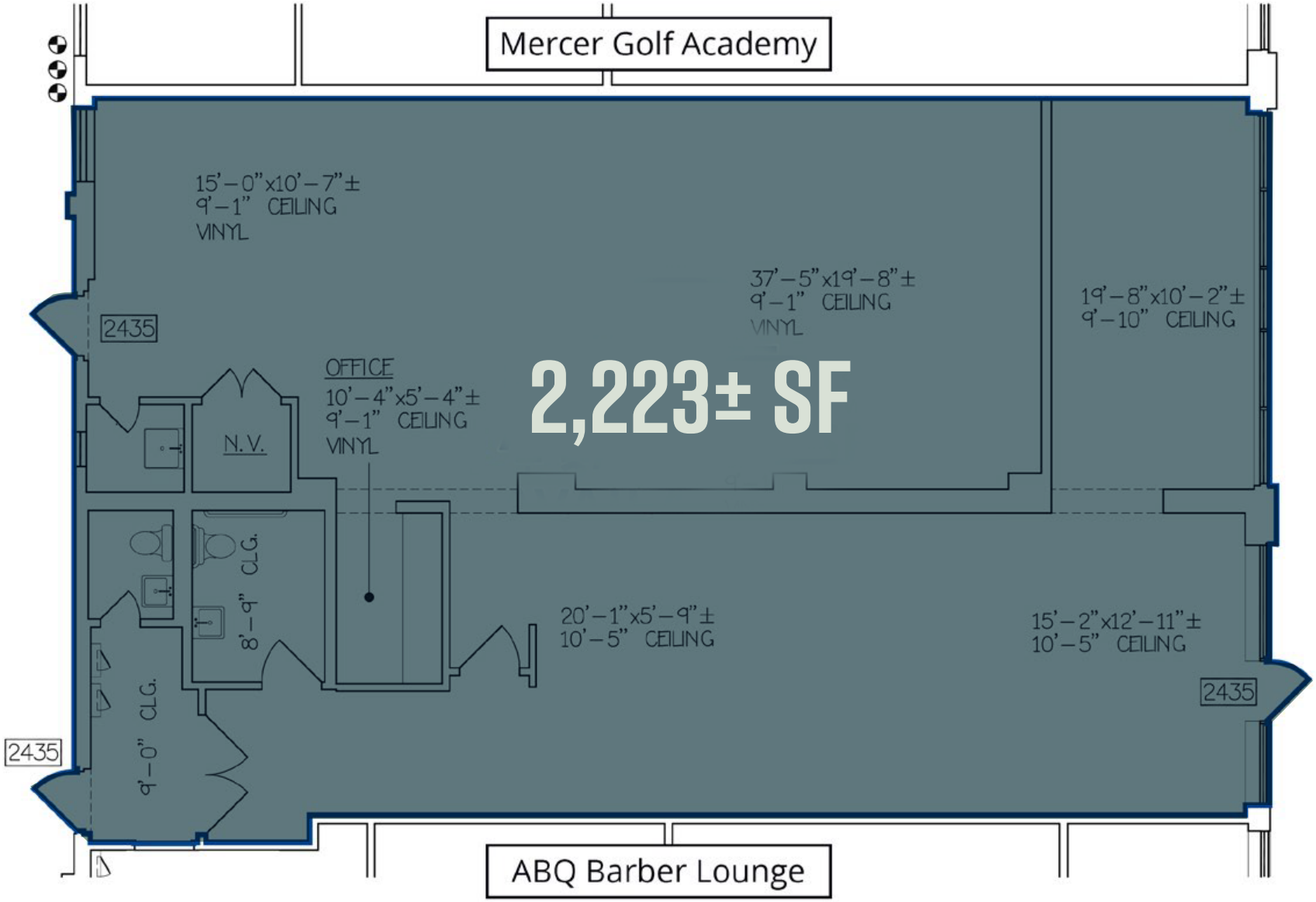
2,223± SF
Size

$15.00/SF
Lease Rate

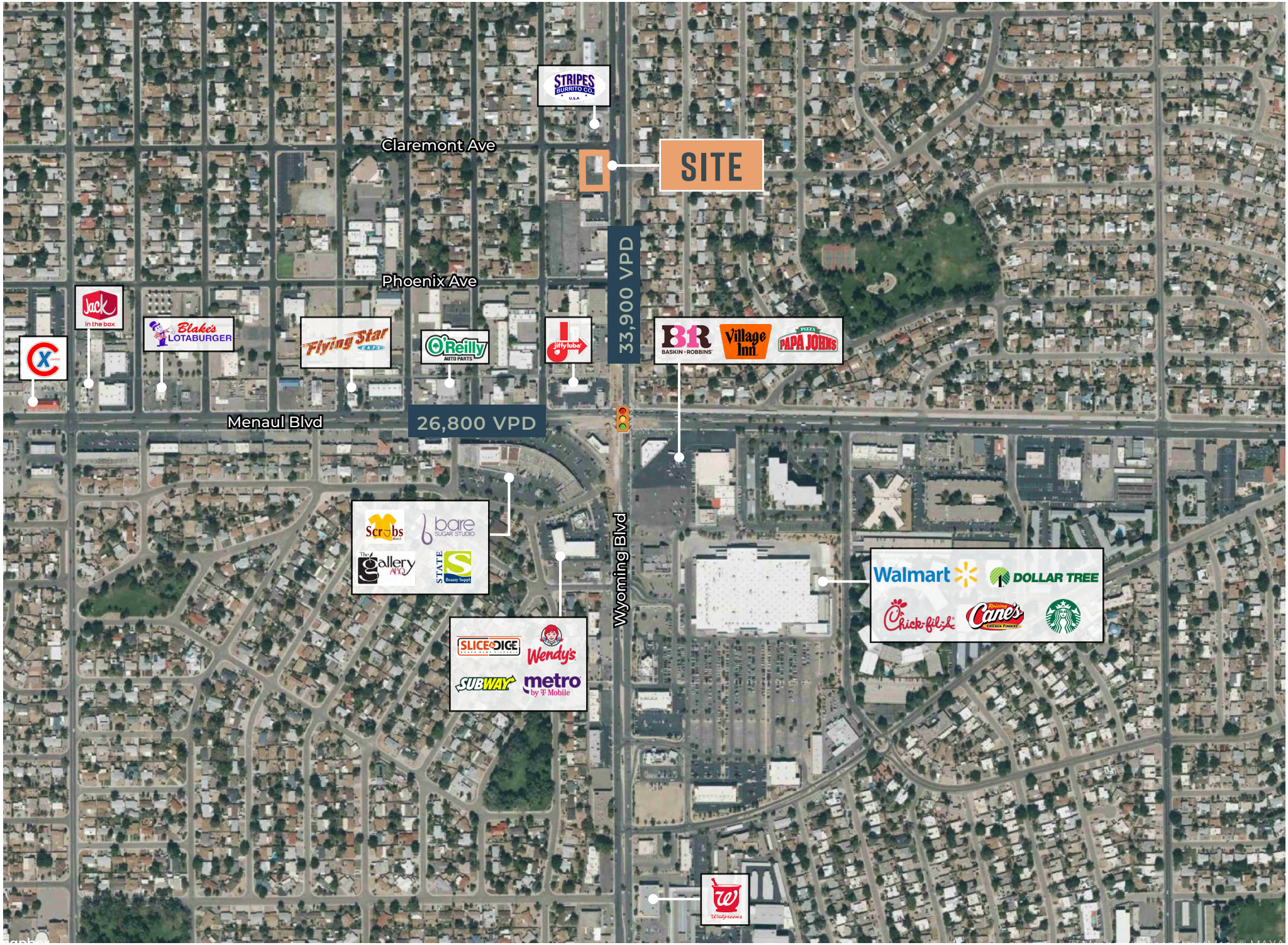
$4.78/SF
NNN

MX-M
Zoning

33,900 VPD
Traffic Counts


Mercer Golf Academy
15'-0"x10'-7"±
9'-1" CEILING
VINYL
37'-5"x19'-8"±
9'-1" CEILING
VINYL
19'-8"x10'-2"±
9'-10" CEILING
2435
OFFICE
10'-4"x5'-4"±
9'-1" CEILING
VINYL
2,223± SF
N.V.
8'-9" CLG.
9'-0" CLG.
20'-1"x5'-9"±
10'-5" CEILING
15'-2"x12'-11"±
10'-5" CEILING
2435
2435
ABQ Barber Lounge


macy's
JCPenney
BOOT BARN
DICK'S SPORTING GOODS
ROUND1
Seasons 52
The Container Store
FIVE GUYS
BURGERS and FRIES
Panera
The Cheesecake Factory
BLAZE PIZZA
Sheraton
chili's
Scrubs
bare SUGAR STUDIO
The gallery
STATE
SITE
33,900 VPD
26,800 VPD
Menaul Blvd
Village Inn
Wyoming Blvd
Louisiana Blvd
Indian School Rd
TRADER JOE'S
GAP
lululemon
ANTHROPOLOGIE
POTTERY BARN
california PIZZA KITCHEN
LUCKY BRAND
McALISTER'S DELI
BRAVO! CUCINA ITALIANA
The Melting Pot
a fondue restaurant
MICHAEL KORS
THE NORTH FACE
J.CREW
JOS. A. BANK
Walmart
DOLLAR TREE
Chick-fil-A
Raising Cane's
TARGET
I-40
GENGHIS GRILL
FIREHOUSE SUBS
BURGER 21
SLAPFISH
TAKUMI
NORDSTROM rack
Dillard's
DSW
REGAL CINEMAS
RED ROBIN
CHUZE FITNESS
D&B
BJ's RESTAURANT BREWHOUSE
PETSMART
T.J.maxx
Famous Footwear


Claremont Ave
SITE
Phoenix Ave
33,900 VPD
Menaul Blvd
26,800 VPD
Wyoming Blvd
STRIPES BURRITO CO. USA
jack in the box
Blake's LOTABURGER
Flying Star CAFE
O'Reilly AUTO PARTS
jiffy lube
BR BASKIN-ROBBINS
Village Inn
PIZZA PAPA JOHN'S
Scrubs direct
bare SUGAR STUDIO
The gallery APTS
STATE Beauty Supply
SLICE & DICE
Wendy's
SUBWAY
metro by T-Mobile
Walmart
DOLLAR TREE
Chick-fil-A
Raising Cane's CHICKEN FINGERS


EXIT

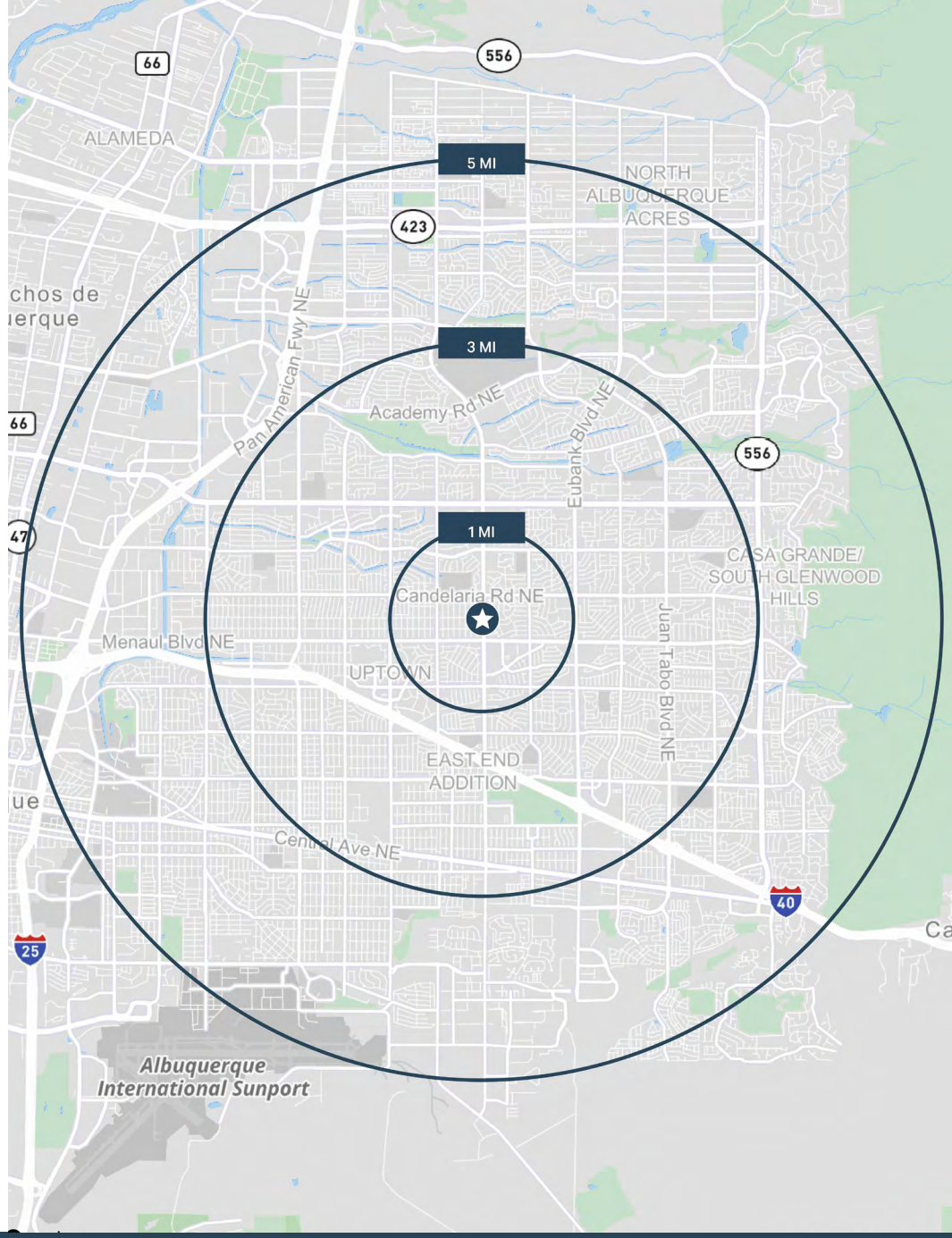

EXIT





AREA DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population			
2025 Population	16,111	144,538	303,886
2030 Pop - 5 Year Projection	16,190	144,058	303,812
Households			
2025 Households	7,366	66,710	139,037
2025-2030 Annual HH Growth Rate	0.32%	0.16%	0.22%
2025 Avg Household Size	2.14	2.14	2.14
Household Income			
2025 Average HH Income	$84,695	$84,874	$95,014
2030 Average HH Income	$94,787	$94,671	$105,710
2025 Median HH Income	$62,627	$64,559	$66,722
2030 Median HH Income	$70,316	$70,683	$73,572
Education			
Bachelor's Degree or Higher	37.4%	41.5%	46.1%
Daytime Population			
2025 Employees	7,817	69,797	180,420



RETAIL FOR LEASE

2435 WYOMING BLVD NE

ALBUQUERQUE, NM



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