

Uptown Park



Property Description:

- Located at the SWC of Louisiana Boulevard NE & Americas Parkway in the dynamic Uptown area of Albuquerque.
- ±15,000 SF multi-tenant pad building located across the street from ABQ Uptown and Coronado Center. Tenants in the immediate trade area include Apple Store, California Pizza Kitchen, Dick's Sporting Goods, Lululemon Barnes & Noble, Macy's, JCPenney.
- Tenants at Uptown Park include Total Wine & More, Good Feet, Everest Apothecary & Verizon Wireless.

Traffic Counts:

Vehicles per day 31,143

Availabilities:

Suite F: 1,661 SF

Suite G: 3,356 SF

Restaurant space

Demographics*

	Zip Code 87110
Total Population	38,727
Daytime Population	46,959
Average Household Income	\$82,715

Source Realtors Property Resource



For more information,
please contact:

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951.966.8816
adam@geltmore.com



201 Coal Avenue SW
Albuquerque, NM 87102
505.294.8625
geltmore.com

Uptown Park
2201 Louisiana Blvd., NE
Albuquerque, NM 87110

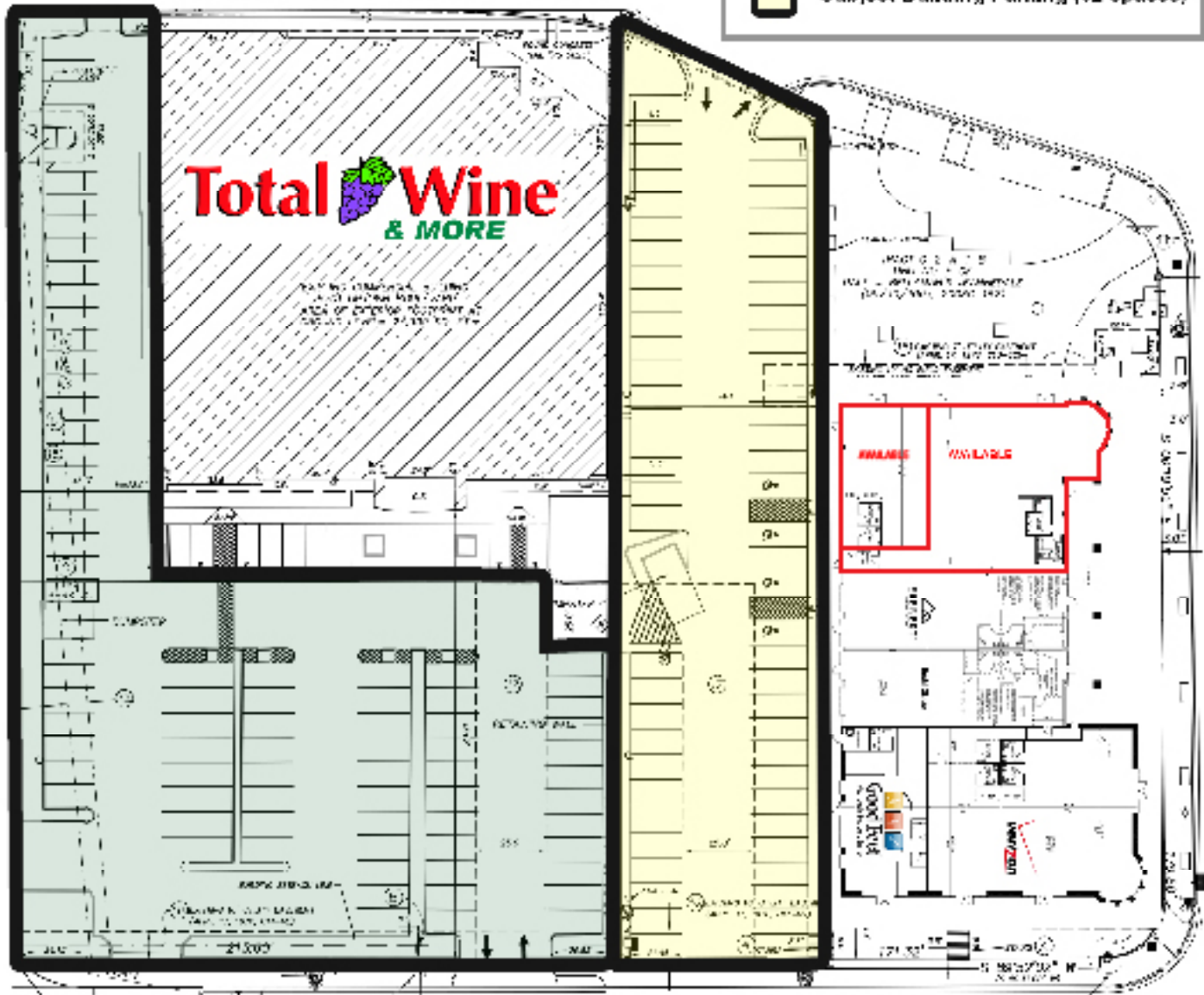
SITE PLAN & RECIPROCAL PARKING AREA
(For customers only)

152 Total Available Parking Spaces

Parking Ratio: 6.5 / 1,000 SF

-  Reciprocal Parking (90 spaces)
-  Subject Building Parking (62 spaces)

Americas Parkway, N.E.



Louisiana Boulevard, N.E.

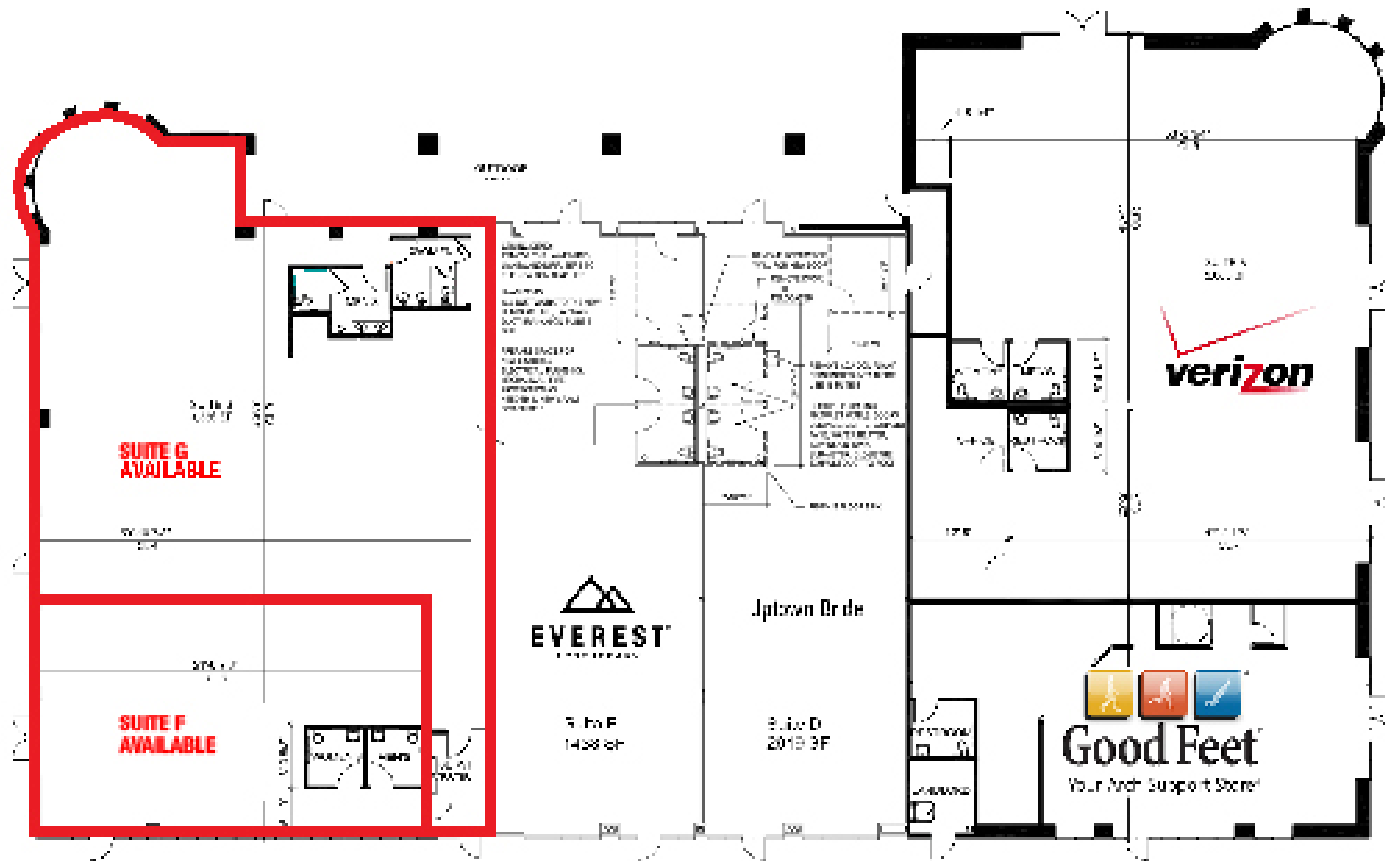
Uptown Boulevard, N.E.

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UPTOWN PARK

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CROSS LEASABLE AREA = 15.621 SF

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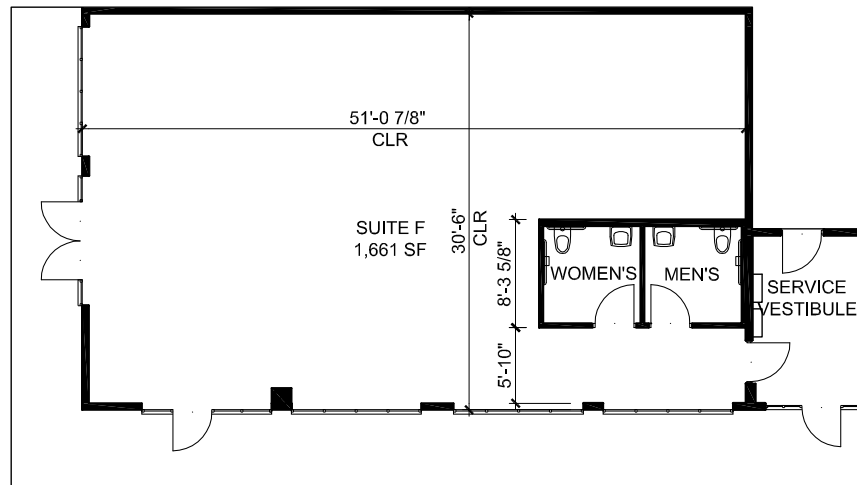
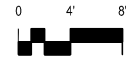
Geltmore LLC



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2201 Louisiana Blvd., NE
Albuquerque, NM 87110

UPTOWN PARK

2201 Louisiana Blvd. NE, Albuquerque NM, 87120



SUITE INFORMATION

GLA (GROSS LEASABLE AREA): 1,661 SF

(GLA Includes share of services vestibule)

CEILING HEIGHT: 11'-0"

CLEAR HEIGHT: 13'-9"

HEIGHT TO TOP OF STRUCTURE: 17'-4"

ELECTRICAL SERVICE SIZE: 225A

SIZE OF WATER LINE: 3/4"

SIZE OF WASTE LINE: 3" to grease trap

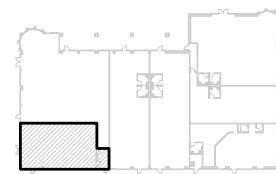
SIZE OF BACK DOOR: None

SIZE OF FRONT DOOR: 1 Pair of 3'-0"W X 7'-0"H

SIZE OF SIDE DOOR: 3'-0"W X 7'-0"H

SIZE OF TRUCK DOOR: None

HVAC: (2) 5 Ton RTU, Gas Heat



KEYPLAN



BUILDING

1 SUITE: F

Geltmore LLC

6211 San Mateo Blvd. NE, Suite 130

Albuquerque, NM 87109-3534

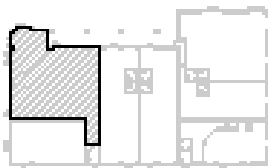
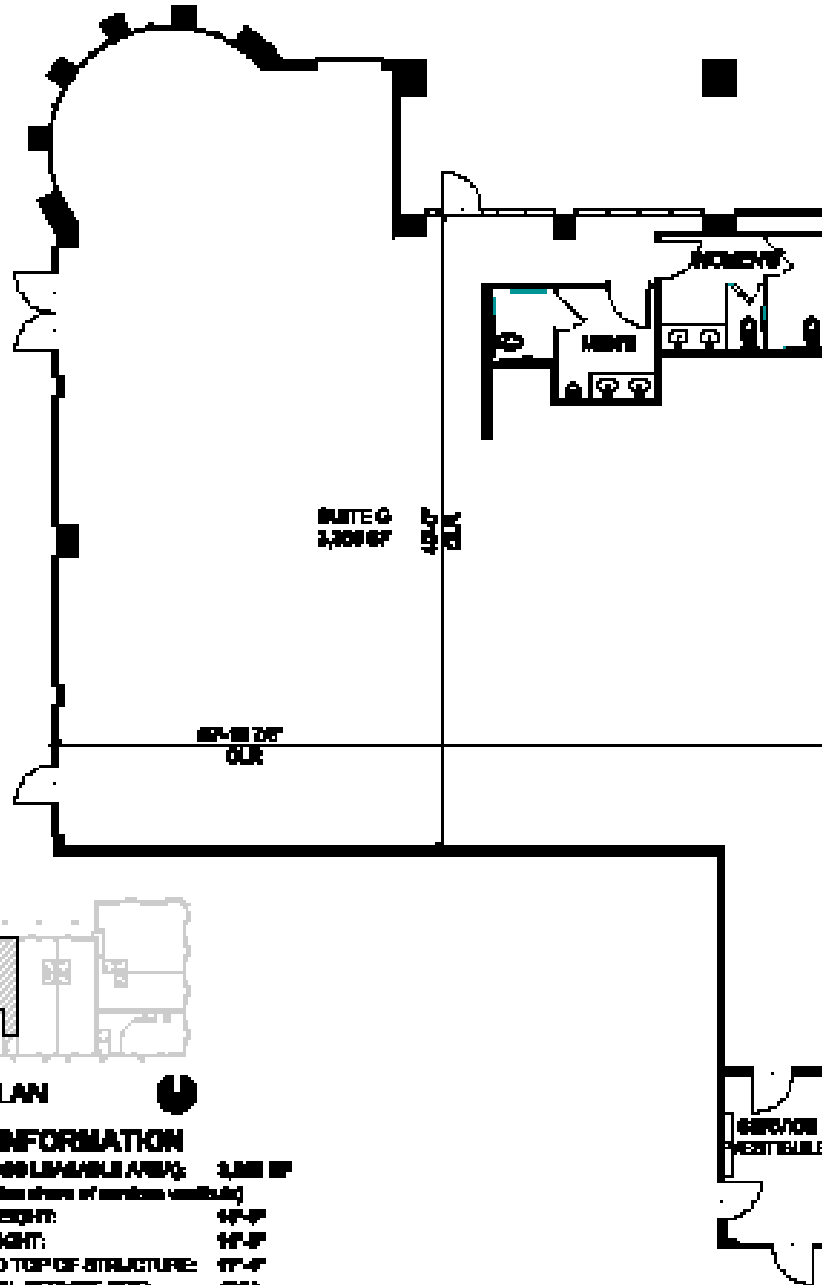
505-294-8625 www.geltmore.com

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KEYPLAN



SUITE INFORMATION

GLA / CROSS LEASABLE AREA: 3,200 SF

(GLA includes above of service vestibule)

CEILING HEIGHT: 10'-0"

CURB HEIGHT: 10'-0"

HEIGHT TO TOP OF STRUCTURE: 17'-0"

ELECTRICAL SERVICE (SEE: 400A)

ROOF OF WATER LINE: 2"

SIZE OF WHITE LINE: 4" to ground line

SIZE OF BACK DOOR: 2'-0" W X 7'-0" H

SIZE OF FRONT DOOR: 1 Pair of 3'-0" W X 7'-0" H

SIZE OF SIDE DOOR: 00 3'-0" W X 7'-0" H

SIZE OF TRUCK DOOR: None

REAR: 12 Ton RTU, 12.1 Ton RTU, 5 Ton RTU, Gas Heat

Geltmors LLC

621 E. San Mateo Blvd. NE, Suite 100

Albuquerque, NM 87104-2554

505-264-8231 www.geltmors.com

1.0000

1 SUITE: G

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