# RESOLUT

# WYOMING MALL

NEC WYOMING BLVD & MENAUL BLVD

2210 - 2270 Wyoming Blvd NE, Albuquerque, NM 87112



**FOR LEASE** 

**AVAILABLE SPACE** 1,750 SF

**RATE**Call for pricing

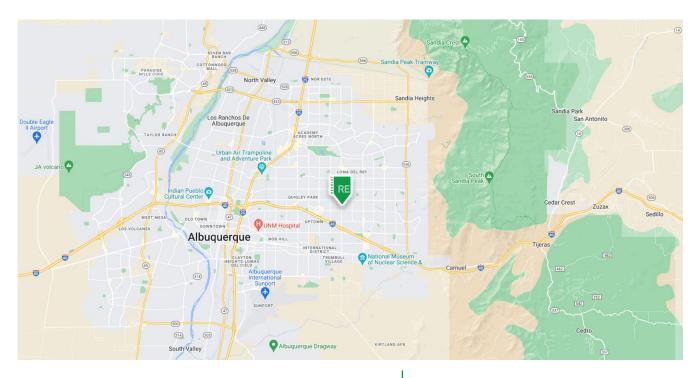
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### PROPERTY HIGHLIGHTS

- Walmart Supercenter (\$45.5M annual sales) anchored center in the **NE Heights**
- 85th Percentile top visited shopping center in the United States (4th in NM)
- Join Albuquerque's first Raising Cane's, Starbucks, Chic-Fil-A, Krispy Kreme, Dollar Tree & More!
- Great second generation retail strip center space available
- Huge traffic counts on Wyoming Blvd and monument signage available



# **AREA TRAFFIC GENERATORS**















2055

HORRY LORRY

JOANN

# **Austin Tidwell, CCIM**

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# **Remsa Troy**

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# **DEMOGRAPHIC SNAPSHOT 2024**



148,651 **POPULATION** 3-MILE RADIUS



\$86,725.00 AVG HH INCOME 3-MILE RADIUS



121,715 **DAYTIME POPULATION** 3-MILE RADIUS



# TRAFFIC COUNTS

Wyoming Blvd: 28,212 VPD Menaul Blvd: 23,579 VPD (Sites USA 2024)



### **PROPERTY OVERVIEW**

The Wyoming Mall is a Walmart Supercenter anchored shopping center in the heart of the Northeast Heights. Along with the strong customer draw of Walmart, the Wyoming Mall is home to Albuquerque's first Raising Cane's, Starbucks, Chic-Fil-A, Krispy Kreme and Dollar Tree. There are two great multi-tenant strip centers here that benefit from the Walmart customer base that feature beautiful stackstone facades, large storefront windows and a tenant mix that continue the draw to the center. The last vacant space is a former UPS store in-line with Krispy Kreme, Great Clips, and Hawaiian BBQ with great Wyoming Blvd exposure and an open layout for the next tenant to build-out their needs.

### **LOCATION OVERVIEW**

This center is surrounded by longtime residential neighborhoods with middle income families that have made Walmart a staple to their shopping needs. Within 3 miles, population density is 63,000 and average income sits at \$57,000. Wyoming Mall spans 28 acres on Wyoming Blvd between Indian School Rd and Menaul Blvd and is in a great location being a mile east of the the Uptown Submarket and a mile north of Interstate 40.

### **PROPERTY OVERVIEW**

Lease Rate: Call for pricing

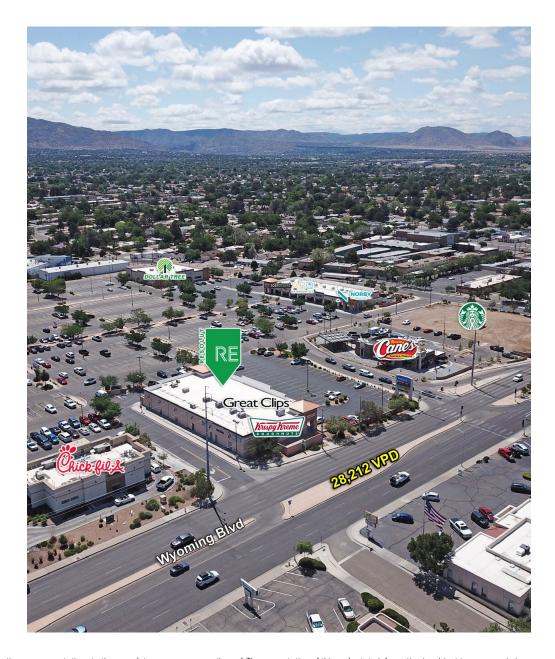
Available SF: 1,750 SF

Lease Structure: NNN

Year Built: 2009

Zoning: MX-M

Sub-Market: NE Heights







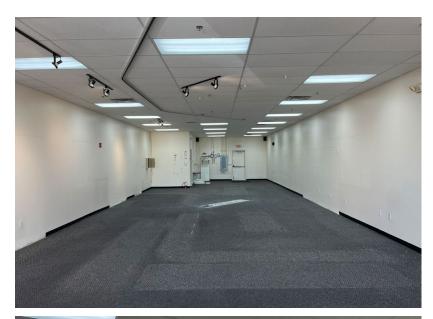


# 2270 WYOMING BLVD NE



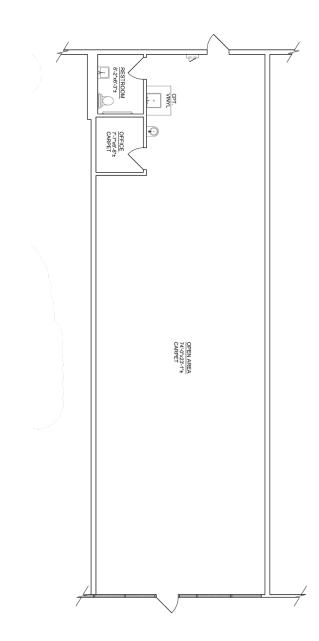




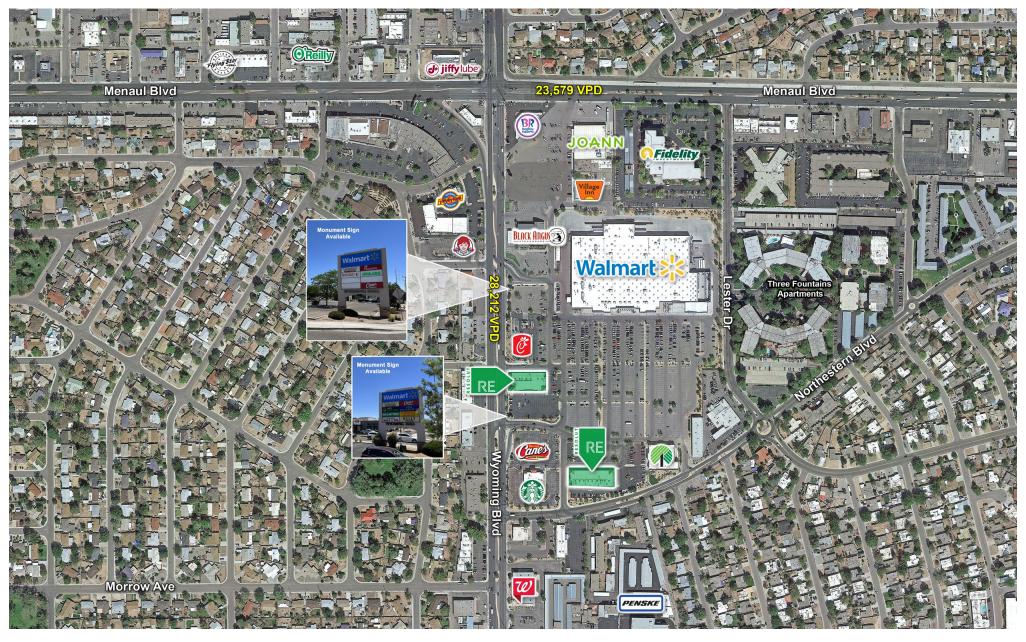




2270 Suite D 1,750 SF











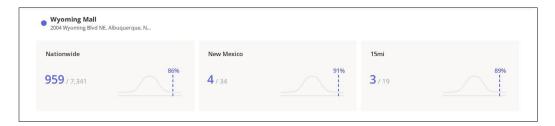
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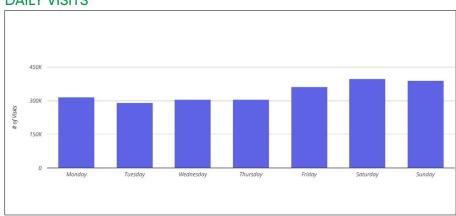
### **METRICS**

	Visitors	Visits	Visits / sq.ft	Visit frequency
Walmart / Wyoming Blvd Ne	395.2K	2.37M	11.26	5.97

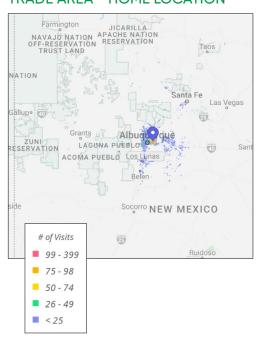
### **RANKING OVERVIEW**



### **DAILY VISITS**



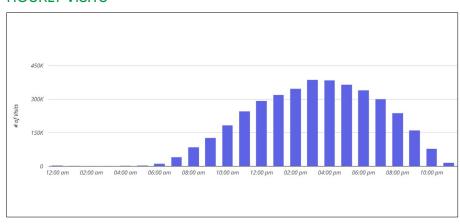
### TRADE AREA - HOME LOCATION



## **CUSTOMER JOURNEY ROUTES**



### **HOURLY VISITS**



Jun 1, 2021 - May 31, 2022 Data provided by Placer Labs Inc. (www.placer.ai)

