

UPTOWN RETAIL CENTER

NWC OF MENAUL BLVD AND LOUISIANA BLVD
2633, 2677 Louisiana Blvd NE, Albuquerque, NM 87110



Coronado Center
KOHL'S **DICK'S** **macy's**
TORRID **GameStop** **JCPenney**
HOT TOPIC **FINISH LINE** **rue21**

4,190 SF AVAILABLE

COMING SOON

18,785 VPD

Louisiana Blvd

FOR LEASE

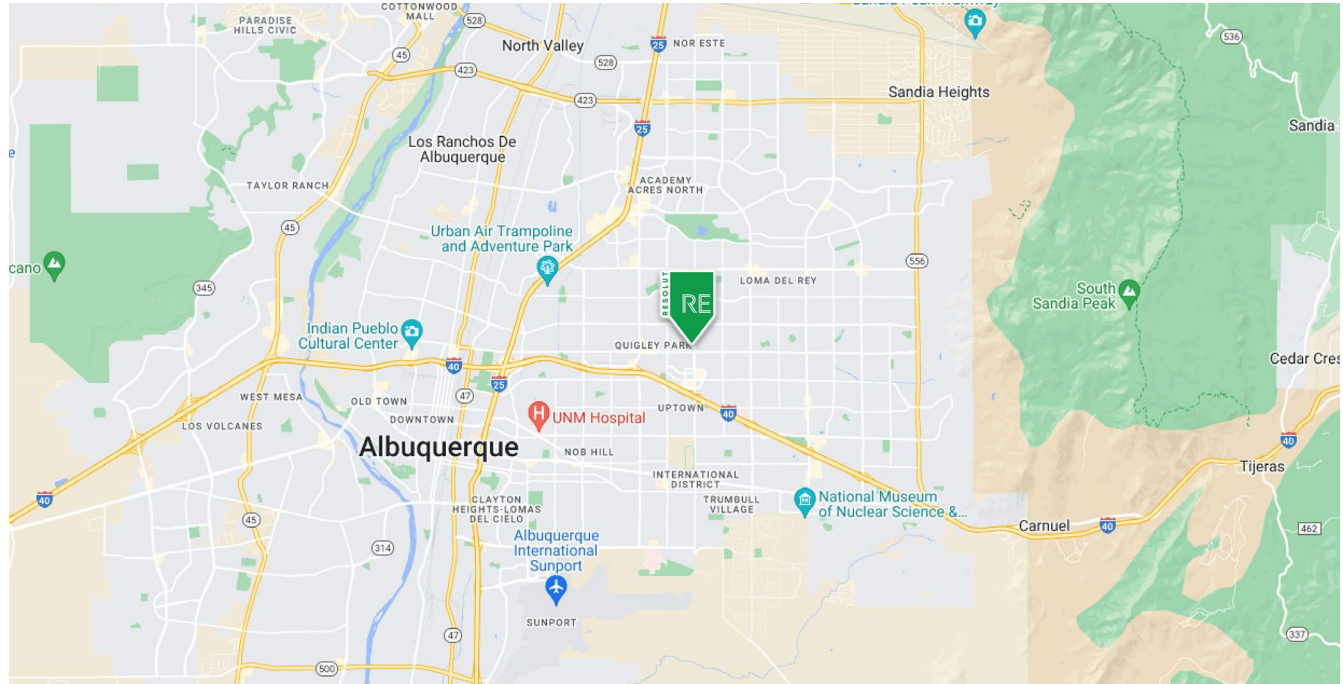
AVAILABLE SPACE
End Cap: 4,190 SF

RATE
\$14.00 - \$16.00 PSF NNN
NNNs* \$2.37
* Estimate provided by Landlord and subject to change

Remsa Troy
rtroy@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- Exposed to over 20,000 cars per day
- Located in Uptown, the busiest daytime trade area in New Mexico
- Affordable option for local tenants who want to be in the Uptown trade area
- Within close proximity to Coronado Mall, ABQ Uptown, Winrock Town Center, and Albuquerque’s premier shopping district
- Monument and building signage
- Ample parking
- Locally owned and managed
- Secure roll-up storefront doors for enhanced protection



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



140,236
POPULATION
3-MILE RADIUS



\$83,886.00
AVG HH INCOME
3-MILE RADIUS



135,061
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Louisiana Blvd: 18,785 VPD
Menaul Blvd: 28,353 VPD
(Costar 2022)

PROPERTY OVERVIEW

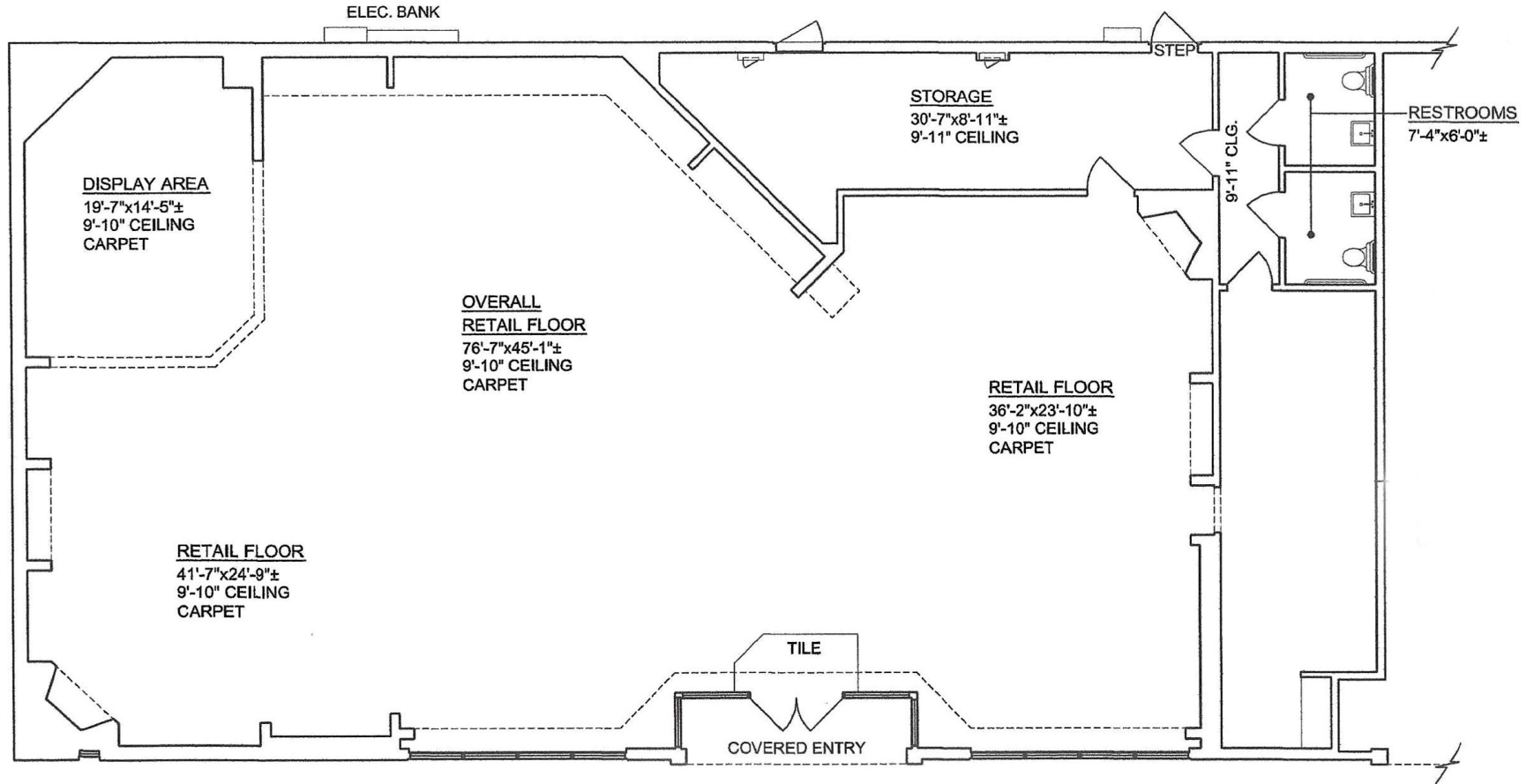
This 2,650-square-foot inline retail space is located at the northwest corner of Menaul and Louisiana, one of Albuquerque's busiest intersections. The space is designed for retail use, with a functional layout that includes glass display cases and cashier counters at the storefront, along with storage and office areas toward the back. The setup is ideal for businesses that require both a display area for customers and a back-end workspace. The property offers excellent signage opportunities with channel letter signage on the building and a prominent monument sign that faces both Louisiana Blvd and Menaul Blvd, providing exposure to the high traffic in the area. Access to the property is convenient, with ample parking on both the north and east sides, allowing customers and employees easy entry. Additionally, a back alley provides discreet access to the rear of the space, which is applicable for deliveries or employee entry. This retail location offers strong visibility and practical amenities for a business looking to establish a presence in a well-trafficked area.

LOCATION OVERVIEW

Located at the northwest corner of Menaul and Louisiana, this property is in the heart of Albuquerque's Uptown district, one of New Mexico's busiest daytime trade areas. The surrounding area includes high-profile national tenants such as The Apple Store, Lululemon, and California Pizza Kitchen, offering a robust retail environment. The property is also adjacent to Coronado Mall, one of two regional malls in the state, and Winrock Town Center, further enhancing its draw for local and regional visitors, with over 60,000 cars passing by daily at the intersection of Menaul and Louisiana, the property benefits from significant exposure to a high volume of traffic. It is also conveniently located next to the Sheraton Hotel, making it an attractive option for businesses looking to engage with local and visiting customers. This location allows tenants to establish themselves in a well-trafficked, established retail area with access to various consumer bases.



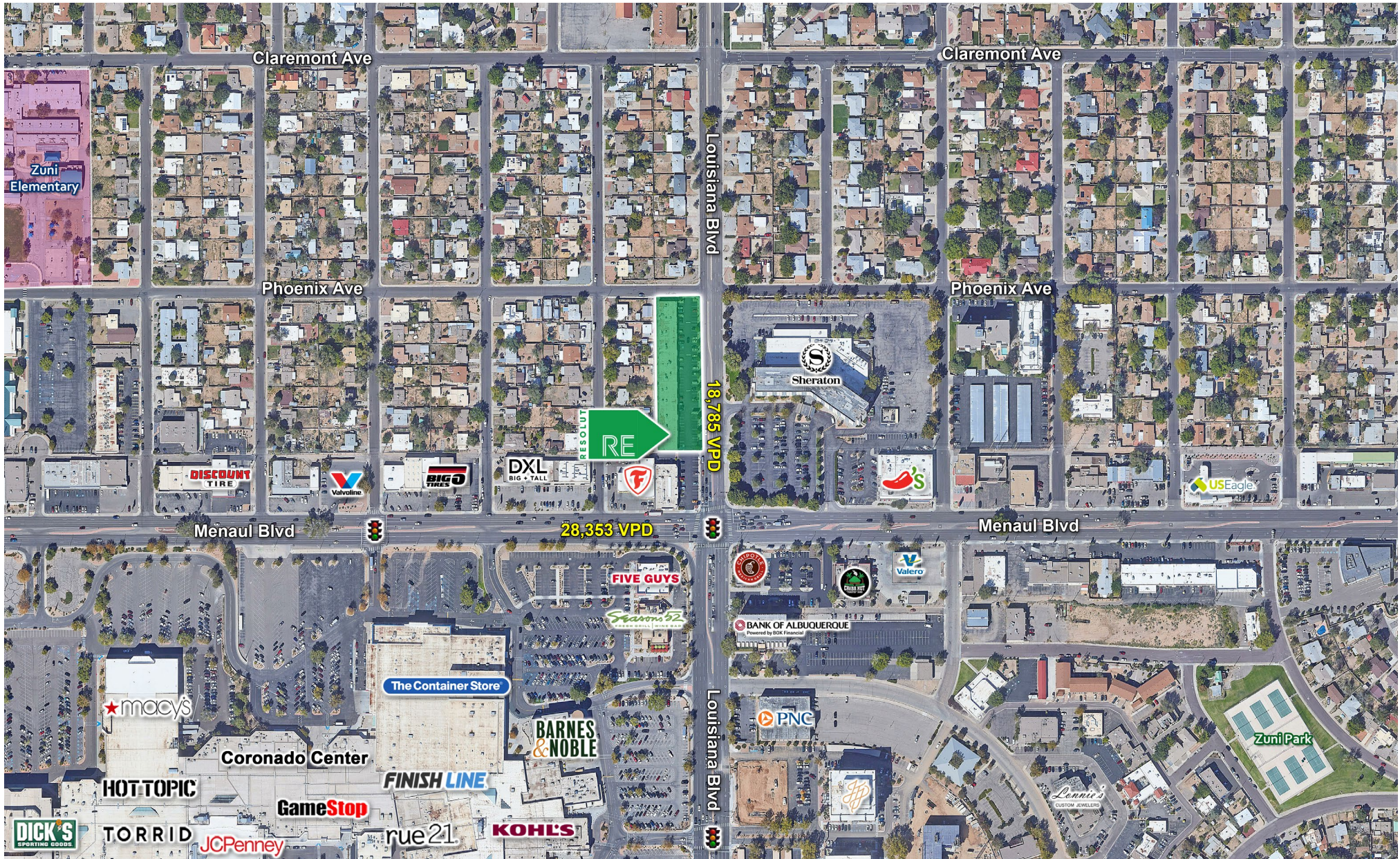
FLOOR PLAN - 4,190 SF



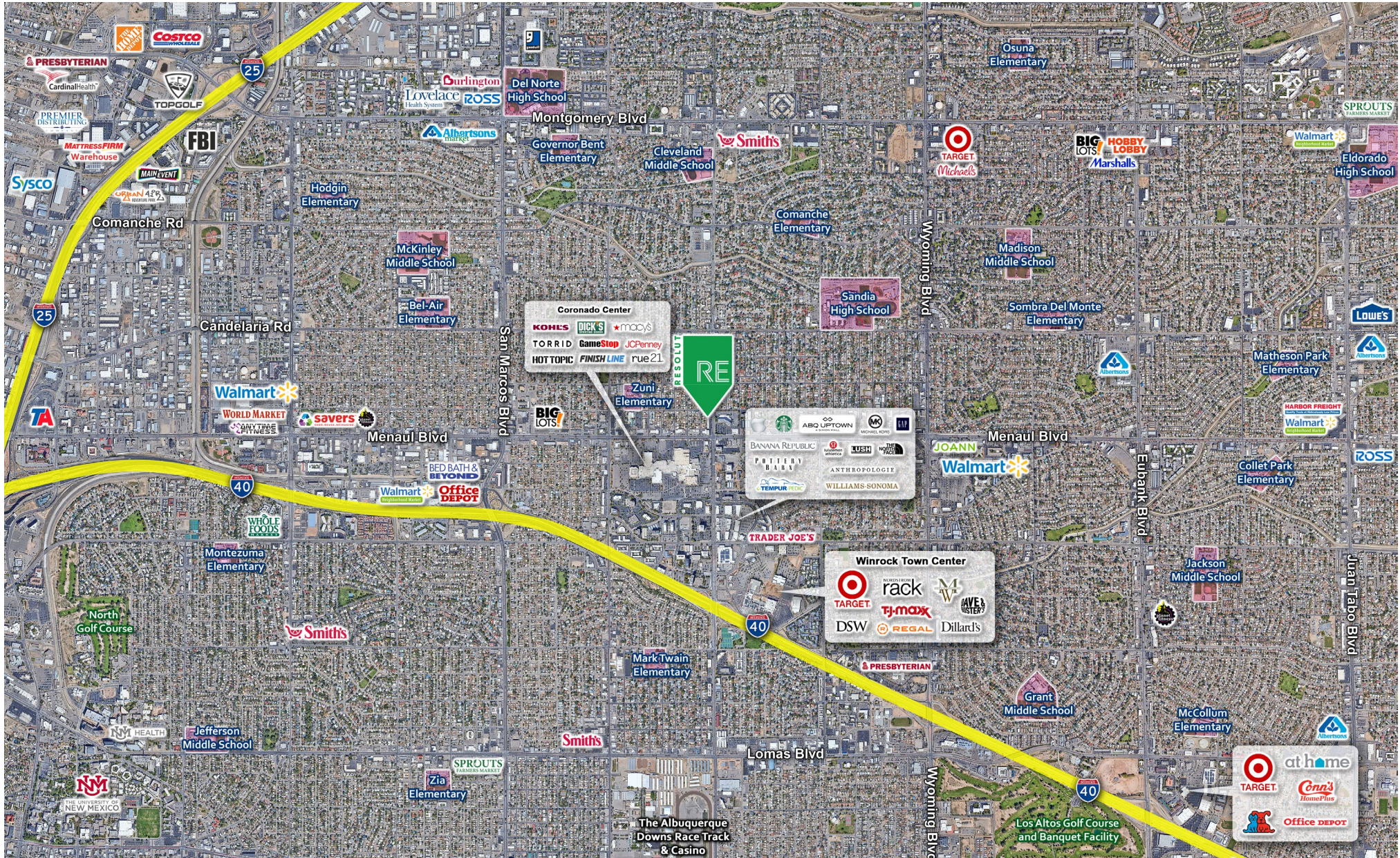
END CAP INTERIOR PHOTOS - 4,190 SF



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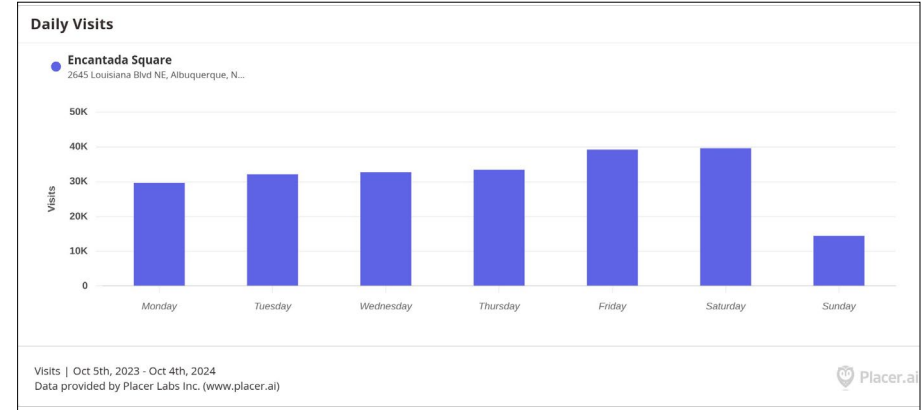
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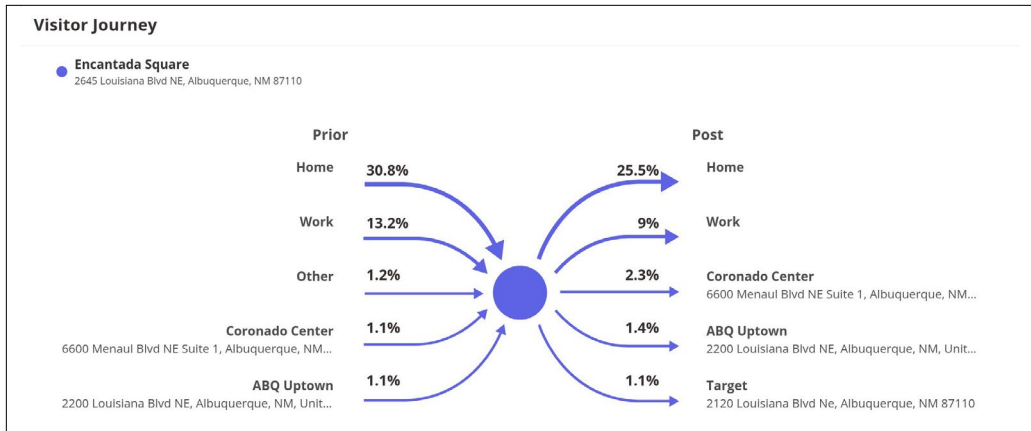
METRICS

Metrics			
● Encantada Square 2645 Louisiana Blvd NE, Albuquerque, NM ...			
Visits	221.3K	Avg. Dwell Time	36 min
Visits / sq ft	2.86	Visits YoY	+35.6%
Size - sq ft	77.4K	Visits Yo2Y	+54.7%
Visitors	90.4K	Visits Yo3Y	+77.7%
Visit Frequency	2.5		
Oct 5th, 2023 - Oct 4th, 2024 Data provided by Placer Labs Inc. (www.placer.ai)			

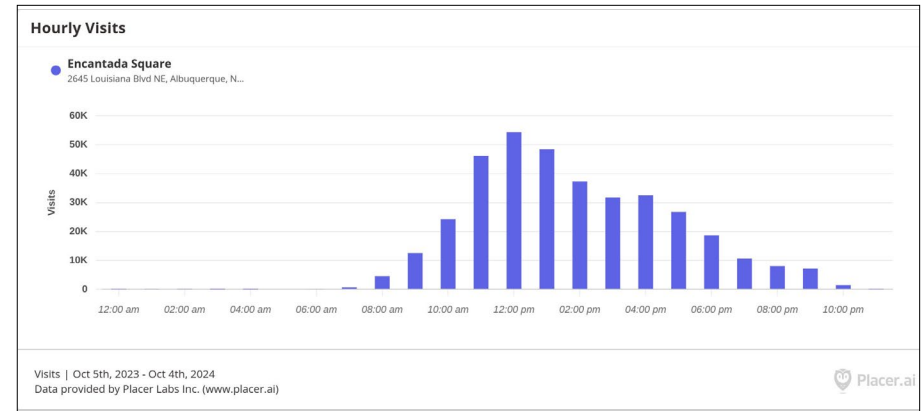
DAILY VISITS



VISITOR JOURNEY



HOURLY VISITS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.11/-106.5692



2645 Louisiana Blvd NE Albuquerque, NM 87110	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	12,490	140,236	316,947
2029 Projected Population	12,067	136,047	310,181
2020 Census Population	12,633	140,672	317,730
2010 Census Population	12,924	142,831	320,225
Projected Annual Growth 2024 to 2029	-0.7%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2024	-0.2%	-0.1%	-
2024 Median Age	42.7	39.4	40.1
Households			
2024 Estimated Households	6,038	65,891	147,593
2029 Projected Households	5,854	64,221	145,295
2020 Census Households	6,107	65,019	145,009
2010 Census Households	6,131	64,226	141,814
Projected Annual Growth 2024 to 2029	-0.6%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2024	-0.1%	0.2%	0.3%
Race and Ethnicity			
2024 Estimated White	59.5%	56.6%	57.7%
2024 Estimated Black or African American	3.4%	4.4%	4.3%
2024 Estimated Asian or Pacific Islander	3.8%	3.3%	4.0%
2024 Estimated American Indian or Native Alaskan	4.0%	5.7%	5.0%
2024 Estimated Other Races	29.3%	30.0%	29.0%
2024 Estimated Hispanic	42.1%	44.5%	42.8%
Income			
2024 Estimated Average Household Income	\$91,695	\$83,886	\$93,271
2024 Estimated Median Household Income	\$69,336	\$61,711	\$67,797
2024 Estimated Per Capita Income	\$44,464	\$39,573	\$43,681
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.8%	3.1%	3.0%
2024 Estimated Some High School (Grade Level 9 to 11)	4.0%	5.5%	4.8%
2024 Estimated High School Graduate	21.5%	21.2%	20.6%
2024 Estimated Some College	24.4%	22.0%	20.9%
2024 Estimated Associates Degree Only	11.0%	9.3%	8.9%
2024 Estimated Bachelors Degree Only	20.7%	21.1%	22.4%
2024 Estimated Graduate Degree	16.7%	17.9%	19.3%
Business			
2024 Estimated Total Businesses	1,843	12,003	24,044
2024 Estimated Total Employees	15,617	90,840	209,066
2024 Estimated Employee Population per Business	8.5	7.6	8.7
2024 Estimated Residential Population per Business	6.8	11.7	13.2

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