

# SHOPS AT WYOMING MALL

SEQ WYOMING BLVD & MENAUL BLVD  
2210 - 2270 Wyoming Blvd NE, Albuquerque, NM 87112



**FOR LEASE**

**AVAILABLE SPACE**  
1,400 SF

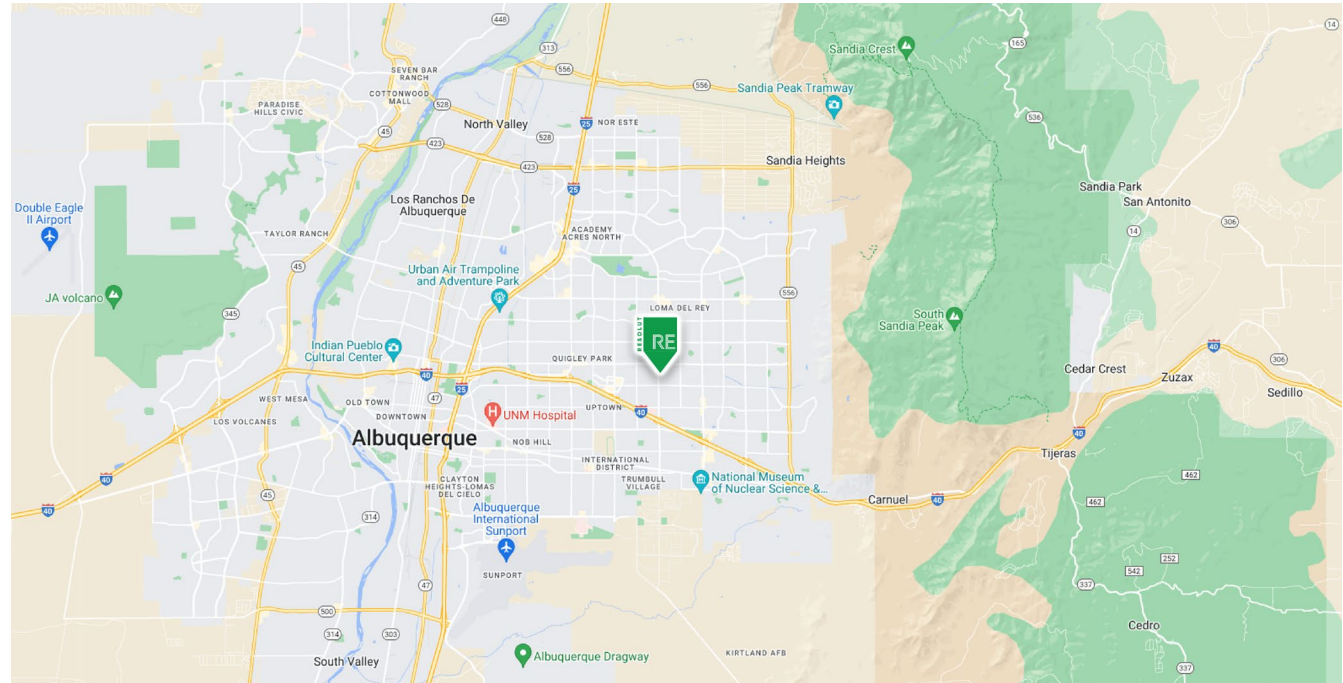
**RATE**  
Call for pricing

**Austin Tidwell, CCIM**  
atidwell@resolutre.com  
505.337.0777

**Remsa Troy**  
rtroy@resolutre.com  
505.337.0777

## 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 the lineup of top retailers Raising Cane's, Starbucks, Chick-Fil-A, Krispy Kreme, Tropical Smoothie Cafe, L&L Hawaiian BBQ, and Dollar Tree
- One space remaining! 1,400 SF shell space (former restaurant) with two ADA restrooms
- Huge traffic counts on Wyoming Blvd and easy access from multiple lighted intersections



## AREA TRAFFIC GENERATORS



**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)

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### PROPERTY OVERVIEW

The Wyoming Mall is a Walmart Supercenter-anchored shopping center located 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, Chick-fil-A, Krispy Kreme, Tropical Smoothie Cafe, and Dollar Tree. You'll also find new tenants such as L&L Hawaiian BBQ and the U.S. Army Recruiting Center. The property includes two well-designed multi-tenant strip centers that benefit from the steady Walmart customer base. These buildings feature attractive stack-stone facades, large storefront windows, and a diverse tenant mix that continues to draw customers to the center.

### 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:    | 1,400 SF         |
| Lease Structure: | NNN              |
| Year Built:      | 2009             |
| Zoning:          | MX-M             |
| Sub-Market:      | NE Heights       |



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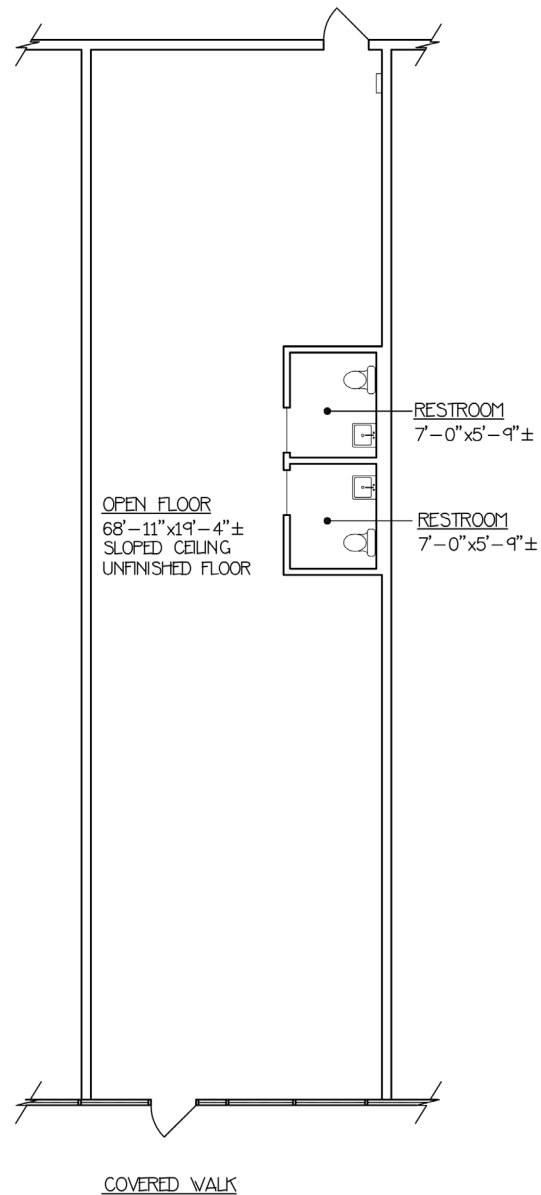


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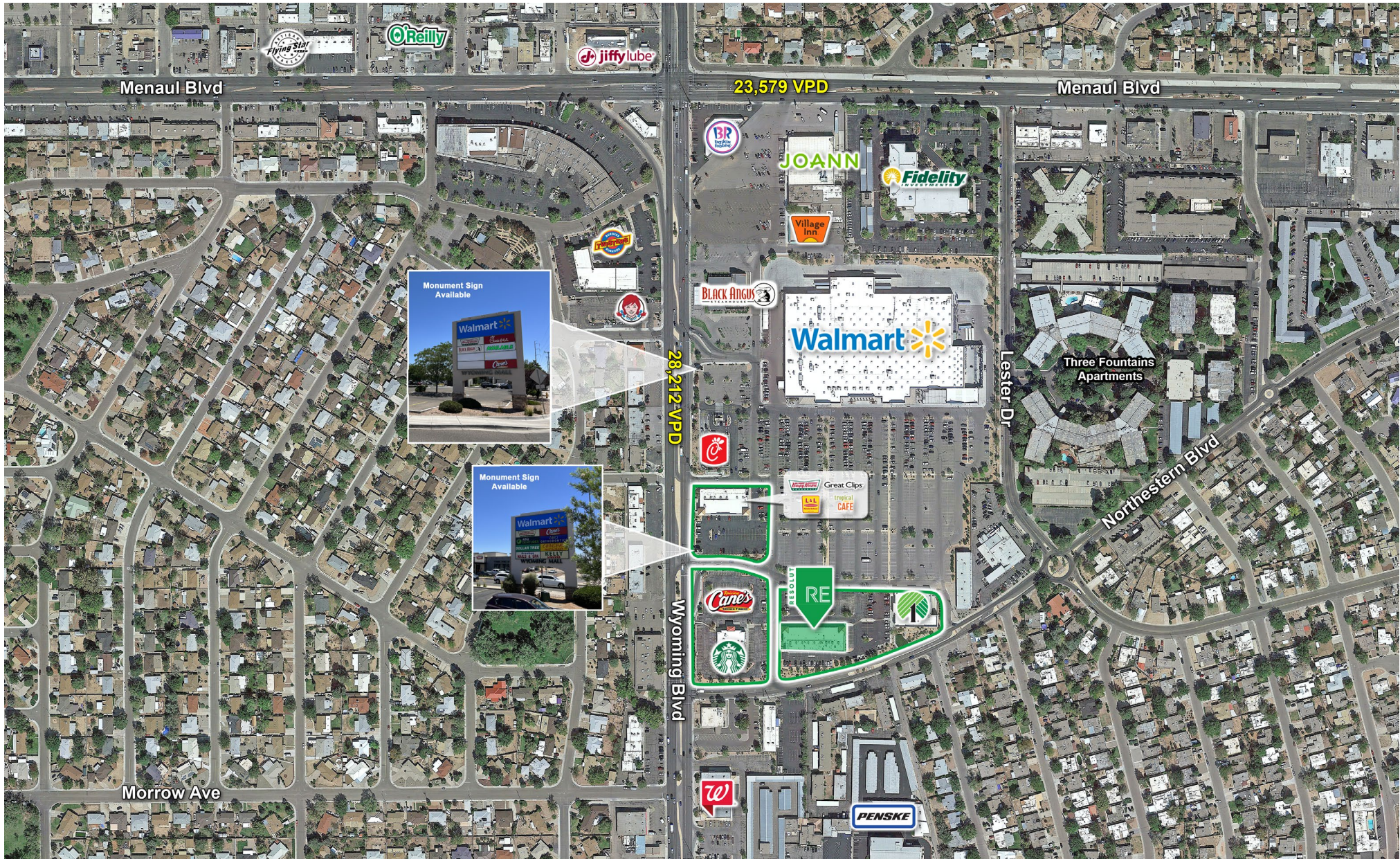
### 2210 WYOMING BLVD NE



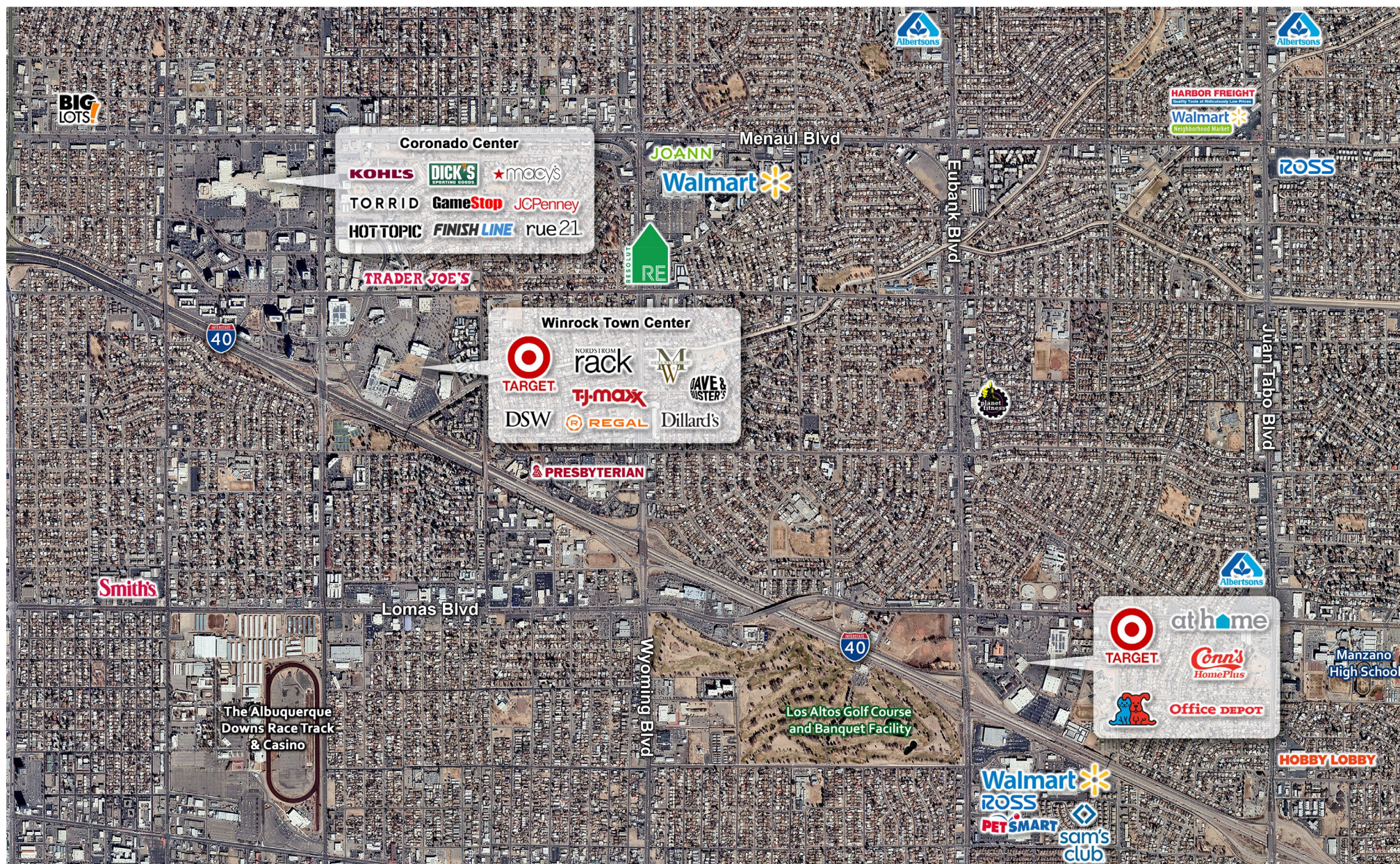
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2210 Suite B  
1,400 SF

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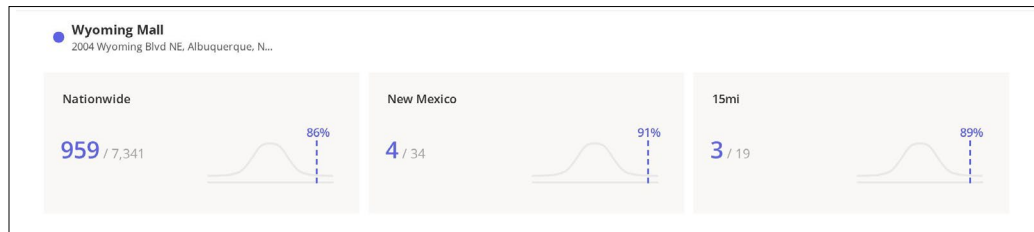


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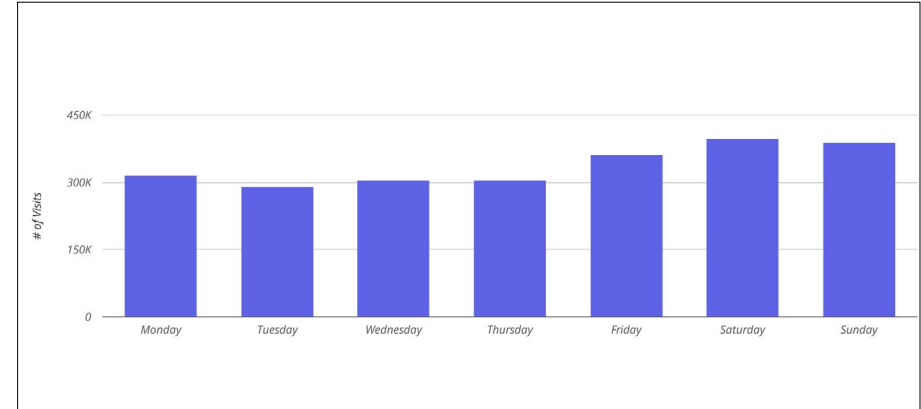
### METRICS

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

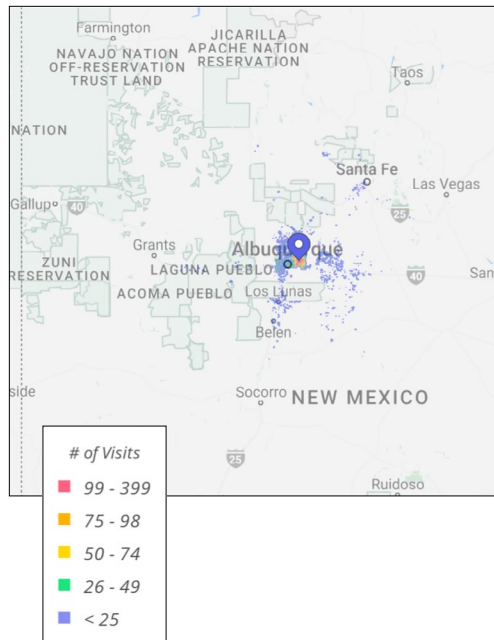
### RANKING OVERVIEW



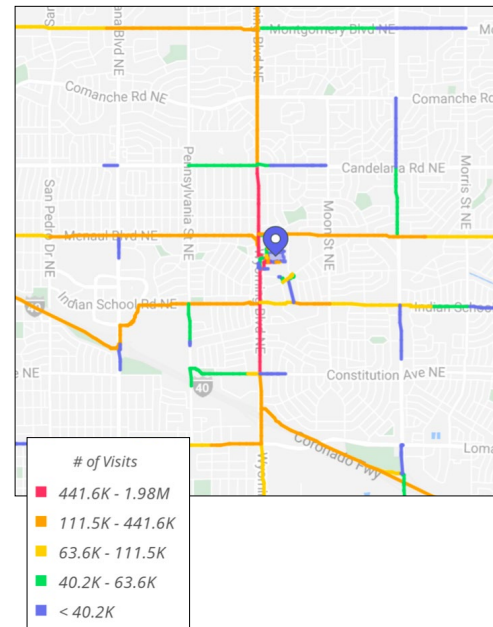
### DAILY VISITS



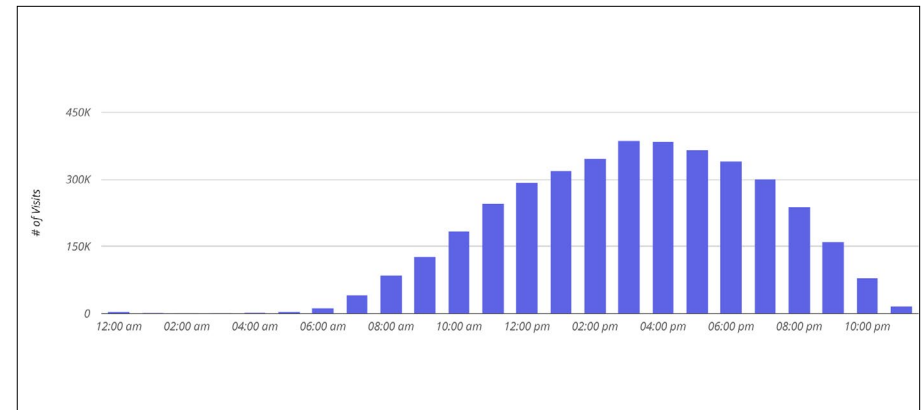
### TRADE AREA - HOME LOCATION



### CUSTOMER JOURNEY ROUTES



### HOURLY VISITS



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