

Prime Location - Rare opportunity to front the coveted Louisiana Blvd
in the heart of the dominant Uptown Trade Area.

2400 Louisiana Blvd NE,
Albuquerque, NM 87110

FOR LEASE: 3,290± SF Remaining on the northern end cap, with 400 SF outside covered patio



SEDBERRY
& ASSOCIATES

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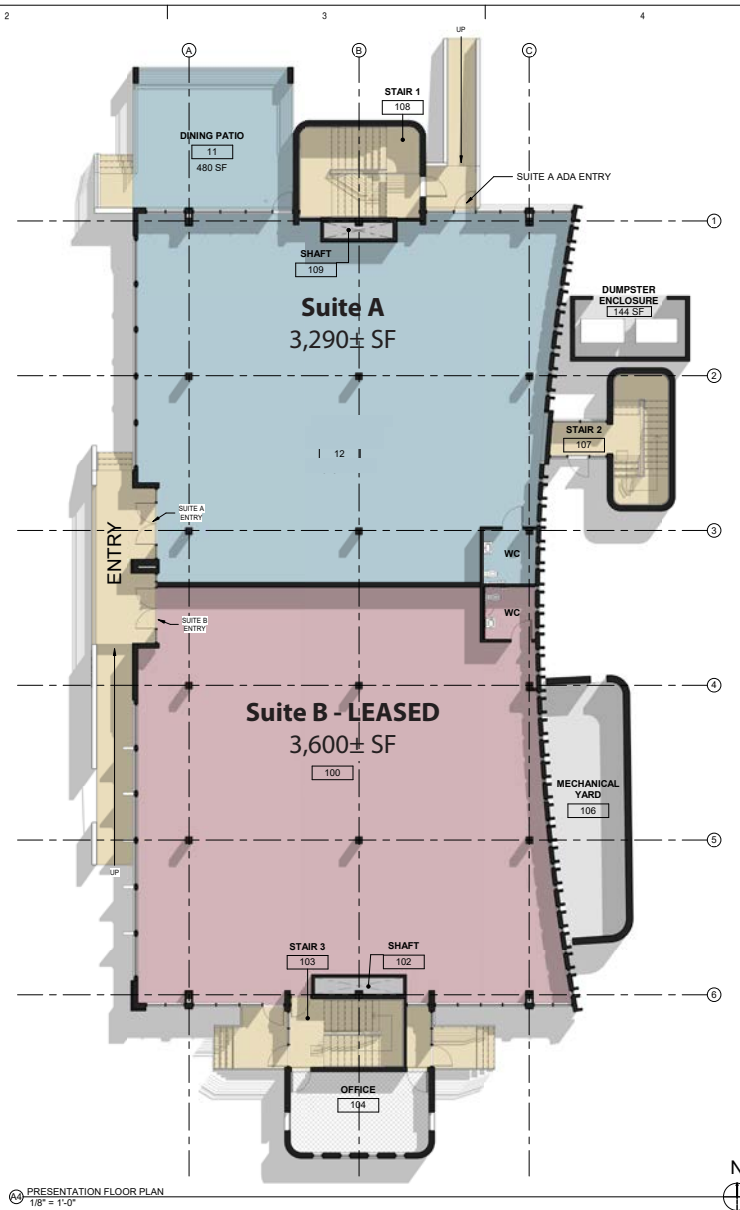
Commercial Real Estate Services | 500 4th St SW, Suite 275, Albuquerque NM 87102

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LEGEND

- CIRCULATION
- NOT IN CONTRACT
- SERVICE
- SUITE A **3,290± SF**
- SUITE B **3,600± SF -Leased**



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Property Information

CALL FOR PRICING

- **Available: 3,290 SF end cap w/ 400 SF Patio**
- Retail and/or Office
- Monument signage available
- Highly visible with abundant signage
- Uptown Trade area contains over 2 million square feet of office composed of leading financial, stock brokerages, real estate, insurance, legal and technology companies.
- Multiple name brand hotels including Hyatt, Marriott, Hilton and Sheraton flags.
- Over 3.5 million square feet of retail including the Coronado Mall, Winrock mixed use regional mall and ABQ Uptown Lifestyle Center.
- ±47,000 Vehicle per day



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Area Overview



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Albuquerque Uptown

Fronting Louisiana Blvd, this high profile 400,000 sf lifestyle project solidifies the regional draw to the Uptown trade area. Retailers Apple, Pottery Barn, Williams Sonoma, Anthropologie, J. Crew, Talbots, North Face, Banana Republic, Target, Trader Joe's and the many others generate the highest sales per square foot in the state.

**POTTERY
BARN** MICHAEL KORS
WILLIAMS-SONOMA
ANTHROPOLOGIE



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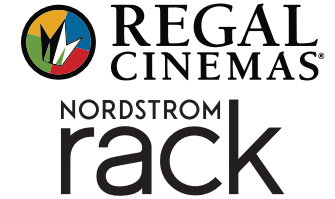
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Coronado Center & Winrock Town Center

Fogo de Chão, Cheesecake Factory and Season's 52 are new additions to the 1.2 million sf redeveloped regional mall.



This 1.0m sf mall has been transformed into a modern mix use development with retail, office, residential entertainment and lifestyle amenities.



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Uptown Financial District



In addition to the 3.5 million sf of retail, the Uptown trade area has over 2 million sf of office composed of leading financial, stock brokerage, real estate, insurance, legal and technology companies. **Park Square Market**, set to open in summer 2024, will occupy four buildings. Both Class A office spaces will also be included in the more than \$10 million renovation of Park Square Plaza on Louisiana and Indian School.

Chase Bank, Charles Schwab and Fidelity Investments have each completed or are commencing newly constructed facilities fronting Louisiana Blvd., another testament for this high profile arterial.



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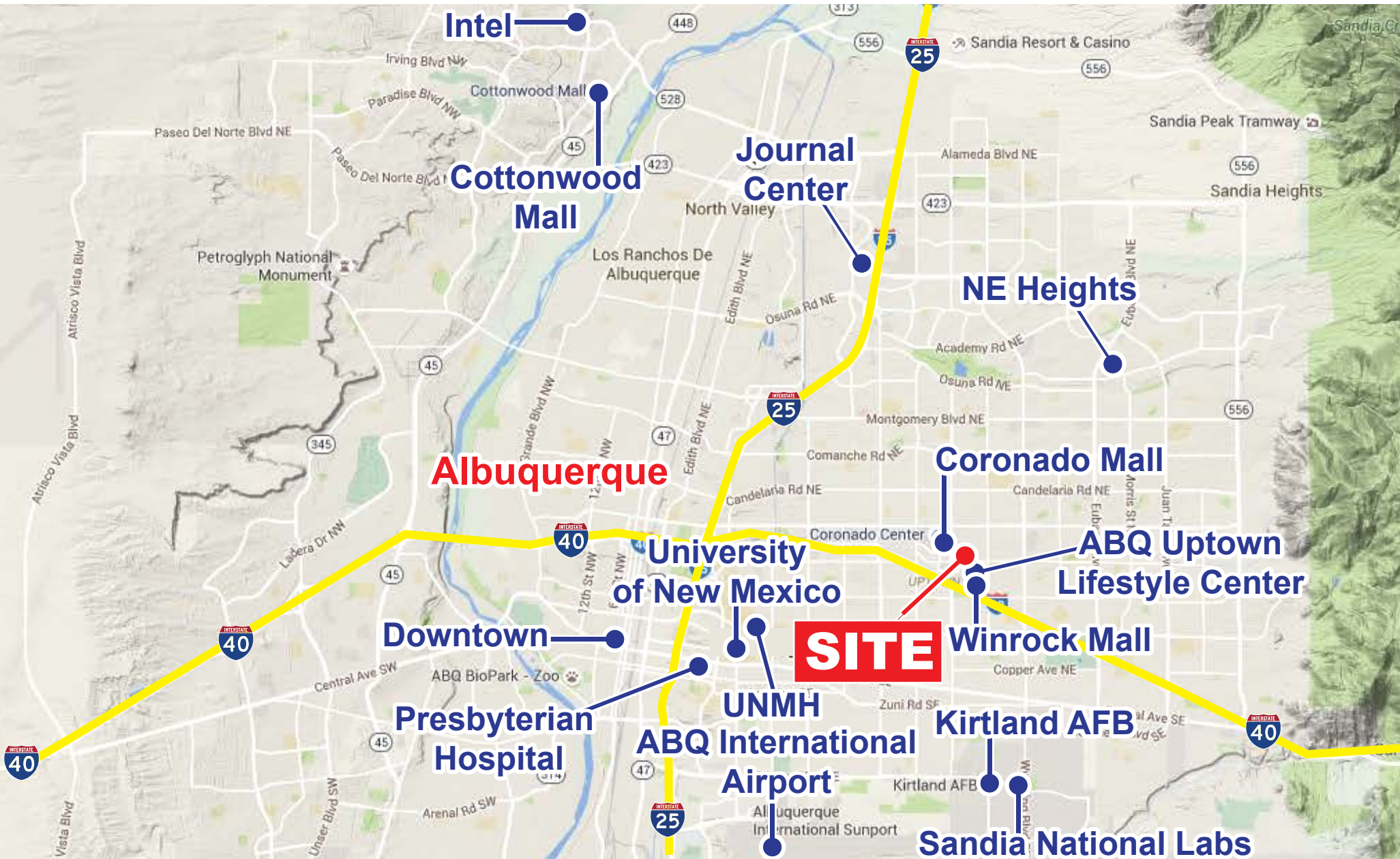
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Demographics

OVER 45%

HOMES WITH VALUE
\$200K OR MORE



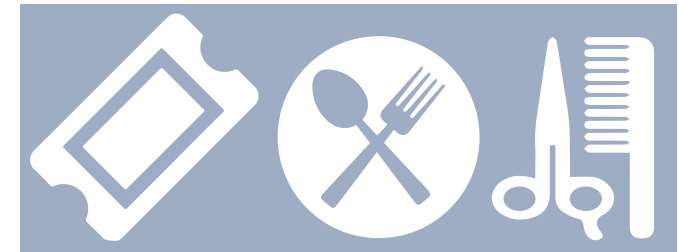
AVERAGE HOUSEHOLD
INCOME OF

\$61,743



\$3.4 BILLION

TOTAL HOUSEHOLD
EXPENDITURES PER YEAR



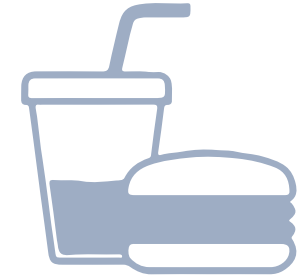
\$355 Million

SPENT ON APPAREL,
PERSONAL CARE
& ENTERTAINMENT



Estimated Daytime Employees

92,437



\$533 Million

SPENT ON FOOD & BEVERAGE

**Demos based on 3 mile radius.*

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The Duke City

Albuquerque is located in the expanding Sunbelt part of the United States and Interstate 40 and Interstate 25. Albuquerque and has a population of approximately 880,000, or roughly 75 percent of all residents in the Albuquerque metro area.

More than half of the population of the metro lives within the Albuquerque city limits. The city, which was founded more than 300 years ago, is rich in history and culture but also has the dynamism of a modern, growing city. Several large public and private employers provide the engines for growth in the area.

Employment Overview

The local labor force consists of nearly 400,000 workers. The largest employment sector is government, which is supported by the largest employer in the metro area, Kirtland Air Force Base, which employs over 23,000 workers, including 3,400 civil service workers and 12,500 contractors. The

base, along with mission partners, the Department of Energy and Sandia National Laboratories, have annual economic impact on the Albuquerque area of more than \$4 billion. Government employment in the Albuquerque MSA accounts for nearly one in every four jobs. Other large government employers include the Albuquerque Public Schools (14,800 workers), City of Albuquerque (5,500), State of New Mexico (4,950) and Bernalillo County (2,600).



ABQ Developments



Albuquerque is the recent recipient of a 1,000,000 SF Facebook Support Center.



Netflix announced October 2018 to buy ABQ Studios, where it plans to spend over \$1 billion on production over the next 10 years.

Cost of Living

Albuquerque boasts a low cost of living to go along with its wonderful climate and favorable business environment. Albuquerque's composite score in the ACCRA Cost of Living Index is just below the national average of 100.

Albuquerque was named as one of the top places to build wealth by Salary.com thanks to its reasonable housing, activities and prices in general.

City	Composite Index
Albuquerque	95.6
Boston	145.7
Denver	110.2
Los Angeles	143.9
San Francisco	178.1
Seattle	145.5
Las Vegas	109.5



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