

ABQ Uptown Pad

6856 Indian School Rd NE
Albuquerque, NM 87110

FOR LEASE: 1,250 - 2,800 SF Plus Patio Available



**SEDBERRY
& ASSOCIATES**

John Sedberry, Owner/Broker
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Commercial Real Estate Services | 500 4th St SW, Suite 275, Albuquerque NM 87102

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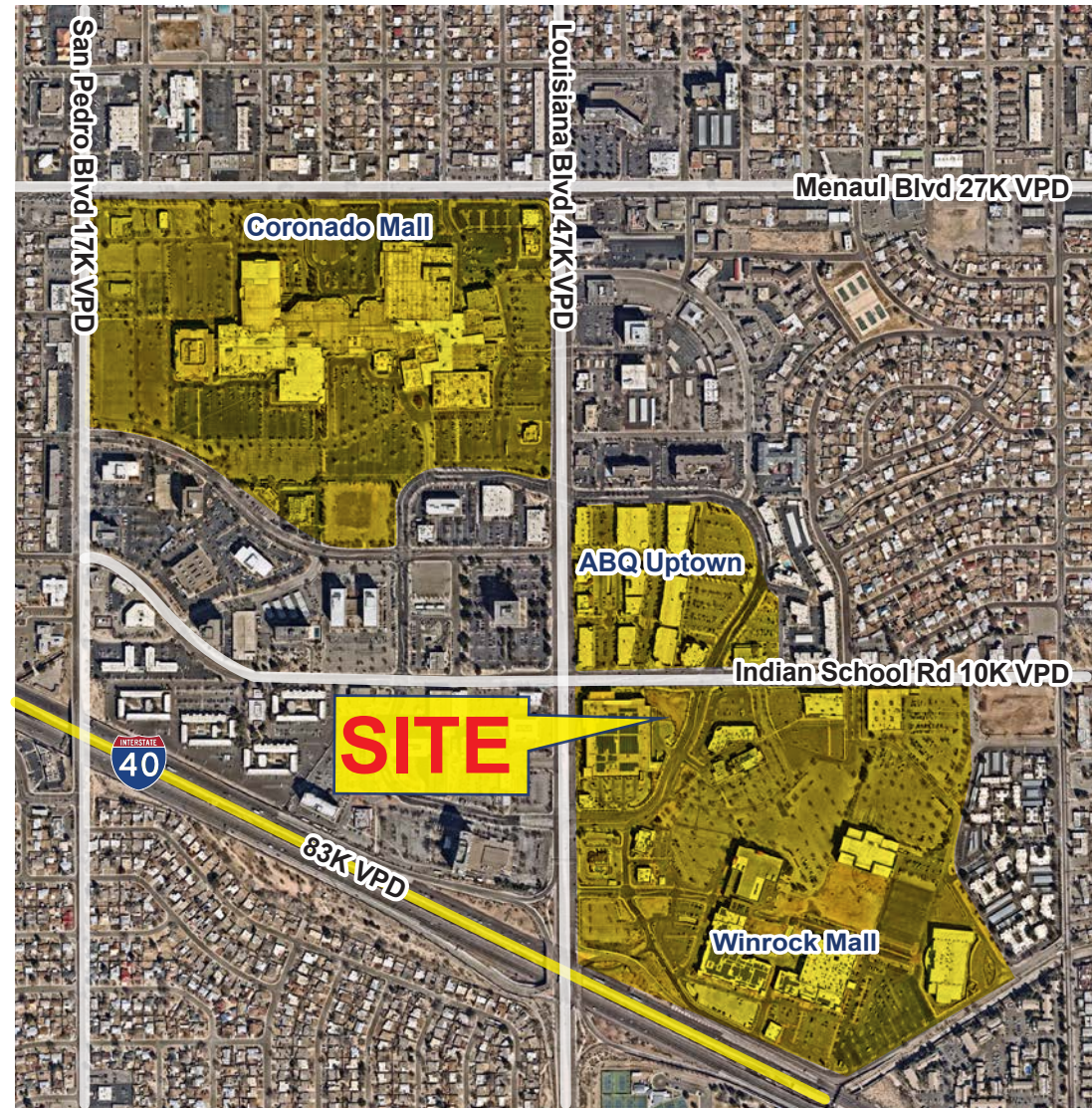
Property Information

Call For Pricing

Available: 1,250 - 2,800 SF Plus Patio Areas

Centrally located in the heart of ABQ Uptown. This 5,800sf building is positioned at the SWC of Indian School and Uptown Loop Rd. This development is out-parcel to the new 160,000sf urban Target, the 250,000 ABQ uptown lifestyle center and the 1M square foot Winrock Mall, currently under redevelopment.

Surrounding restaurants include; Ruth's Chris Steakhouse, Cheesecake Factory, California Pizza Kitchen, Bravo, Long Horn Steakhouse, Fogo De Chao, Genghis Grill, McAllister's Deli, Jason's Deli, Chipotle, Panera Bread and Melting Pot.



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Site Plan



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Elevations



SOUTH ELEVATION

NOT TO SCALE



NORTH ELEVATION

NOT TO SCALE



EAST ELEVATION

SCALE 1/8\"/>



WEST ELEVATION

SCALE 1/8\"/>



NORTH ELEVATION

SCALE 1/8\"/>



SOUTH ELEVATION

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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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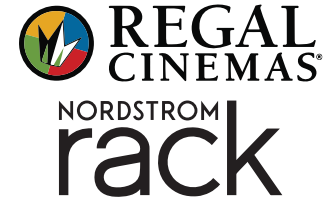
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Coronado Center & Winrock Town Center

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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Demographics

OVER 45%

HOMES WITH VALUE
\$200K OR MORE



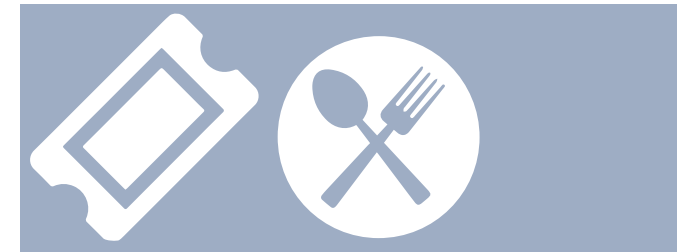
AVERAGE HOUSEHOLD
INCOME OF

\$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

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