

WINROCK  
TOWN CENTER

NEW CLASS A OFFICE AND RETAIL  
BUILDING IN A PREMIER MIXED-USE  
UPTOWN DEVELOPMENT



# THE PORTLAND BUILDING

2100 LOUISIANA BOULEVARD NE  
ALBUQUERQUE, NEW MEXICO





# CLASS A OFFICE NEW CONSTRUCTION

The Portland Building is a new construction Class A office building in the desirable Uptown submarket. The new building is ideally located in the heart of Winrock Town Center, a mixed-use development with an unmatched neighborhood ambiance. The development features a thriving, walkable and health conscious outdoor community integrated with office, residential, shopping, dining, medical and public gathering spaces. The Portland Building will be adjacent to a 20-restaurant food hall, with direct access to a park, walking trails, outdoor seating and integrated health and wellness amenities including a full-service gym. The building will also feature ground level retail for the ultimate office experience.

## BUILDING HIGHLIGHTS

- ☑ DISTINCTIVE ARCHITECTURE WITH STUNNING MOUNTAIN VIEWS
- ☑ HIGH CEILINGS AND ABUNDANT NATURAL LIGHT
- ☑ MONITORED CAMERAS, 24/7 ON-SITE SECURITY
- ☑ POWER: 480 VOLT, 3 PHASE, 15 WATTS PER SF
- ☑ SUSTAINABILITY FEATURES THROUGHOUT
- ☑ OUTDOOR AIR INTAKE AND PATIO DOORS ALLOW FRESH AIR
- ☑ ZONED MX-H

**INQUIRIES:**  
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# WINROCK TOWN CENTER

2100 LOUISIANA BLVD NE | ALBUQUERQUE, NEW MEXICO 87110

## PROPERTY OVERVIEW

Winrock Town Center, situated in Albuquerque’s Uptown shopping district, is prominently located along Interstate 40 and welcomed 6 million visitors in 2023. The property boasts an 83-acre high-density urban environment with approximately 740,000 SF of retail, medical, wellness, entertainment, and office space. The developer is recreating Winrock as an authentic neighborhood experience to meet the demand for a pedestrian-oriented lifestyle. The completed project will include a walkable, and thriving outdoor, mixed-use community featuring integrated living, health/wellness center, public spaces, shopping, dining, and entertainment. Access to Winrock is unparalleled with its eight entrances. The site also has a private on-ramp to I-40 westbound, allowing visitors and employees quick access not only to I-40 but also to I-25, downtown, the airport, and Albuquerque’s west side.

### PROPERTY HIGHLIGHTS

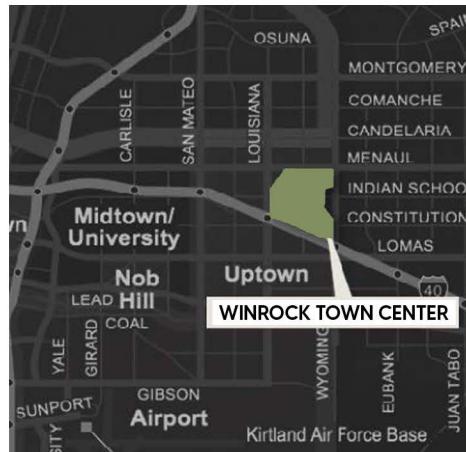
- 83-acre mixed-use development:
  - Retail
  - Restaurants
  - Office
  - Medical
  - Wellness
  - Hospitality
  - Entertainment
  - Residential
- 2-acre community park
  - Water features
  - Amphitheater
  - Walking paths
  - Cafe
  - Children’s playground
- Unobstructed I40 visibility
- 3,700 surface parking spaces
- 1,000 car subterranean parking garage

### ACCESS

- 8 access points
- Private I40 slip ramp
- 6M yearly visitors

### VISIBILITY

- I-40 176,500 VPD
- Louisiana Blvd 47,380 VPD



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# SITE PLAN

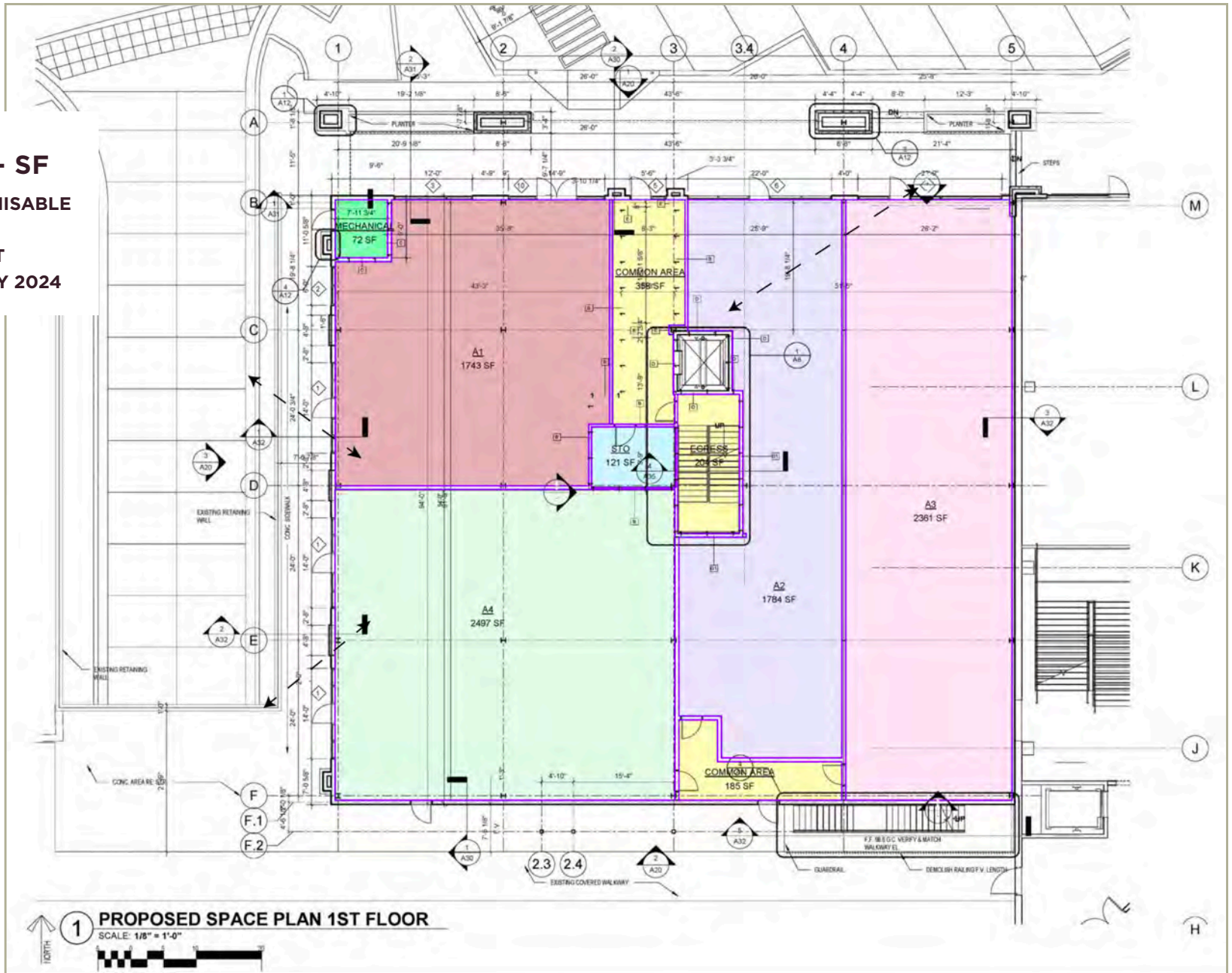


# FIRST FLOOR PLAN

**8,493 +/- SF**

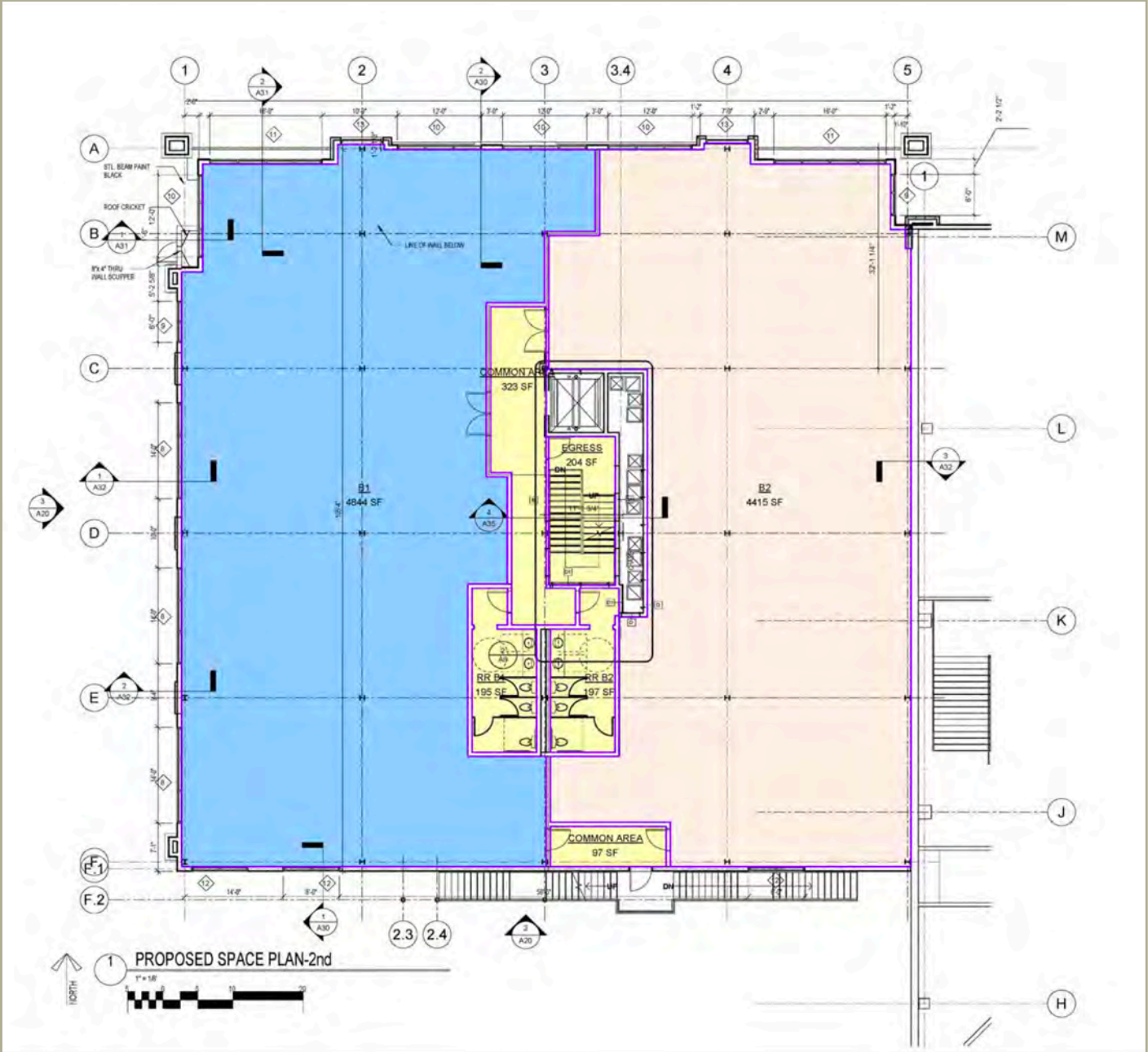
RETAIL/OFFICE DEMISABLE

READY FOR TENANT  
IMPROVEMENTS MAY 2024





# SECOND FLOOR PLAN



**LEASED**  
**10,453 +/- SF**  
OFFICE DEMISABLE  
READY FOR TENANT  
IMPROVEMENTS MAY 2024

# THIRD FLOOR PLAN

**10,833 +/- SF**

OFFICE DEMISABLE

READY FOR TENANT  
IMPROVEMENTS MAY 2024







ABQ  
uptown

TRADER  
JOE'S

TARGET

Fidelity

BJ's

Red Robin  
GOURMET BURGERS & BEERS

OUTBACK  
STEAKS & CHICKEN

GIMANI  
FIREHOUSE  
SUBS  
GENGHIS GRILL  
BURGER  
21  
BURGERS REINVENTED  
Takumi  
RESTAURANT  
SLAPFISH  
MARK PARDO  
THE JOINT  
chiropractic

WAVE'S  
SISTERS

CHYZE  
FITNESS

Dillard's  
MEN'S

TOWNEPLACE  
SUITES  
MARRIOTT  
Fairfield  
BY MARRIOTT

Bath  
body  
works

Dillard's  
WOMEN'S

ULTA  
BEAUTY

PETSMART

INTERSTATE  
40 DIRECT ONRAMP

NORDSTROM  
RACK

DSW  
SHOES & ACCESSORIES

ETHAN  
ALLEN

DAVID'S  
BRIDAL

THE PORTLAND  
BUILDING

Famous  
Footwear

TJ-maxx

FARMAKEIO  
PHARMACY

REGAL

SKECHERS

Crackin' Crab  
SEAFOOD

M  
W

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# UPTOWN AERIAL



**THE PORTLAND BUILDING**

- ABQ uptown
- POTTERY BARN
- TRADER JOE'S
- Apple
- Coldwater Creek
- BRVO! CUCINA ITALIANA
- California Pizza Kitchen
- Starbucks
- The Melting Pot, a fondue restaurant
- chico's
- ANN TAYLOR LOFT
- ELEPHANT BAR RESTAURANT
- McALISTER'S DELI
- THE NORTH FACE
- MAC

NEW MEXICO ORTHOPAEDICS ...And Others!

Eddie Bauer



# ABOUT UPTOWN



**79%** **VERY WALKABLE**  
 UPTOWN HAS ONE OF THE BEST WALKABILITY SCORES IN ALBUQUERQUE

**BIKER'S PARADISE** **91%**  
 EXCELLENT BIKE LANES WITH MINIMAL INCLINES



**DINING**  
 A WIDE VARIETY OF IN-DEMAND DINING ESTABLISHMENTS



**SHOPPING**  
 UPTOWN HAS ONE OF THE CITY'S TWO REGIONAL SHOPPING MALLS AND OUTDOOR LIFESTYLE CENTER



**LIVE-WORK-PLAY**  
 UPTOWN ACCOMMODATES EVERY NEED WITH UPSCALE APARTMENTS, HOTELS AND PROFESSIONAL OFFICES



**MASS TRANSIT HUB**  
 UPTOWN ENJOYS A MASS TRANSIT HUB JUST NORTHWEST OF THE PROPERTY WITH NUMEROUS BUS STOPS THROUGHOUT THE AREA



**ENTERTAINMENT**  
 UPTOWN OFFERS NUMEROUS ENTERTAINMENT ESTABLISHMENTS INCLUDING A DAVE & BUSTER'S AND A STATE-OF-THE-ART IMAX THEATER

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	13,462	145,317	303,874
Bachelor's Degree +	39.1%	35.8%	40.0%
2022 Households	6,398	66,343	138,148
2022 Avg. Household Income	\$76,650	\$73,128	\$81,872
2022 Daytime Population	23,717	151,864	376,226

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# REGIONAL SNAPSHOT

The Greater Albuquerque Region is one of the most dynamic, diverse and innovative communities in the nation. With a high concentration of well-educated workers, exceptional quality of life, low cost of living and a plethora of amenities, top talent and industry leaders are realizing the unlimited potential the region has to offer. Albuquerque has been New Mexico's leader in trade, finance and industry, but is now emerging as a top market in the nation; attracting premier companies and talent to take advantage of the opportunities that await.



**COMMERCIAL HUB**  
FOR BUSINESS,  
TRADE, FINANCE,  
INDUSTRY AND  
COMMERCE FOR NEW MEXICO



**1,047,887**  
POPULATION  
WITHIN A 60-  
MINUTE DRIVE TIME  
OF THE I-40/I-25 INTERCHANGE  
(ESRI)

**63.3% DIVERSE POPULATION**  
COMPARED TO 41.5% NATION-  
ALLY (LIGHTCAST 2023)



**LOW COST  
OF LIVING**  
• **92.9** ON A NA-  
TIONAL SCALE OF  
100 (C2ER 2022)

• **\$335,200** MEDIAN HOUSING  
VALUE  
NATIONAL - **\$371,200** (NAR)



**WORKFORCE**  
• 33.9% HAVE A  
BACHELOR'S  
DEGREE OR  
HIGHER (ESRI)  
• 99,4203 STUDENTS ARE  
ENROLLED IN TWO-YEAR  
AND FOUR-YEAR COLLEGES  
AND UNIVERSITIES  
• VERY HIGH DENSITY OF  
EDUCATED POPULATION (PER  
CAPITA PHDS) (UNM, NIH 2021)  
• 4% INCREASE IN COLLEGE  
ENROLLMENT FROM 2021  
(RISE NM)  
• TOP 10 MOST DIVERSE LABOR  
FORCE - 60% OF WORKERS  
IN ALL OCCUPATIONS IDENTIFY  
AS A PERSON OF COLOR

(LIGHTCAST 2023)



**EXCEPTIONAL  
QUALITY OF LIFE**  
• 4 SEASONS  
• 5,312 FEET IN  
ELEVATION - HIGHER THAN  
DENVER  
• 24-MINUTE AVERAGE  
COMMUTE TIME  
• ABUNDANT OUTDOOR  
ADVENTURE OPTIONS  
• 3RD-LARGEST ART MARKET  
IN THE U.S. LOCATED IN  
SANTA FE  
• AWARD-WINNING BREWER-  
IES, WINE BARS AND RESTAU-  
RANTS  
• ECLECTIC AND ICONIC  
CULTURE, ARTS AND  
ENTERTAINMENT

## TOP 25

ONE OF THE TOP  
25 EMERGING MAR-  
KETS FOR TECH  
TALENT  
-CBRE 2022 TECH TALENT  
REPORT

## NUMBER 5

BEST CITY TO LIVE  
AND WORK IN AS A  
MOVIE MAKER  
-MOVIE MAKER 2023

## WELL EDUCATED

HIGH CONCENTRA-  
TION OF PHDS PER  
CAPITA  
-UNM NIH-2021

## NUMBER 7

ONE OF THE TOP  
10 BEST CITIES FOR  
RECREATION  
-WALLET HUB 2022

## NUMBER 3

FOR PRESENCE OF  
SEMI-CONDUCTOR  
MANUFACTURING  
AMONG SIMILAR  
SIZED MARKETS  
-LIGHTCAST 2023

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# QUALITY OF LIFE



The Greater Albuquerque Region averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most graduate degrees per capita and 33.9% of the population holds a bachelor's degree or higher. Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index. With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.



ALBUQUERQUE,  
NEW MEXICO

## 92.9

THE GREATER ALBUQUERQUE REGION'S COST OF LIVING INDEX IS 92.9, LOWER THAN THE NATIONAL AVERAGE AND THE MAJORITY OF COMPARABLE SURROUNDING REGIONS

## COST OF LIVING INDEX



Source: Council for Community and Economic Research 2022

## TRANSPORTATION SYSTEMS

- › **ALBUQUERQUE INTERNATIONAL SUNPORT** is served by ten airlines with 5.4 million annual passengers.
- › **COMMUTER TRAIN:** The New Mexico Rail Runner connects the greater Albuquerque region with over 100 Miles of track running from Los Lunas to Santa Fe, New Mexico. The commuter train services over 12M+ passengers since it opened in 2006 and provides stops throughout Los Lunas, Albuquerque and Santa Fe with 15 Rail Runner Express stations.
- › **TWO MAJOR HIGHWAYS (I-25 AND I-40)** bisect the city, providing national access for business and industry in the city as well as for several motor freight companies operating in the Albuquerque area. Albuquerque is only a 6.5 hour drive to Denver, Phoenix, Tucson and only 9.5 hours to Dallas.

## MAJOR REGIONAL EMPLOYERS

 KIRTLAND AIR FORCE BASE 33,500 Employees	 Sandia National Laboratories 14,400 Employees	 PRESBYTERIAN 13,456 Employees	 Fidelity 900 Employees
 UNM HOSPITALS 14,033 Employees	 amazon 3,500 Employees	 NETFLIX 1,000 Employees	 FACEBOOK 400 Employees
 Lovelace Health System 3,659 Employees	 CNM 2,200 Employees	 BOEING 262 Employees	 BLUEHALO 300 Employees
 TEMPUR-PEDIC 282 Employees	 T-Mobile Call Center 1,850 Employees	 intel 1,850 Employees	 Safelite AutoGlass 1,000 Employees
 General Mills 360 Employees	 JABIL 360 Employees	 curia 400 Employees	 SolarAero TECHNOLOGIES 275 Employees

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# WINROCK PUBLIC SAFETY FORCE

## Our Commitment to Safety

Winrock Town Center offers an unmatched lifestyle experience with amenities such as our central park, lake, and children's play area.

To ensure these spaces remain welcoming and safe for everyone, we have a dedicated team of professionals working **24/7**. Our public safety force is committed to maintaining a secure environment, allowing everyone to shop, dine, work, stay, and play with a sense of security.

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### Robust Camera System

With cameras strategically placed throughout the site, our team can continuously monitor all areas effectively.

### Computer-Aided Dispatch

Our system is equipped with computer-aided dispatch capabilities or CADS, allowing our team to **significantly improve response times**.

### License Plate & Facial Recognition

In addition to being able to read license plates, our cameras also have facial recognition capabilities.

### 24/7 Personal Presence

There will always be a personal presence surveilling the park to ensure the safety of our guests and tenants.

### Drone Surveillance

Our public safety team will periodically deploy a surveillance drone to monitor the site to help prevent crime before it happens.

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