

## Former KOHLS in Coronado Mall

6600 Menaul Blvd NE,  
Albuquerque, NM 87110



**SEDBERRY  
& ASSOCIATES**



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



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## Property Information

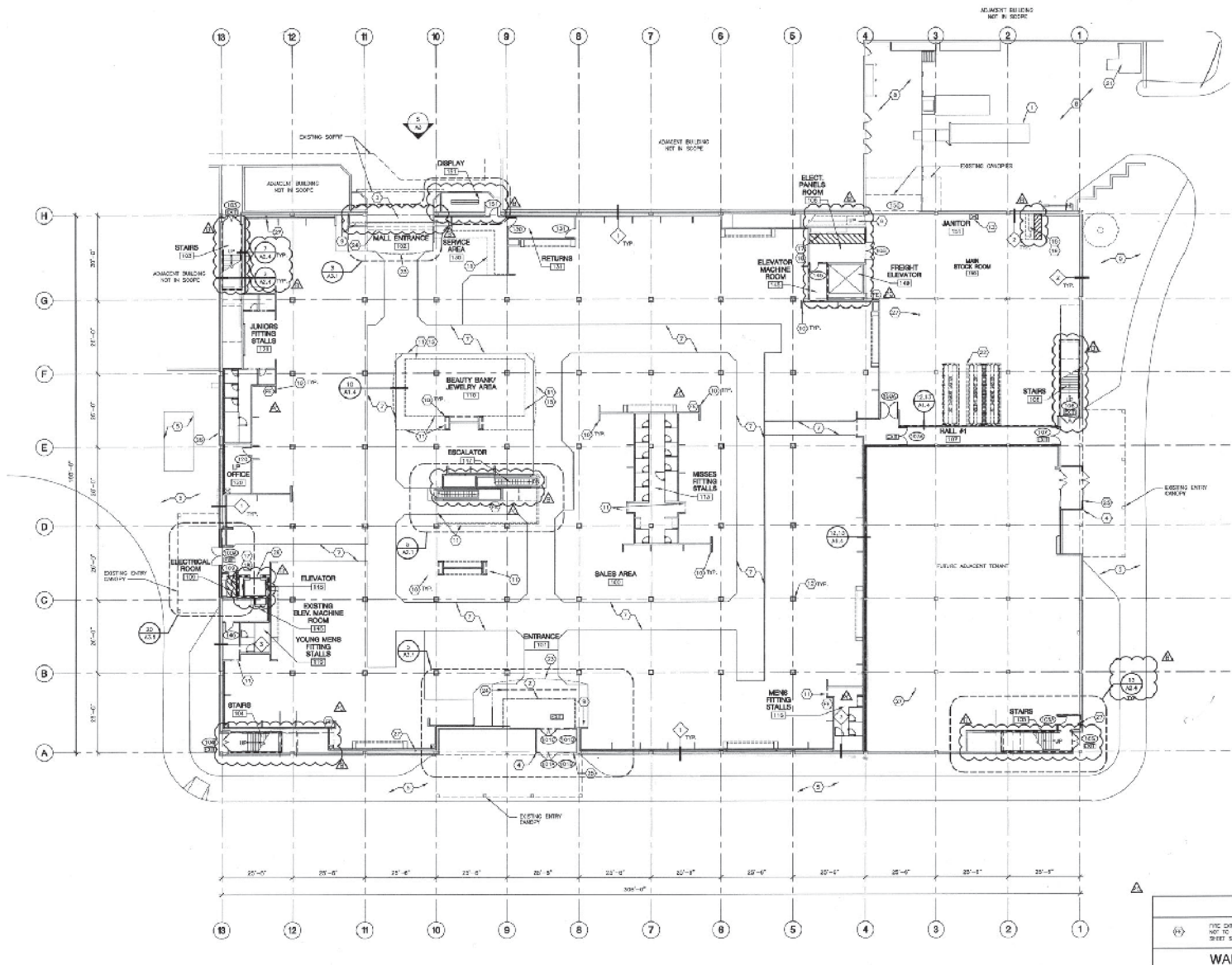
### CALL FOR PRICING

- **Available:** 119,000 SF- Two levels
- Entrances on south side, east side & the inside of the mall.
- 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 Vehicles per day



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## Level 1

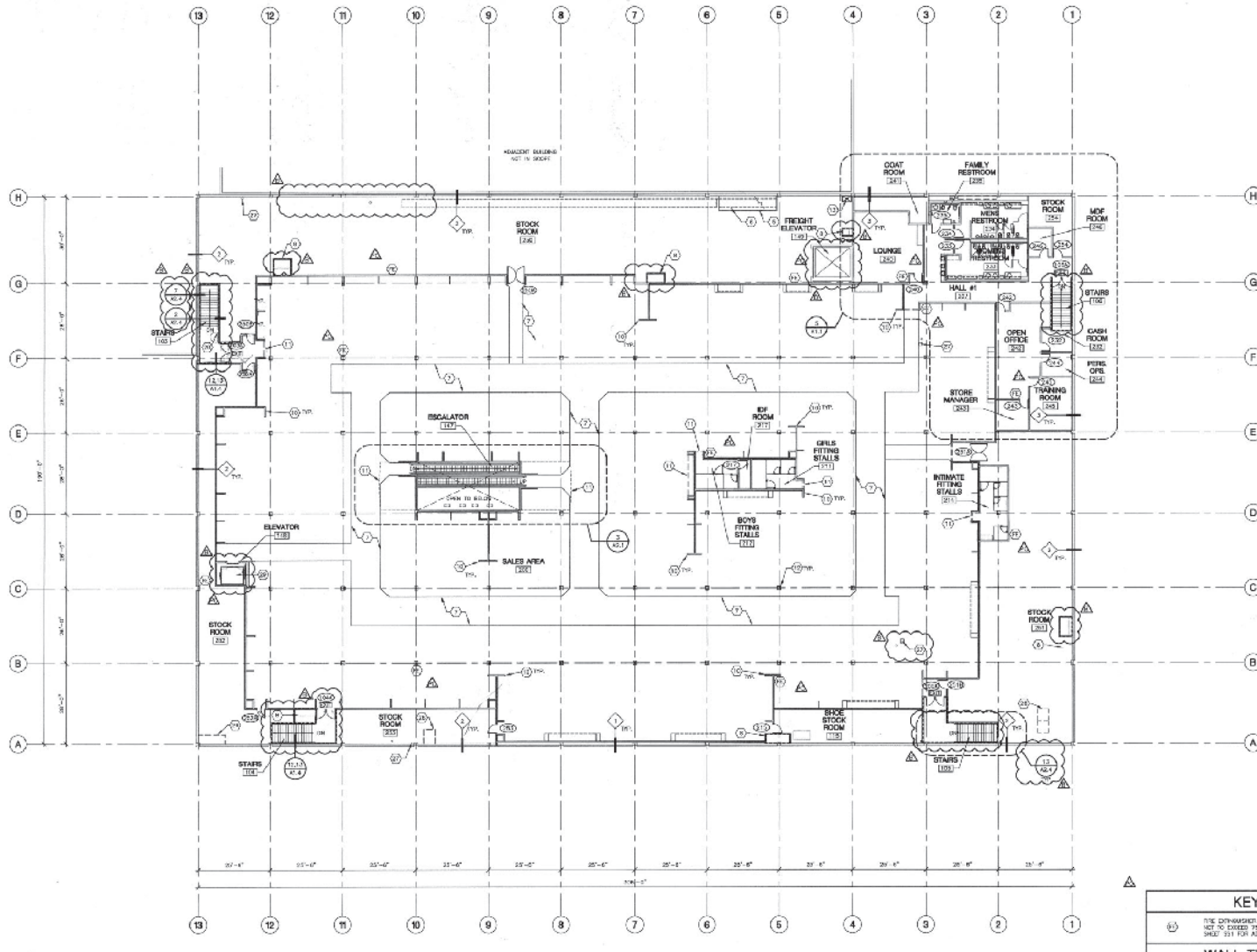




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## Level 2



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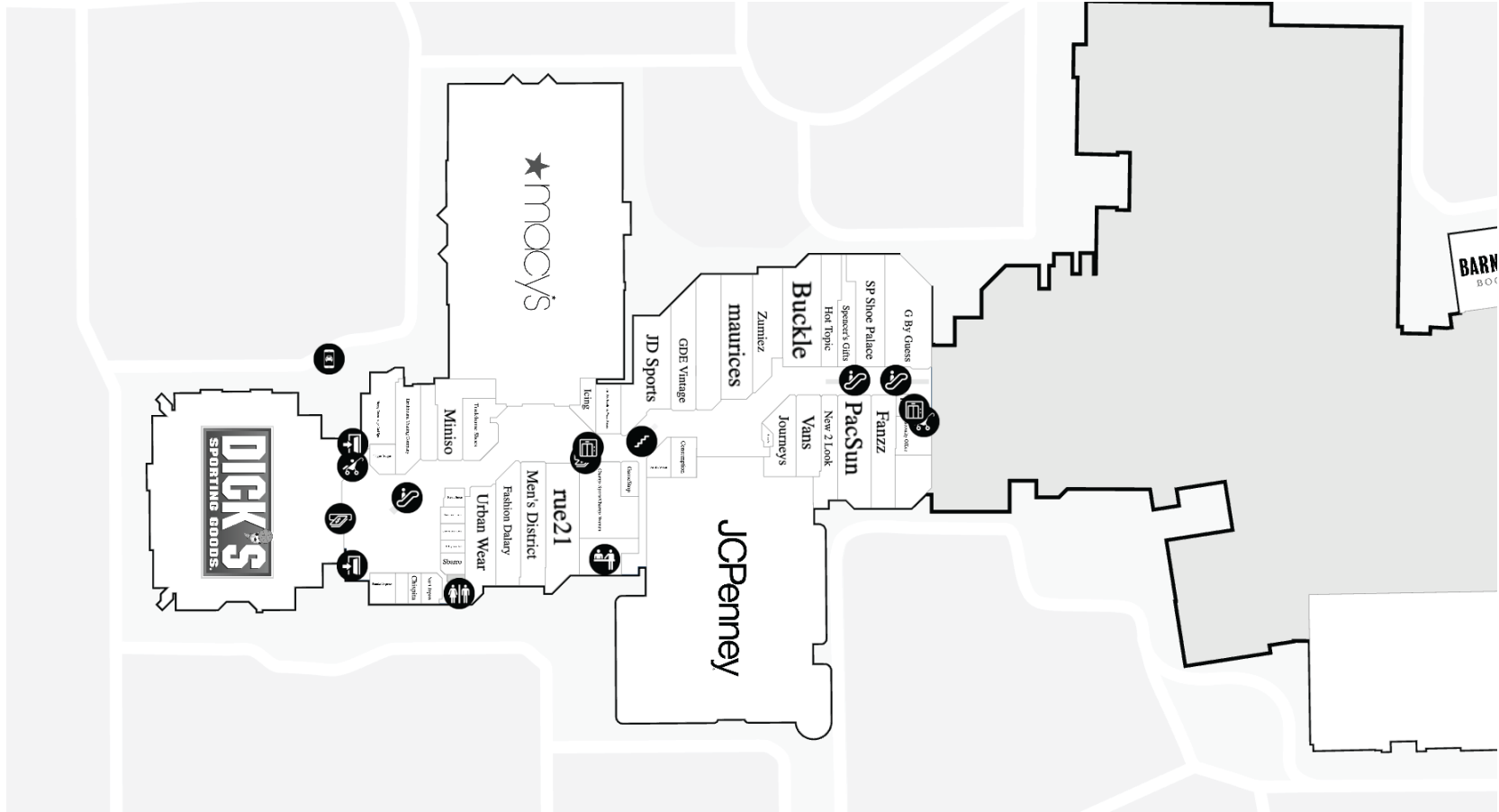
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## Level 1



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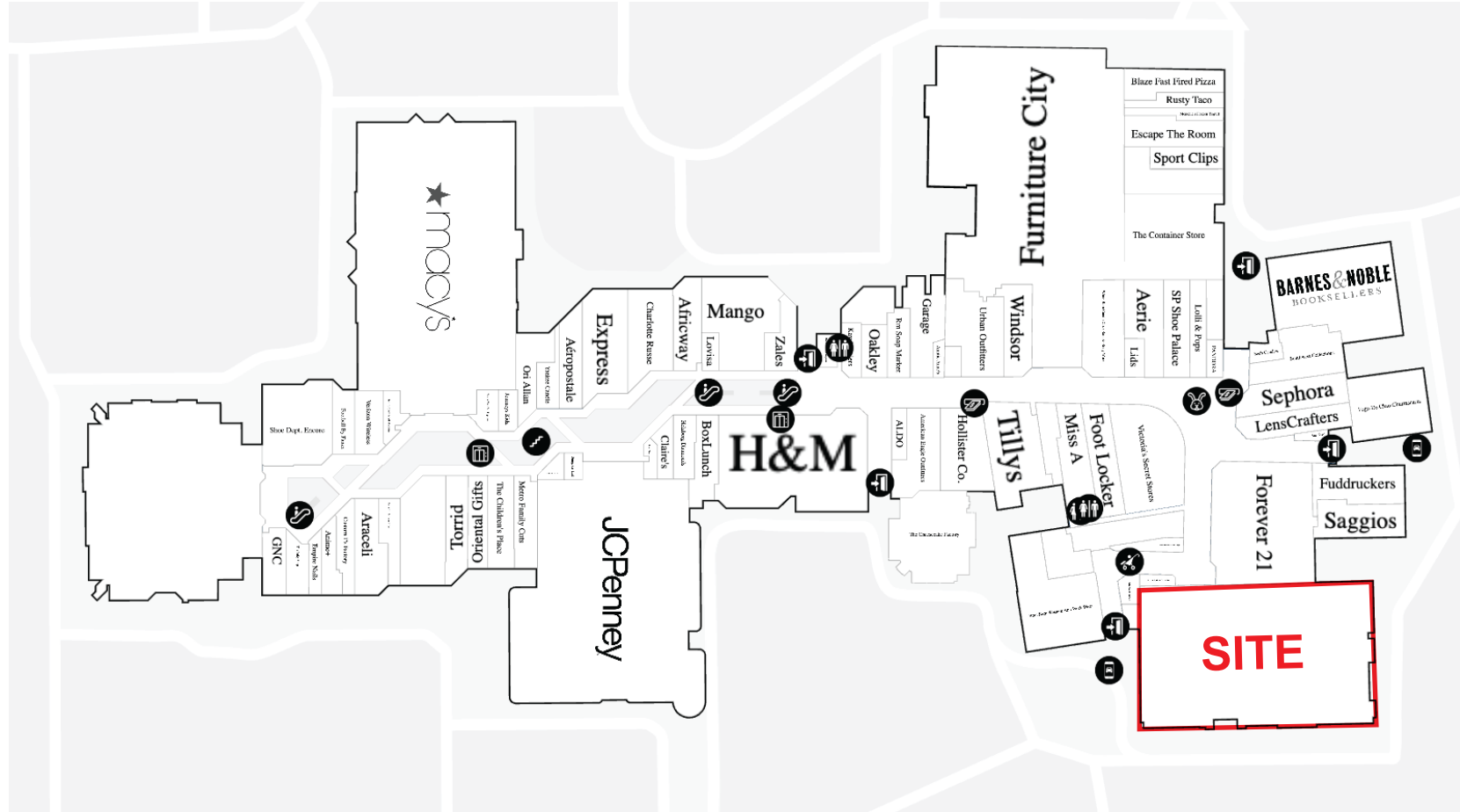


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## Level 2





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**SITE**

Coronado Mall

### ABQ Uptown

- |                          |                               |                          |
|--------------------------|-------------------------------|--------------------------|
| Altar'd State            | J. Jill                       | Soft Surroundings        |
| Anthropologie            | J.Crew                        | Soma Intimates           |
| Apple                    | Jared The Galleria of Jewelry | Sprint                   |
| Sungless Hut             | Jos.A. Bank                   | Starbucks Coffee         |
| AT&T                     | Charlie and Marcello's        | Sunglass Hut             |
| Banana Republic          | Kendra Scott                  | Sushi Freak              |
| Bravo! Cucina Italiana   | Lee Michaels Fine Jewelry     | Talbots                  |
| California Pizza Kitchen | Lucky Brand Jeans             | Tempur-Pedic             |
| Chico's                  | lululemon                     | The Melting Pot          |
| Coldwater Creek          | LUSH                          | The North Face           |
| Eddie Bauer              | MAC Cosmetics                 | The Paleta Bar           |
| Elephant Bar             | Mati                          | Toni & Guy               |
| Fidelity Investments     | Sunglass Hut                  | UNTUCKit                 |
| First National RioGrande | McAlisters Deli               | Versona                  |
| Flip Flop Shops          | Michael Kors                  | White House Black Market |
| Francesca's Collections  | Pottery Barn                  | Williams-Sonoma          |
| Frost                    | Sahara Express                |                          |
| Gap                      |                               |                          |

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# Coronado Center & Winrock Town Center

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

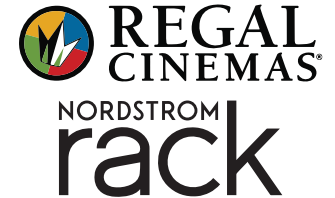


JCPenney

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



Dillard's  
T.J. maxx



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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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## Uptown Financial District

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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



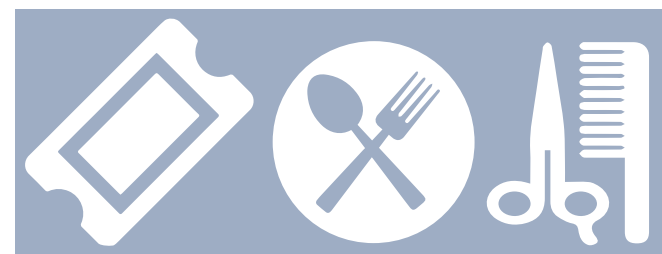
AVERAGE HOUSEHOLD  
INCOME OF

**\$61,743**



**\$3.4 BILLION**

TOTAL HOUSEHOLD  
EXPENDITURES PER YEAR



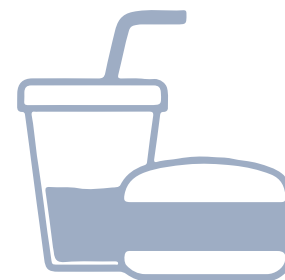
**\$355 Million**

SPENT ON APPAREL,  
PERSONAL CARE  
& ENTERTAINMENT



Estimated Daytime Employees

**92,437**



**\$533 Million**

SPENT ON FOOD & BEVERAGE

*\*Demos based on 3 mile radius.*

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