

# ABQ Uptown Pad

6856 Indian School Rd NE  
Albuquerque, NM 87110

FOR LEASE: 1,600 - 3,400 SF Plus Patio Available



**SEDBERRY  
& ASSOCIATES**

John Sedberry, Owner/Broker  
office: (505) 855-7655  
John@SedberryNM.com

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

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## Property Information

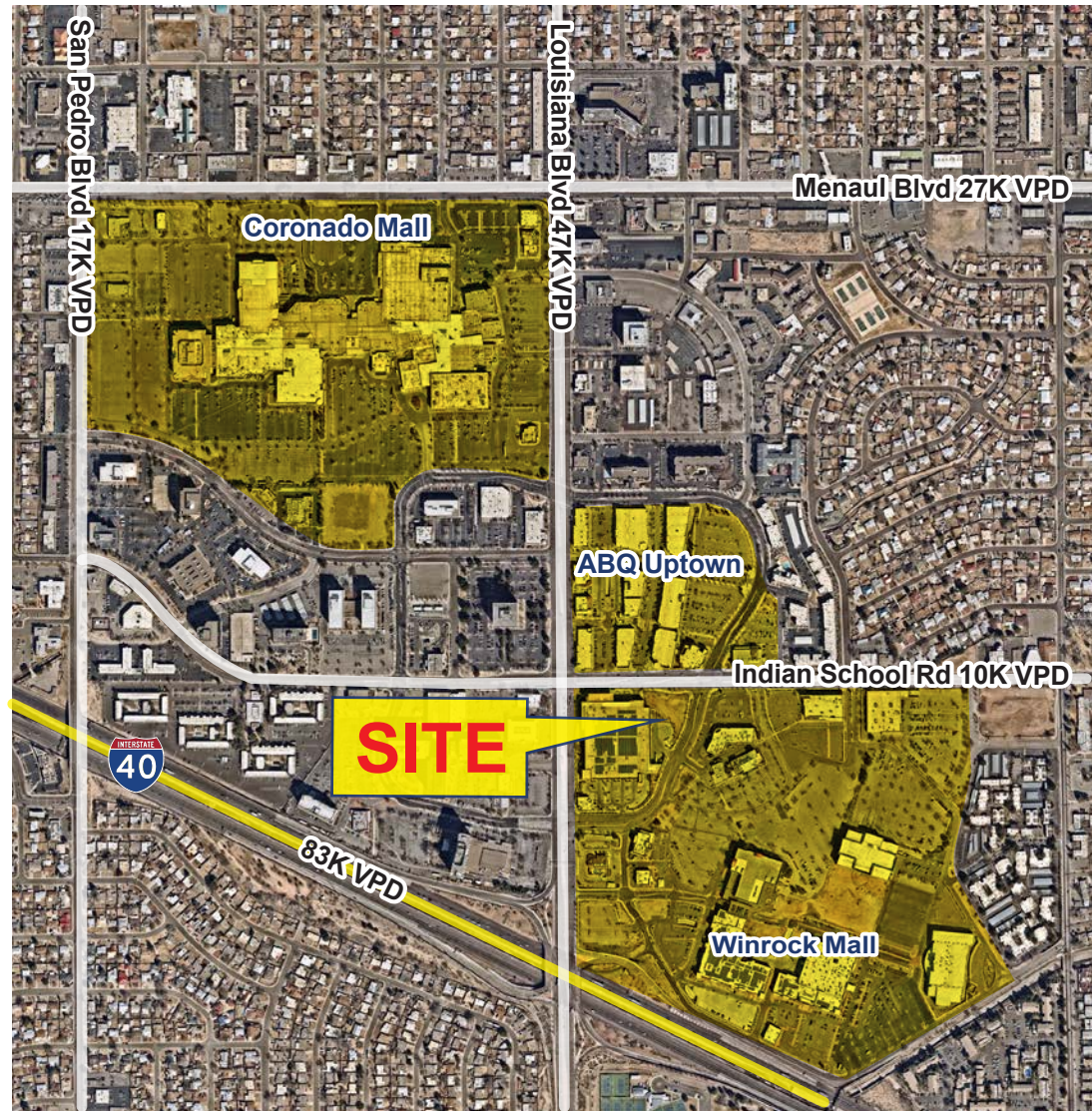
### Call For Pricing

**Available: 1,600 - 3,400 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.

**Construction Delivery - Spring 2027**



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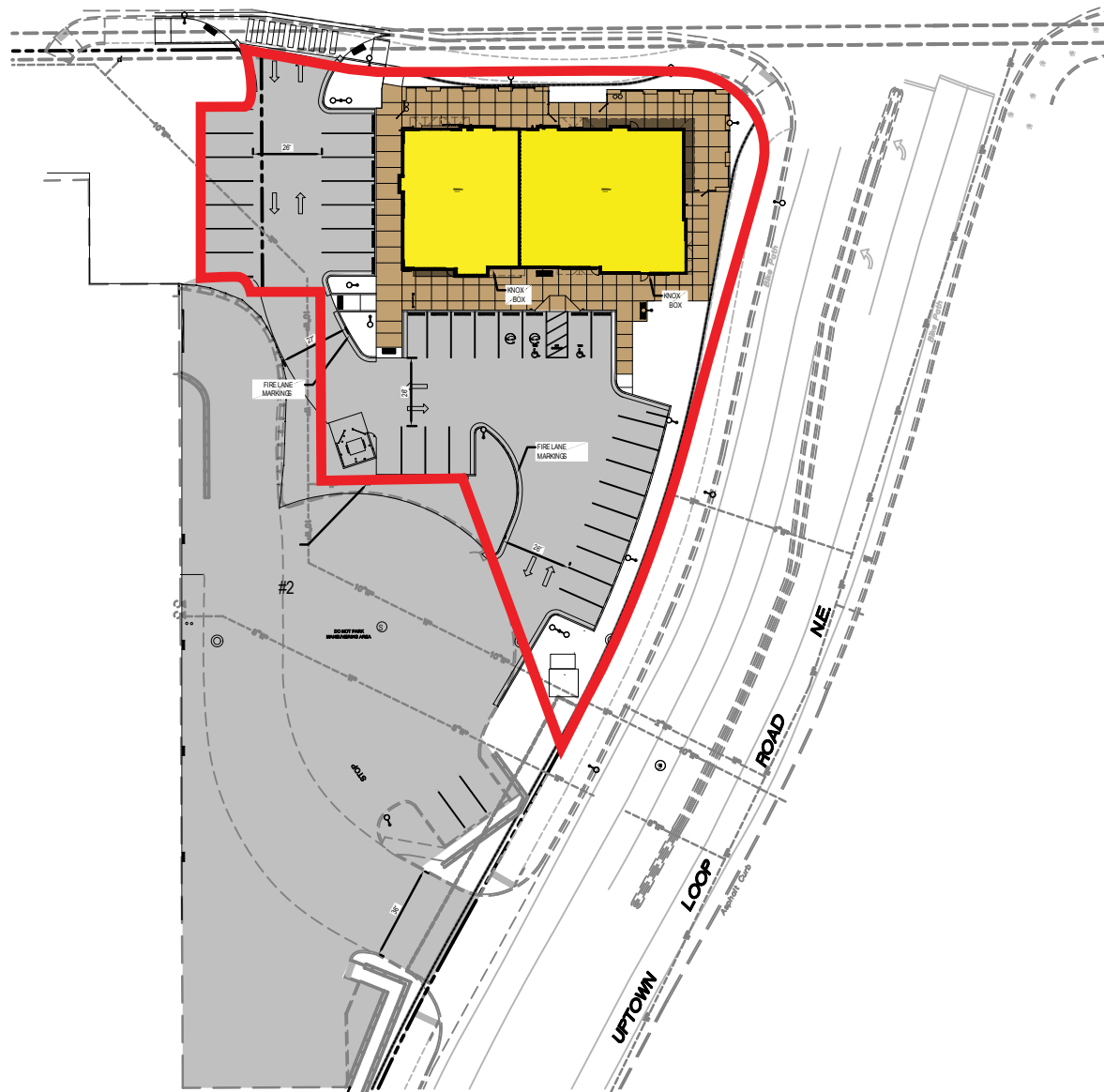
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Site Plan - 2,400 sf & 3,400 sf as shown (can be further divided)



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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

SCALE 1/8\"/>

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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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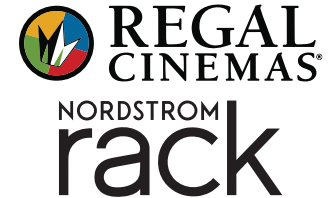
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# Coronado Center & Winrock Town Center

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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# ABQ Uptown Pad

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Demographics - 3 Mile Radius

**OVER 43%**

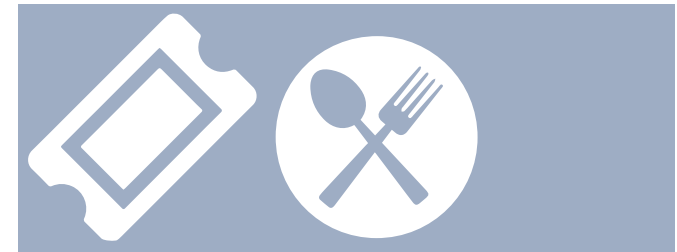
HOMES WITH VALUE  
\$300K OR MORE

AVERAGE HOUSEHOLD  
INCOME OF

**\$81,429**

**\$5.7 BILLION**

TOTAL HOUSEHOLD  
EXPENDITURES PER YEAR



**\$512 Million**

SPENT ON APPAREL,  
PERSONAL CARE  
& ENTERTAINMENT



Estimated Daytime Employees

**81,165**



**\$716 Million**

SPENT ON FOOD & BEVERAGE

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