

# Uptown Park



## Property Description:

- Located at the SWC of Louisiana Boulevard NE & Americas Parkway in the dynamic Uptown area of Albuquerque.
- ±15,000 SF multi-tenant pad building located across the street from ABQ Uptown and Coronado Center. Tenants in the immediate trade area include Apple Store, California Pizza Kitchen, Borders Books, Coldwater Creek Barnes & Noble, Macy's, JC Penney.
- Tenants at Uptown Park include Pei Wei Asian Diner, Satellite Coffee and Verizon Wireless.

## Traffic Counts:

Louisiana Boulevard: 33,500  
Americas Parkway: 7,800

**Availabilities:** 1,543 SF, 1,780 SF, 2,188 SF

## Demographics June 2009

	1 Mile	3 Miles	5 Miles
Population:	14,326	146,460	322,335
Households	6,953	65,145	138,210
Avg. HHI	\$47,850	\$49,428	\$54,518



*For more information,  
please contact:*

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**David Silverman**

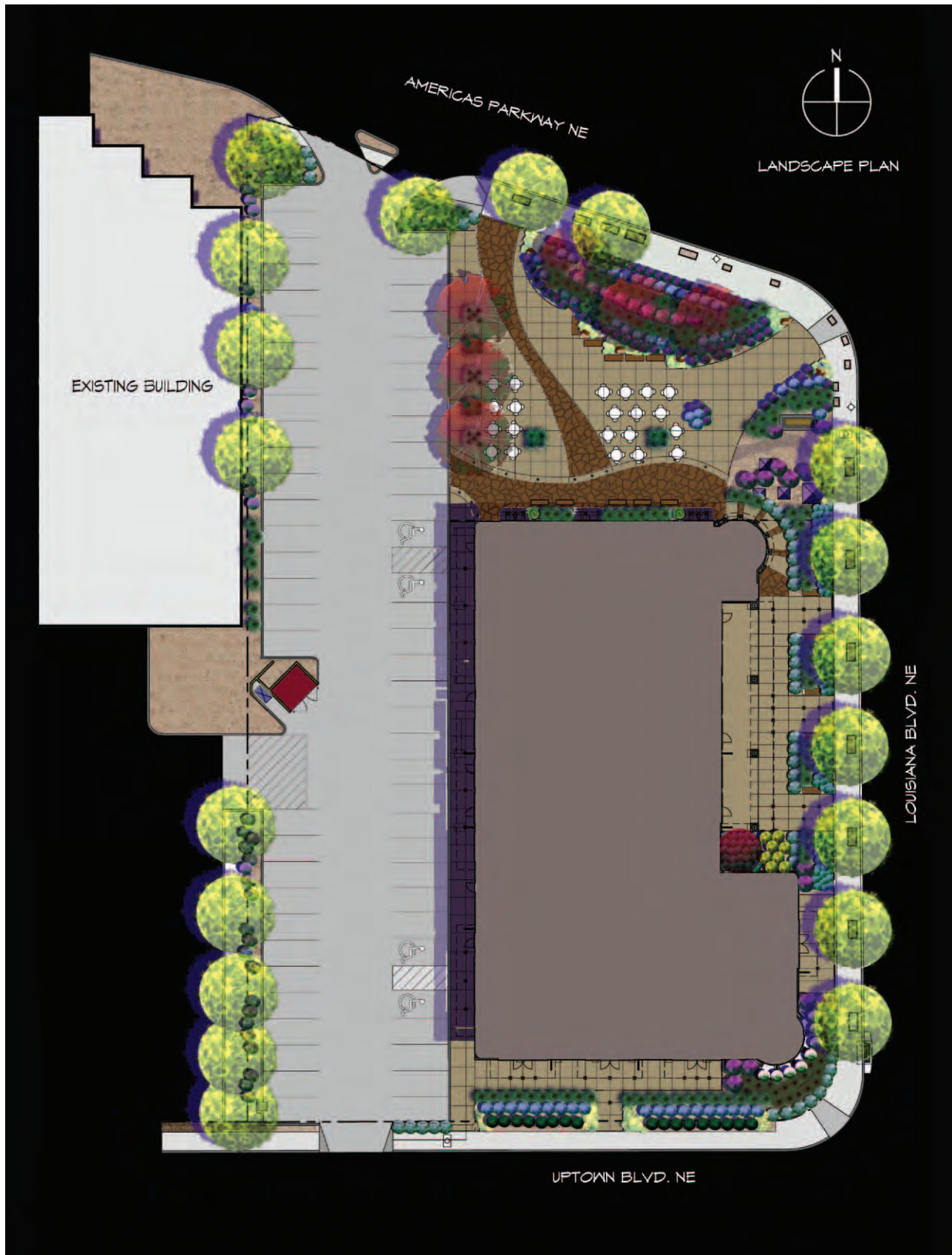
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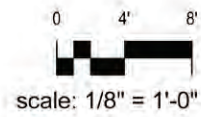
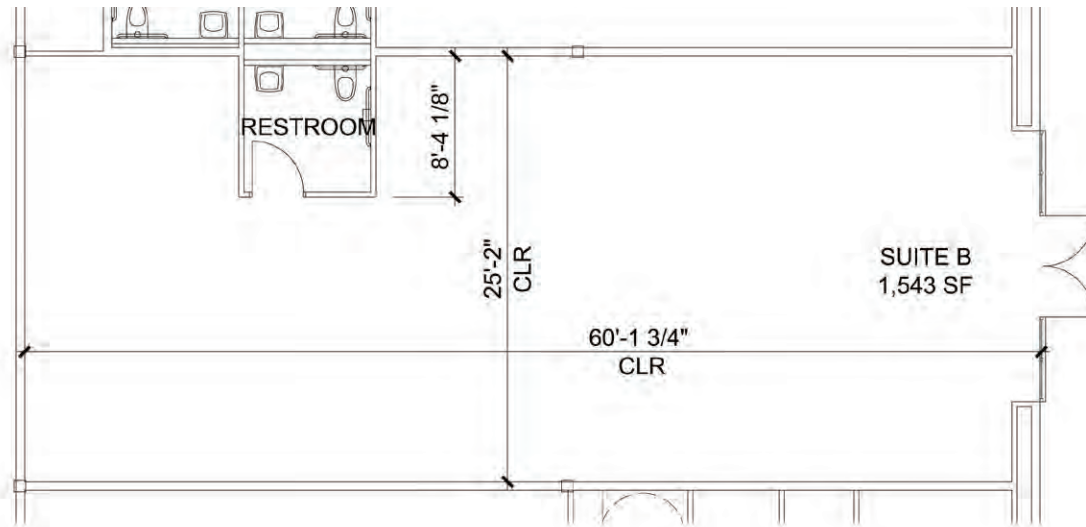
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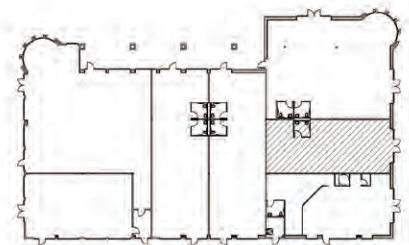
## SUITE B

GLA (Gross Leasable Area) = 1543 SF  
 Ceiling Height: 11'-0"  
 Height to Top of Structure: 17'-4"  
 Electrical Service Size: 225A  
 HVAC Tonnage: One unit @ 5 tons, gas heat  
 Size of Water Line: 3/4"  
 Size of Waste Line: 4"  
 Size of Back Door: None

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# Suite B



## KEYPLAN



## Geltmore, LLC

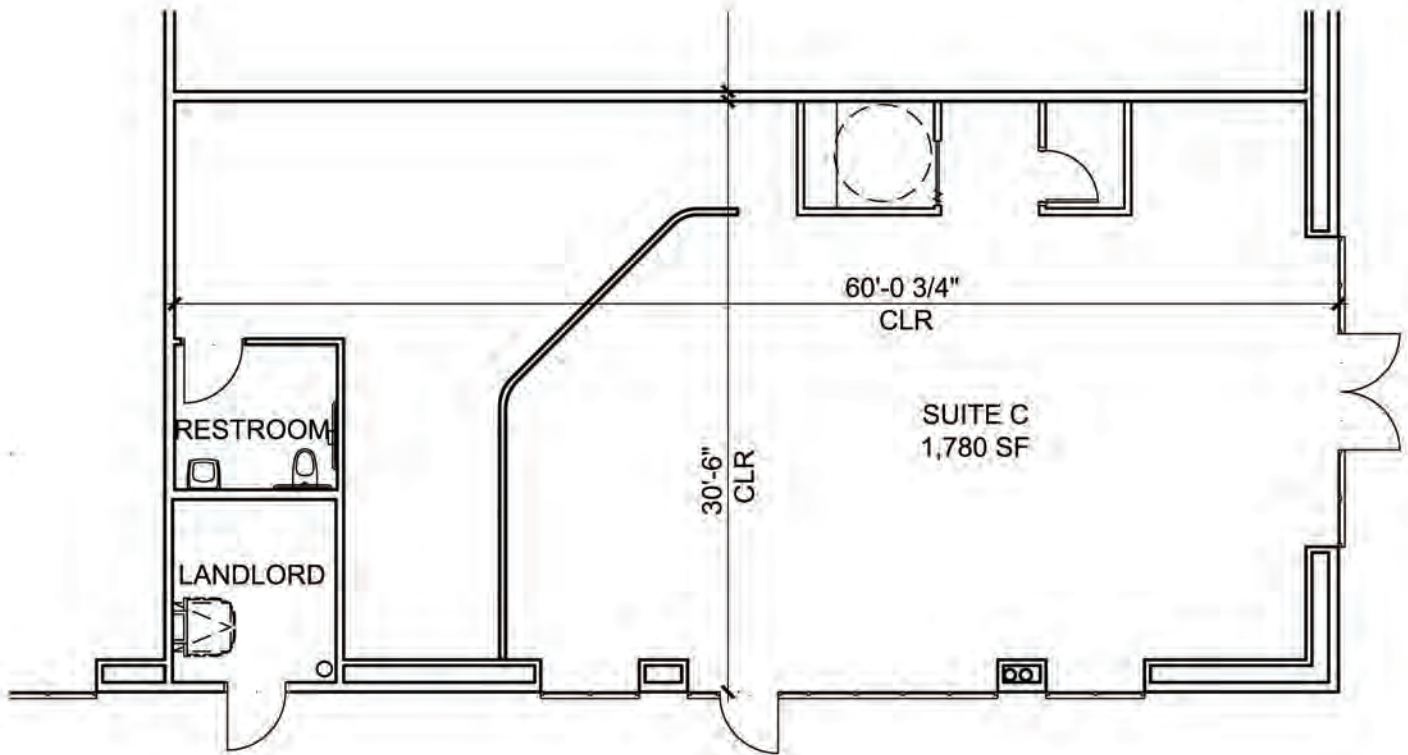
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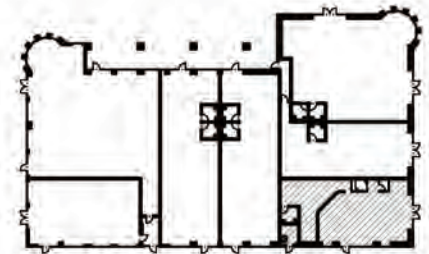
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## SUITE C

- GLA (Gross Leasable Area) = 1,780 SF
- Ceiling Height: 11'-0"
- Height to Top of Structure: 17'-4"
- Electrical Service Size: 225A
- HVAC Tonnage: One Unit @ 6 tons, gas heat
- Size of Water Line:  $\frac{3}{4}$ "
- Size of Waste Line: 4"
- Size of Back Door: 1 Pair 3'-0"w X 9'-0"h



KEYPLAN

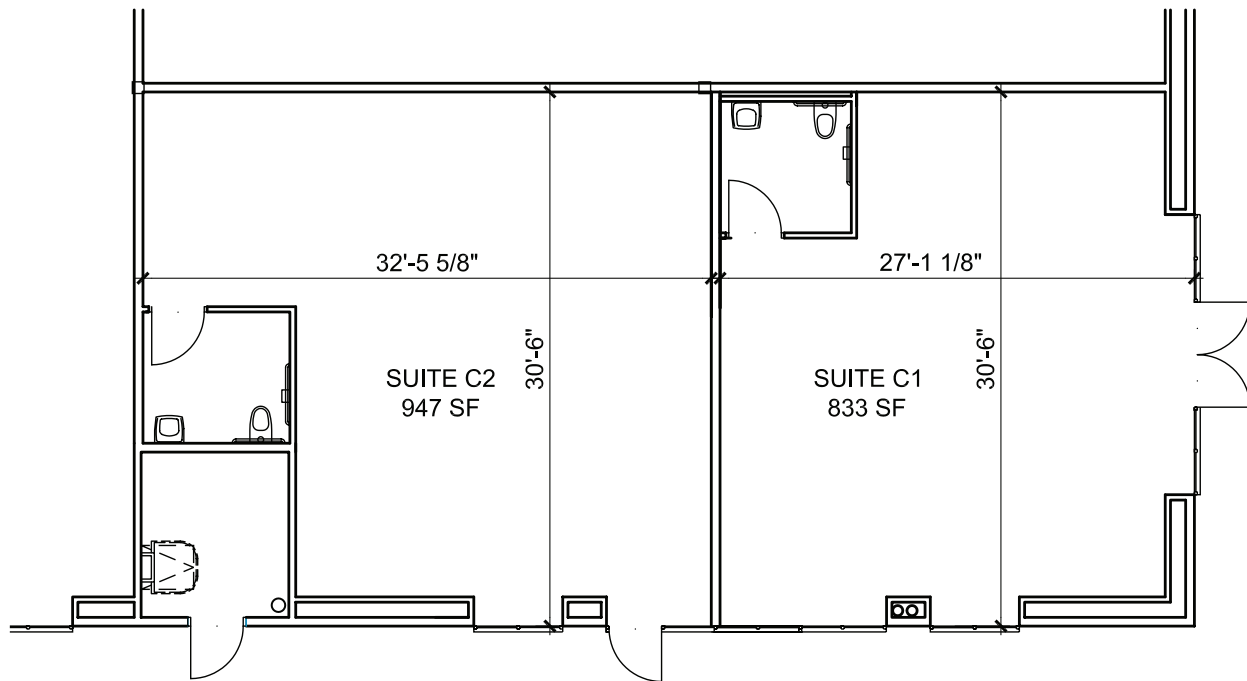


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# POTENTIAL DEMISING PLAN OF SUITE C

843 SF, 947 SF, 1780 SF

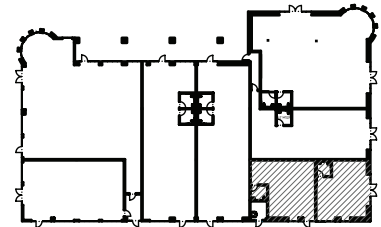


## SUITE C1

GLA (Gross Leasable Area) = 833 SF  
Ceiling Height: 11'-0"  
Height to Top of Structure: 17'-4"  
Electrical Service Size: 225A (shared)  
HVAC Tonnage: One Unit @ 6 tons, gas heat (shared)  
Size of Water Line:  $\frac{3}{4}$ "  
Size of Waste Line: 4"  
Size of Back Door: None

## SUITE C2

GLA (Gross Leasable Area) = 947 SF  
Ceiling Height: 11'-0"  
Height to Top of Structure: 17'-4"  
Electrical Service Size: 225A (shared)  
HVAC Tonnage: One Unit @ 6 tons, gas heat (shared)  
Size of Water Line:  $\frac{3}{4}$ "  
Size of Waste Line: 4"  
Size of Back Door: None

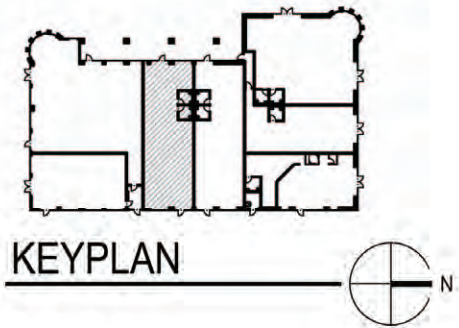


KEYPLAN



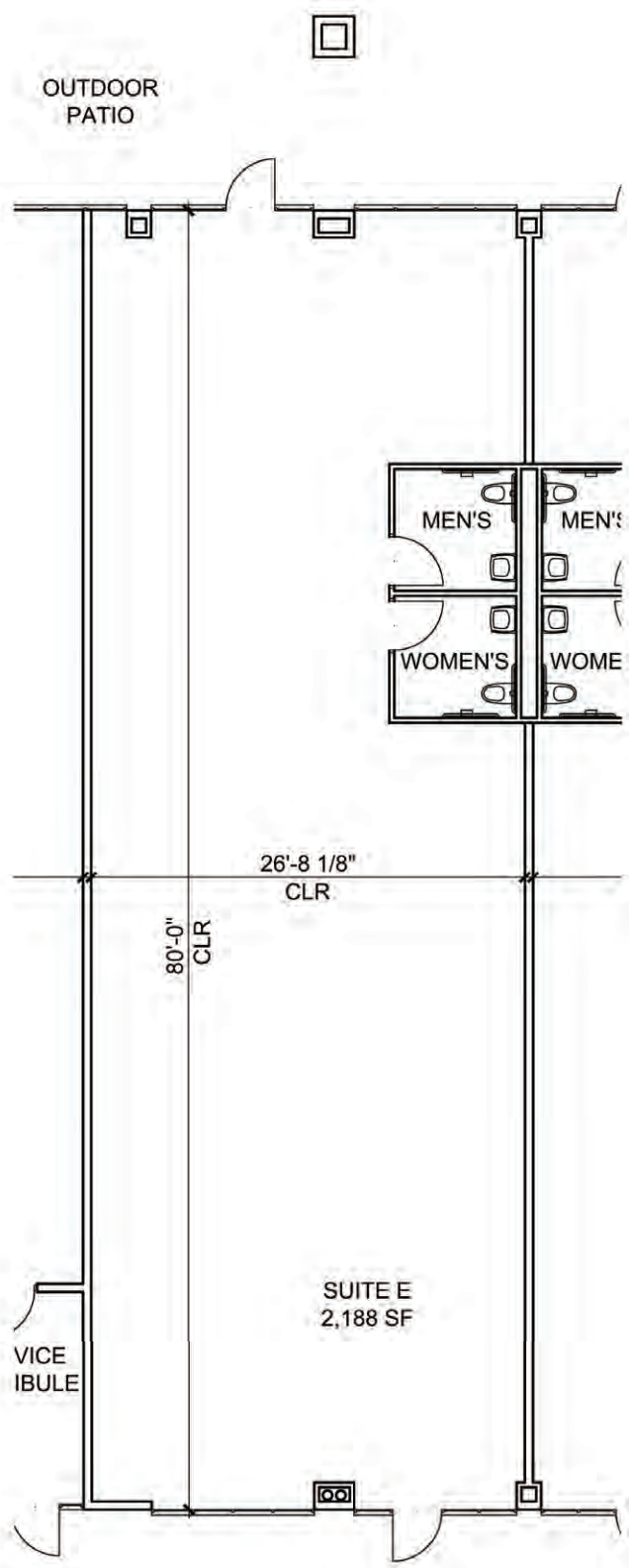
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## SUITE E

- GLA (Gross Leasable Area) = 2,188 SF
- Ceiling Height: 11'-0"
- Height to Top of Structure: 17'-4"
- Electrical Service Size: 225A
- HVAC Tonnage: One unit @ 6 tons, gas heat
- Size of Water Line: 3/4"
- Size of Waste Line: 4"
- Size of Back Door: 1 @ 3'-0"w X 9'-0"h



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