

# 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, Dick's Sporting Goods, Coldwater Creek Barnes & Noble, Macy's, JCPenney.
- Tenants at Uptown Park include Pei Wei Asian Diner, Total Wine & More, Good Feet, Everest Apothecary & Verizon Wireless.

## Traffic Counts:

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

## Availabilities:

Suite F 1,661 SF

## Demographics 2016 \*

	1 Miles	3 Miles	5 Miles
Population	14,408	150,192	318,430
Households	7,221	68,461	144,986
Avg. HHI	\$52,833	\$55,989	\$63,020
Est. Daytime Pop	17,192	99,320	223,934

\* Information gathered is from Sites USA and was produced using private and government sources. The information is provided without representation or warranty.



For more information,  
please contact:

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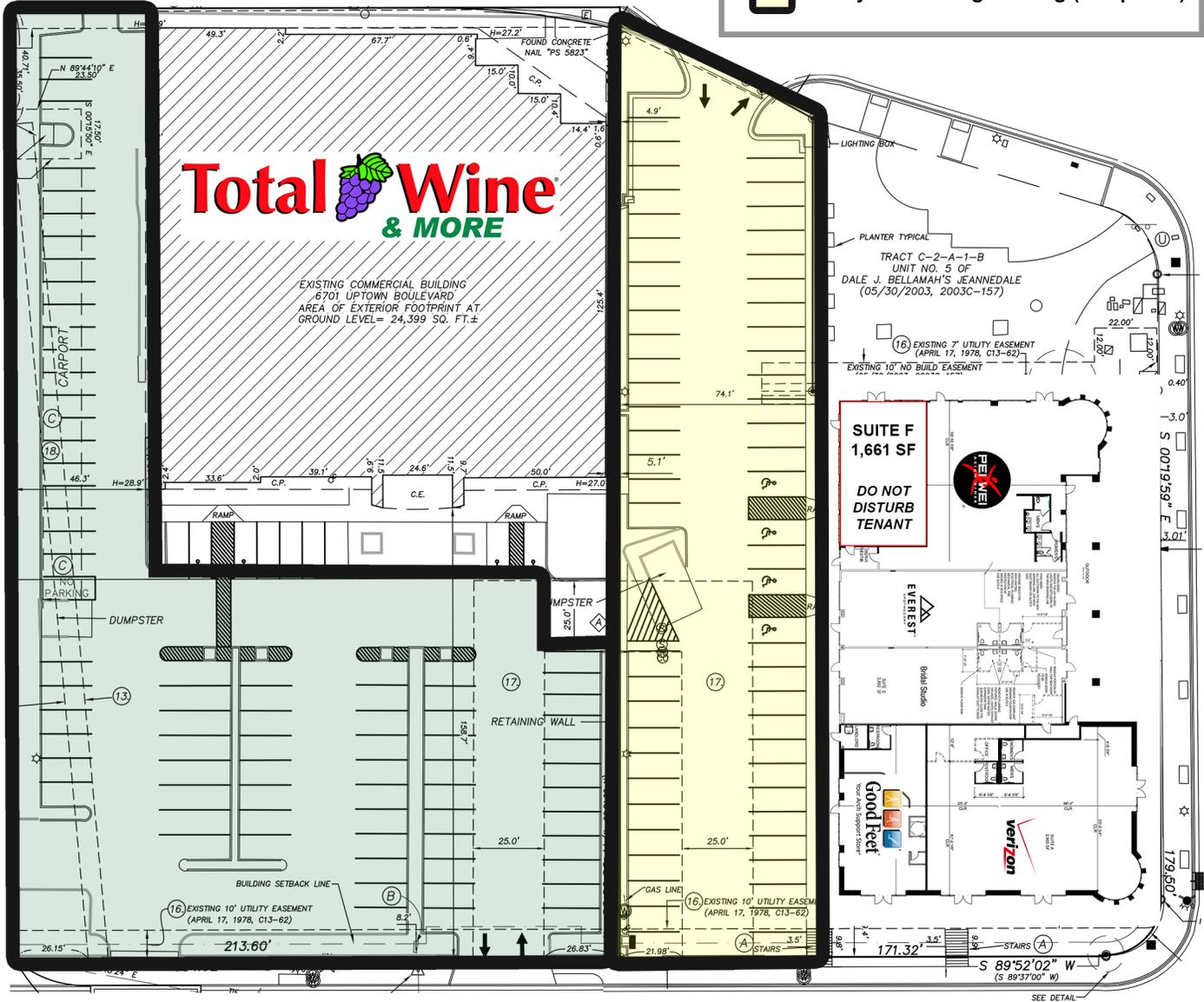
**Uptown Park**  
2201 Louisiana Blvd., NE  
Albuquerque, NM 87110

**SITE PLAN & RECIPROCAL PARKING AREA**  
(For customers only)

152 Total Available Parking Spaces  
Parking Ratio: 6.5 / 1,000 SF

-  Reciprocal Parking (90 spaces)
-  Subject Building Parking (62 spaces)

Americas Parkway, N.E.



Uptown Boulevard, N.E.

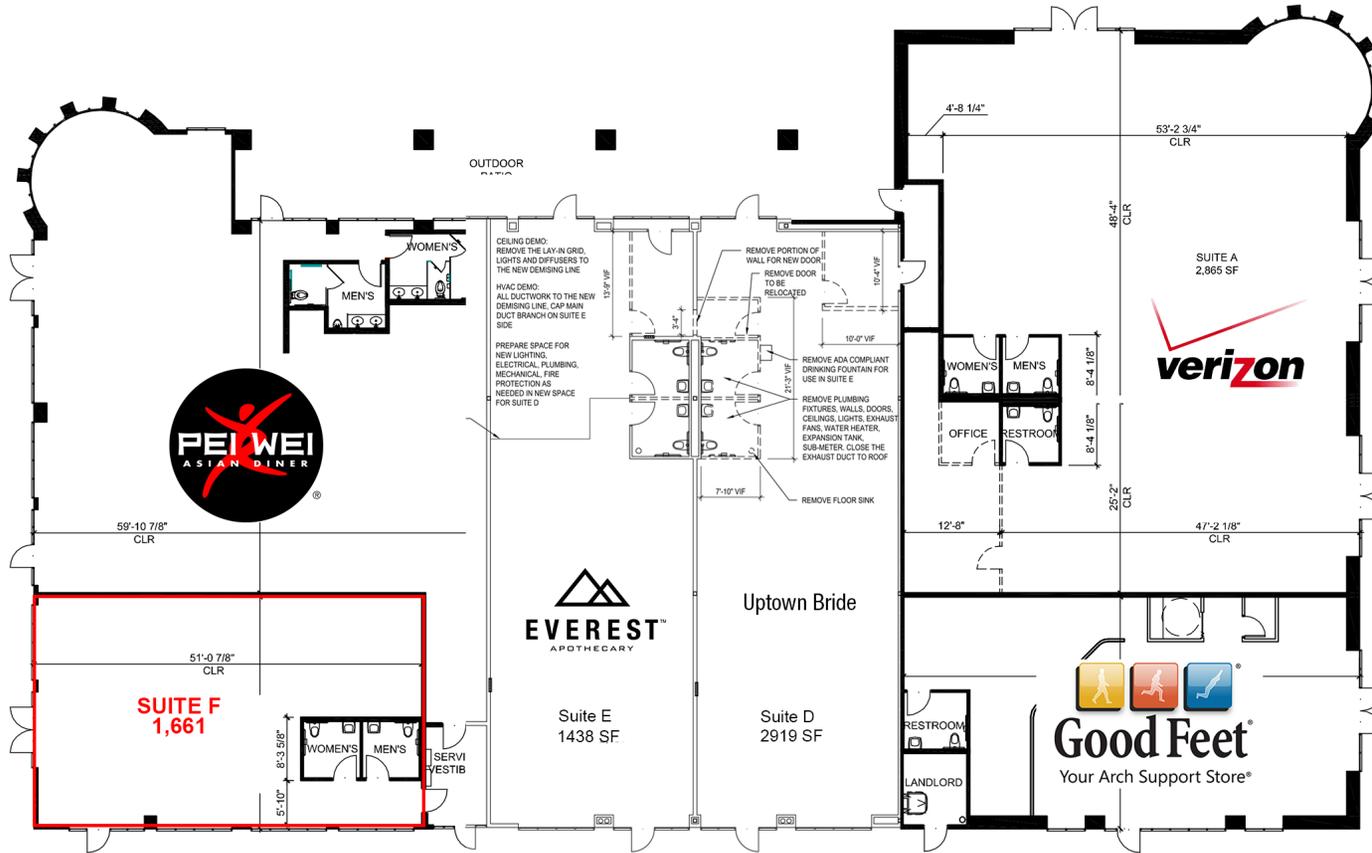


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# UPTOWN PARK

2201 Louisiana Blvd. NE, Albuquerque NM, 87120



GROSS LEASABLE AREA = 15,621 SF

SUITE A	
GLA (GROSS LEASABLE AREA):	2,865 SF
CEILING HEIGHT:	12'-0"
CLEAR HEIGHT:	13'-9"
HEIGHT TO TOP OF STRUCTURE:	17'-4"
ELECTRICAL SERVICE SIZE:	225A
SIZE OF WATER LINE:	3/4"
SIZE OF WASTE LINE:	4"
SIZE OF BACK DOOR:	None
SIZE OF FRONT DOOR:	1 Pair of 3'-0"W X 9'-0"H
SIZE OF SIDE DOOR:	1 Pair of 3'-0"W X 9'-0"H
SIZE OF TRUCK DOOR:	None
HVAC:	(2) 5 Ton RTU, Gas Heat
SUITE B	
GLA (GROSS LEASABLE AREA):	1,602 SF
CEILING HEIGHT:	11'-0"
CLEAR HEIGHT:	14'-0"
HEIGHT TO TOP OF STRUCTURE:	17'-4"
ELECTRICAL SERVICE SIZE:	225A
SIZE OF WATER LINE:	3/4"
SIZE OF WASTE LINE:	4"
SIZE OF BACK DOOR:	3'-0"W X 7'-0"H
SIZE OF FRONT DOOR:	1 Pair of 3'-0"W X 9'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	5 Ton RTU, Gas Heat
SUITE C	
GLA (GROSS LEASABLE AREA):	1,789 SF
CEILING HEIGHT:	11'-0"
CLEAR HEIGHT:	14'-11"
HEIGHT TO TOP OF STRUCTURE:	17'-4"
ELECTRICAL SERVICE SIZE:	225A
SIZE OF WATER LINE:	3/4"
SIZE OF WASTE LINE:	4"
SIZE OF BACK DOOR:	None
SIZE OF FRONT DOOR:	1 Pair of 3'-0"W X 9'-0"H
SIZE OF SIDE DOOR:	3'-0"W X 9'-0"H
SIZE OF TRUCK DOOR:	None
HVAC:	(2) 3 Ton RTU, Gas Heat
SUITE D	
GLA (GROSS LEASABLE AREA):	2,919 SF
CEILING HEIGHT:	11'-0"
CLEAR HEIGHT:	13'-9"
HEIGHT TO TOP OF STRUCTURE:	17'-4"
ELECTRICAL SERVICE SIZE:	225A
SIZE OF WATER LINE:	1"
SIZE OF WASTE LINE:	4"
SIZE OF BACK DOOR:	3'-0"W X 7'-0"H
SIZE OF FRONT DOOR:	3'-0"W X 9'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	6 Ton RTU, Gas Heat
SUITE E	
GLA (GROSS LEASABLE AREA):	1,438 SF
CEILING HEIGHT:	11'-0"
CLEAR HEIGHT:	13'-9"
HEIGHT TO TOP OF STRUCTURE:	17'-4"
ELECTRICAL SERVICE SIZE:	225A
SIZE OF WATER LINE:	3/4"
SIZE OF WASTE LINE:	4"
SIZE OF BACK DOOR:	3'-0"W X 7'-0"H
SIZE OF FRONT DOOR:	3'-0"W X 9'-0"H
SIZE OF SIDE DOOR:	None
SIZE OF TRUCK DOOR:	None
HVAC:	6 Ton RTU, Gas Heat
SUITE F	
GLA (GROSS LEASABLE AREA):	1,661 SF
(GLA Includes share of services vestibule)	
CEILING HEIGHT:	11'-0"
CLEAR HEIGHT:	13'-9"
HEIGHT TO TOP OF STRUCTURE:	17'-4"
ELECTRICAL SERVICE SIZE:	225A
SIZE OF WATER LINE:	3/4"
SIZE OF WASTE LINE:	3" to grease trap
SIZE OF BACK DOOR:	None
SIZE OF FRONT DOOR:	1 Pair of 3'-0"W X 9'-0"H
SIZE OF SIDE DOOR:	3'-0"W X 7'-0"H
SIZE OF TRUCK DOOR:	None
HVAC:	(2) 5 Ton RTU, Gas Heat
SUITE G	
GLA (GROSS LEASABLE AREA):	3,356 SF
(GLA Includes share of services vestibule)	
CEILING HEIGHT:	16'-0"
CLEAR HEIGHT:	16'-9"
HEIGHT TO TOP OF STRUCTURE:	17'-4"
ELECTRICAL SERVICE SIZE:	400A
SIZE OF WATER LINE:	2"
SIZE OF WASTE LINE:	4" to grease trap
SIZE OF BACK DOOR:	3'-0"W X 7'-0"H
SIZE OF FRONT DOOR:	1 Pair of 3'-0"W X 9'-0"H
SIZE OF SIDE DOOR:	(2) 3'-0"W X 9'-0"H
SIZE OF TRUCK DOOR:	None
HVAC:	15 Ton RTU, 12.5 Ton RTU, 5 Ton RTU, Gas Heat

Geltmore LLC



SITE PLAN 1

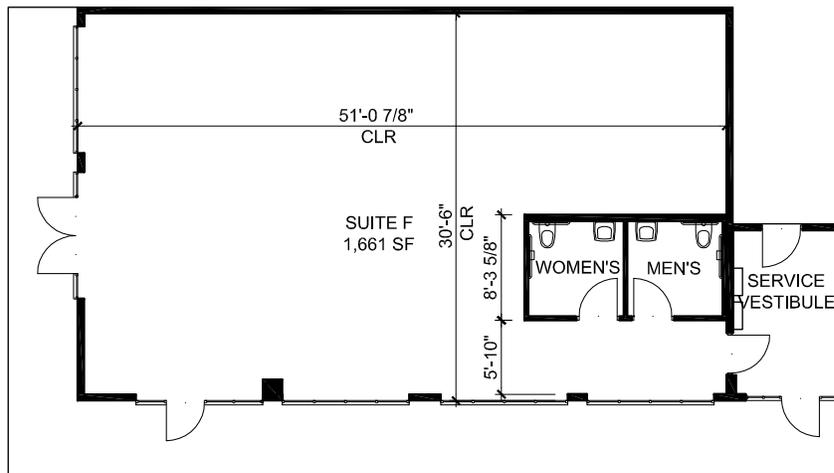
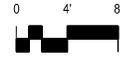


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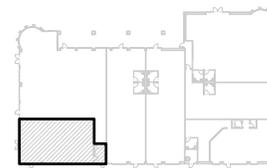
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2201 Louisiana Blvd. NE, Albuquerque NM, 87120



## SUITE INFORMATION

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CLEAR HEIGHT: 13'-9"  
HEIGHT TO TOP OF STRUCTURE: 17'-4"  
ELECTRICAL SERVICE SIZE: 225A  
SIZE OF WATER LINE: 3/4"  
SIZE OF WASTE LINE: 3" to grease trap  
SIZE OF BACK DOOR: None  
SIZE OF FRONT DOOR: 1 Pair of 3'-0"W X 7'-0"H  
SIZE OF SIDE DOOR: 3'-0"W X 7'-0"H  
SIZE OF TRUCK DOOR: None  
HVAC: (2) 5 Ton RTU, Gas Heat



KEYPLAN



BUILDING

# 1 SUITE:F

## Geltmore LLC

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