

WYOMING MALL

NEC WYOMING BLVD & MENAUL BLVD
2210 - 2270 Wyoming Blvd NE, Albuquerque, NM 87112



FOR LEASE

AVAILABLE SPACE
1,400 - 3,040 SF

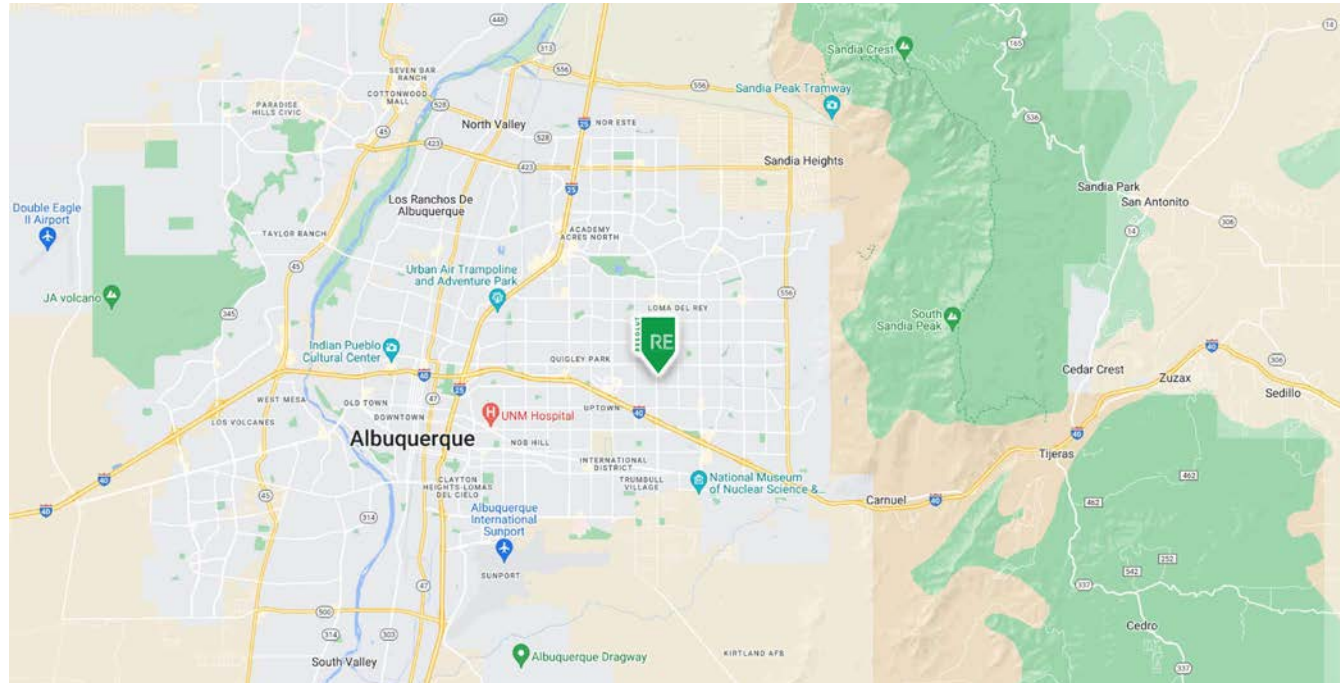
RATE
Call for pricing

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Remsa Troy
rtroy@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- Walmart Supercenter (\$45.5M annual sales) anchored center in the NE Heights
- 85th Percentile top visited shopping center in the United States (4th in NM)
- Join Albuquerque’s first Raising Cane’s, Starbucks, Chic-Fil-A, Krispy Kreme, Dollar Tree & More!
- Great second generation retail strip center space available
- Huge traffic counts on Wyoming Blvd and monument signage available



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



148,763
POPULATION
3-MILE RADIUS



\$83,492.00
AVG HH INCOME
3-MILE RADIUS



124,391
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Wyoming Blvd: 33,281 VPD
Menaul Blvd: 26,459 VPD
(Costar 2022)

PROPERTY OVERVIEW

The Wyoming Mall is a Walmart Supercenter anchored shopping center in the heart of the Northeast Heights. Along with the strong customer draw of Walmart, the Wyoming Mall is home to Albuquerque's first Raising Cane's, Starbucks, Chic-Fil-A, Krispy Kreme and Dollar Tree. There are two great multi-tenant strip centers here that benefit from the Walmart customer base that feature beautiful stackstone facades, large storefront windows and a tenant mix that continue the draw to the center. One building has direct exposure to traffic on Wyoming Blvd and the other is located in-line and is a great opportunity to join the medical tenant lineup that has been started with the orthodontic and denture practices.

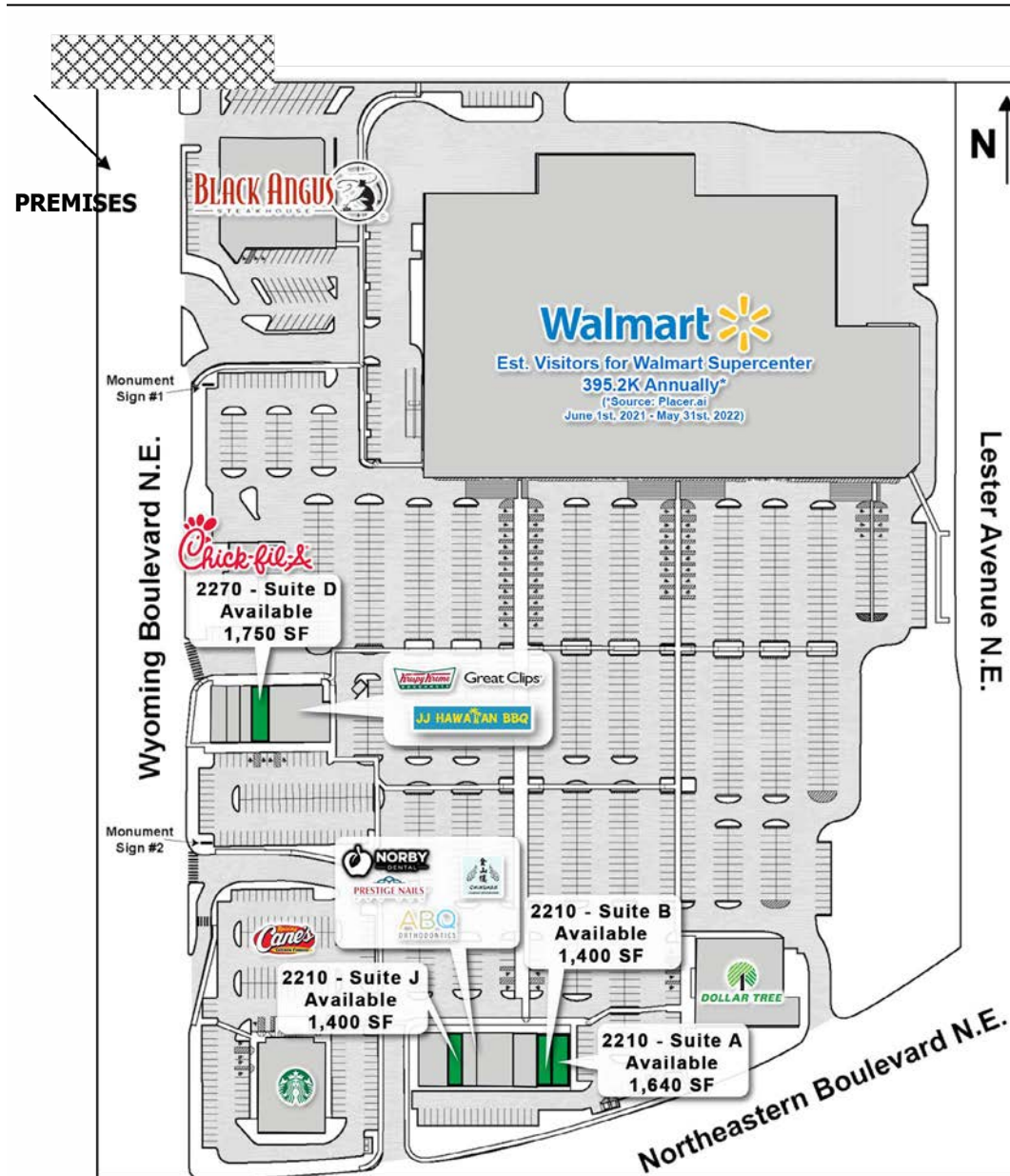
LOCATION OVERVIEW

This center is surrounded by longtime residential neighborhoods with middle income families that have made Walmart a staple to their shopping needs. Within 3 miles, population density is 63,000 and average income sits at \$57,000. Wyoming Mall spans 28 acres on Wyoming Blvd between Indian School Rd and Menaul Blvd and is in a great location being a mile east of the the Uptown Submarket and a mile north of Interstate 40.

PROPERTY OVERVIEW

Lease Rate:	Call for pricing
Available SF:	1,400 - 3,040 SF
Lease Structure:	NNN
Year Built:	2009
Zoning:	MX-M
Sub-Market:	NE Heights



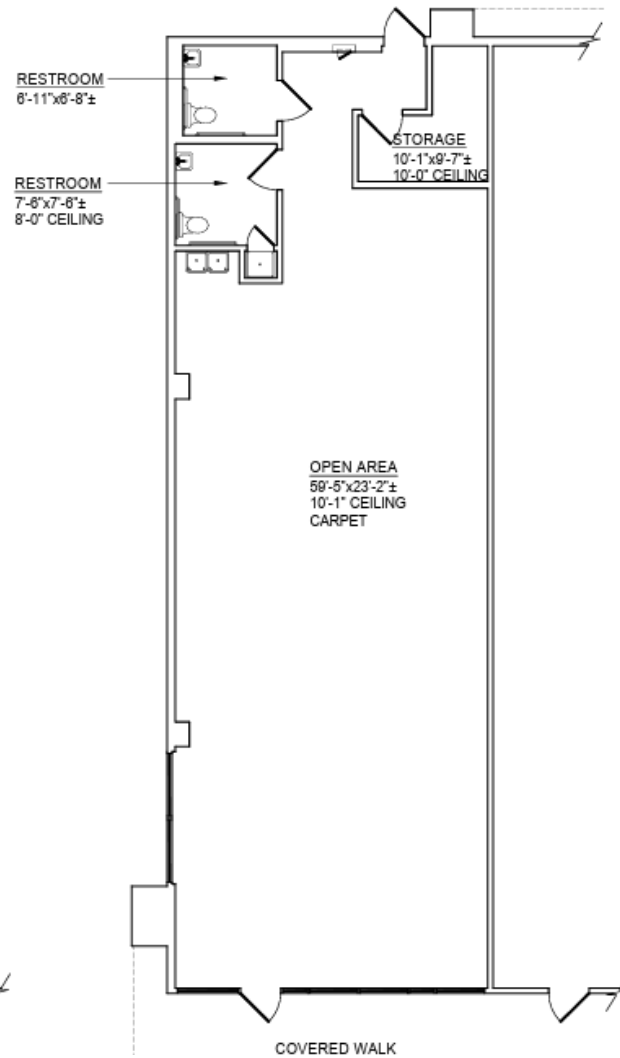


2210 WYOMING BLVD NE

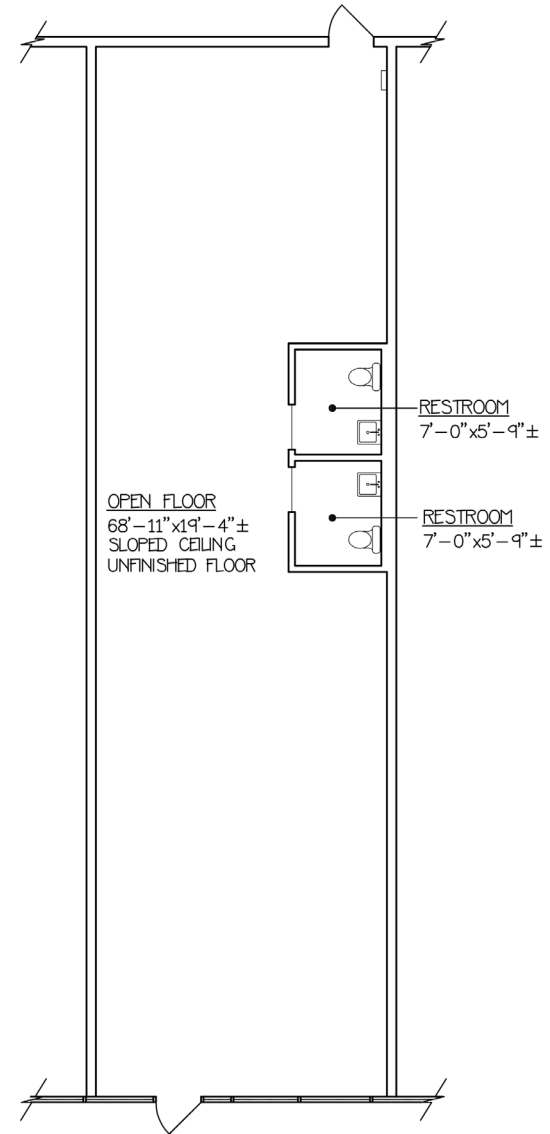




2270 Suite A
1,640 SF

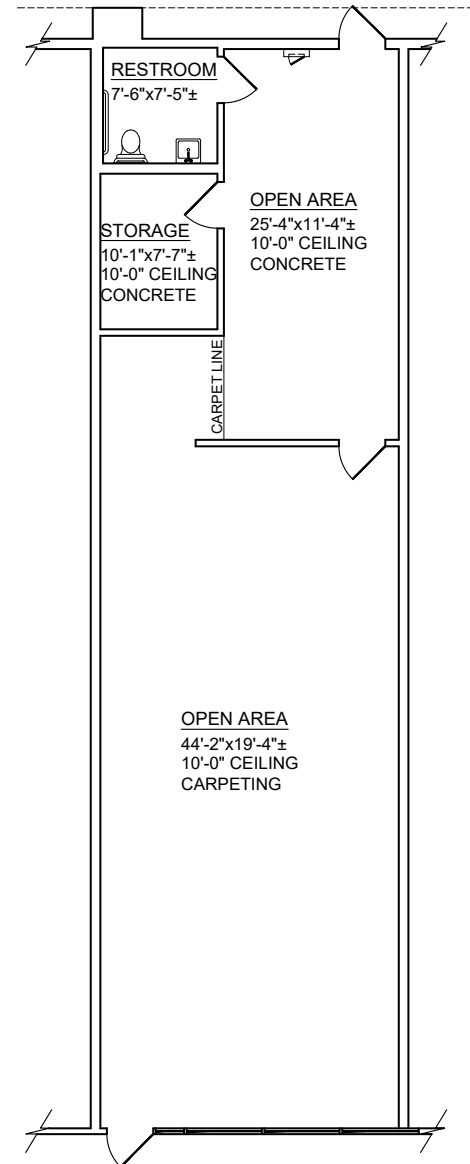
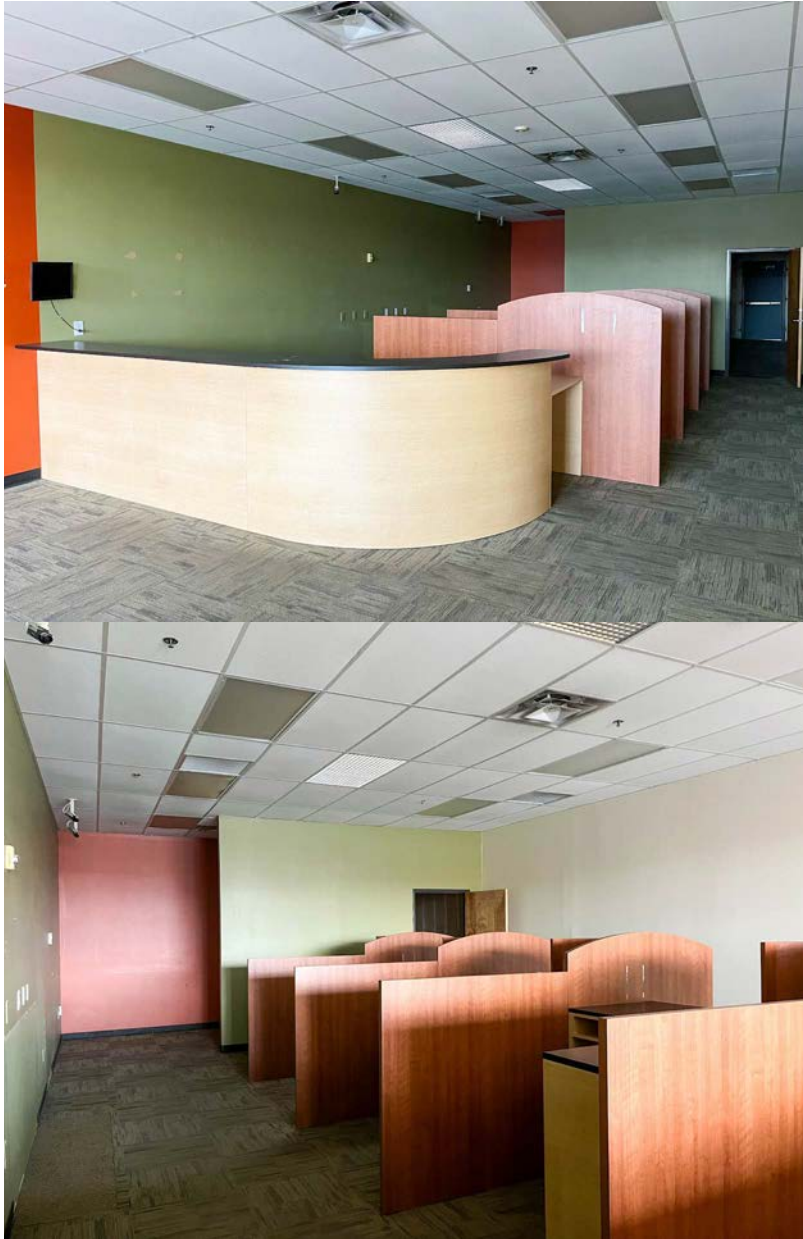


2210 Suite B
1,400 SF



COVERED WALK

2270 Suite J
1,400 SF

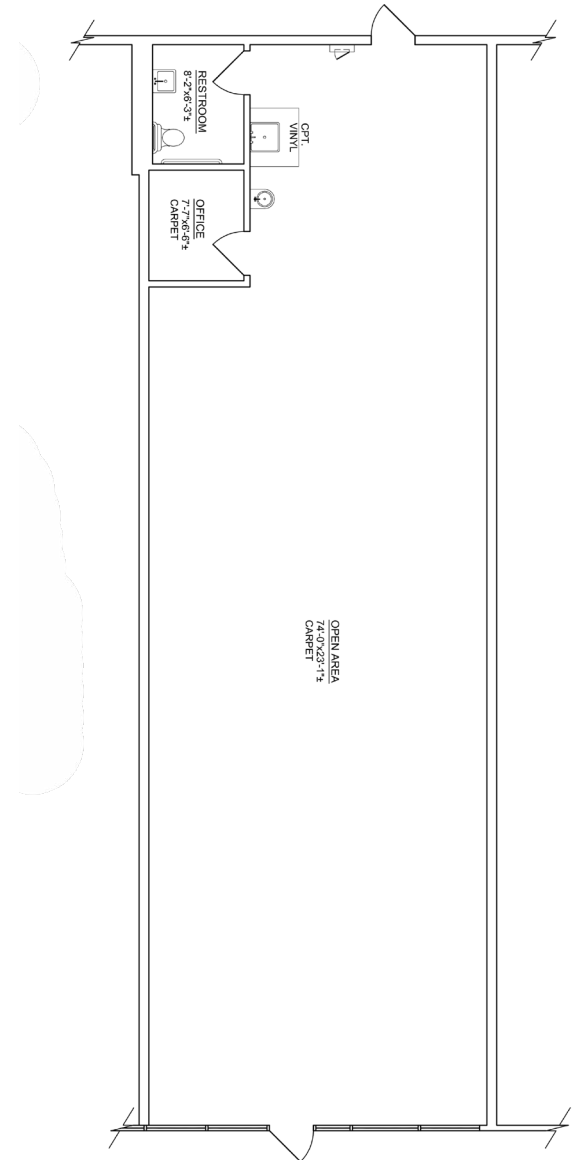


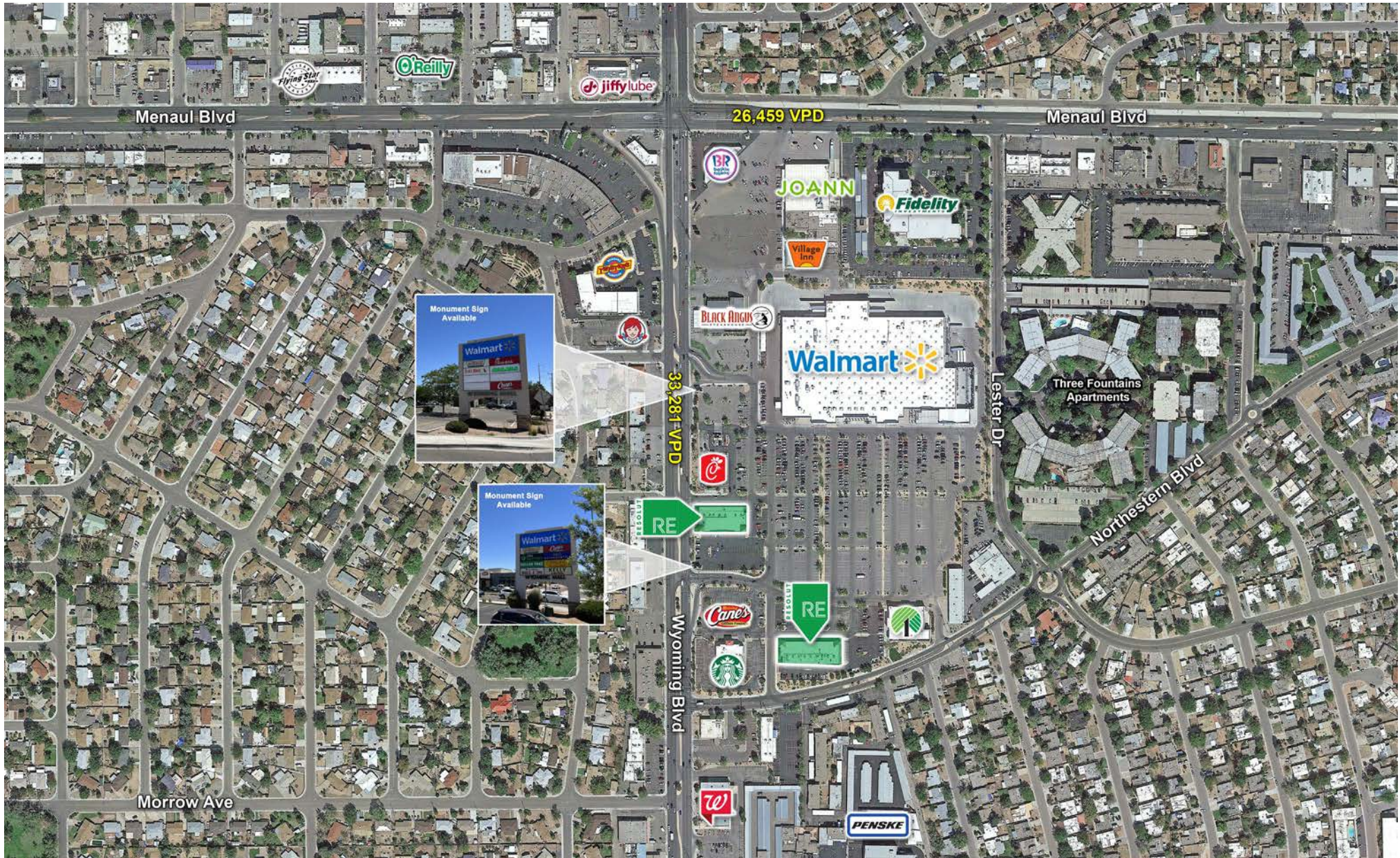
2270 WYOMING BLVD NE

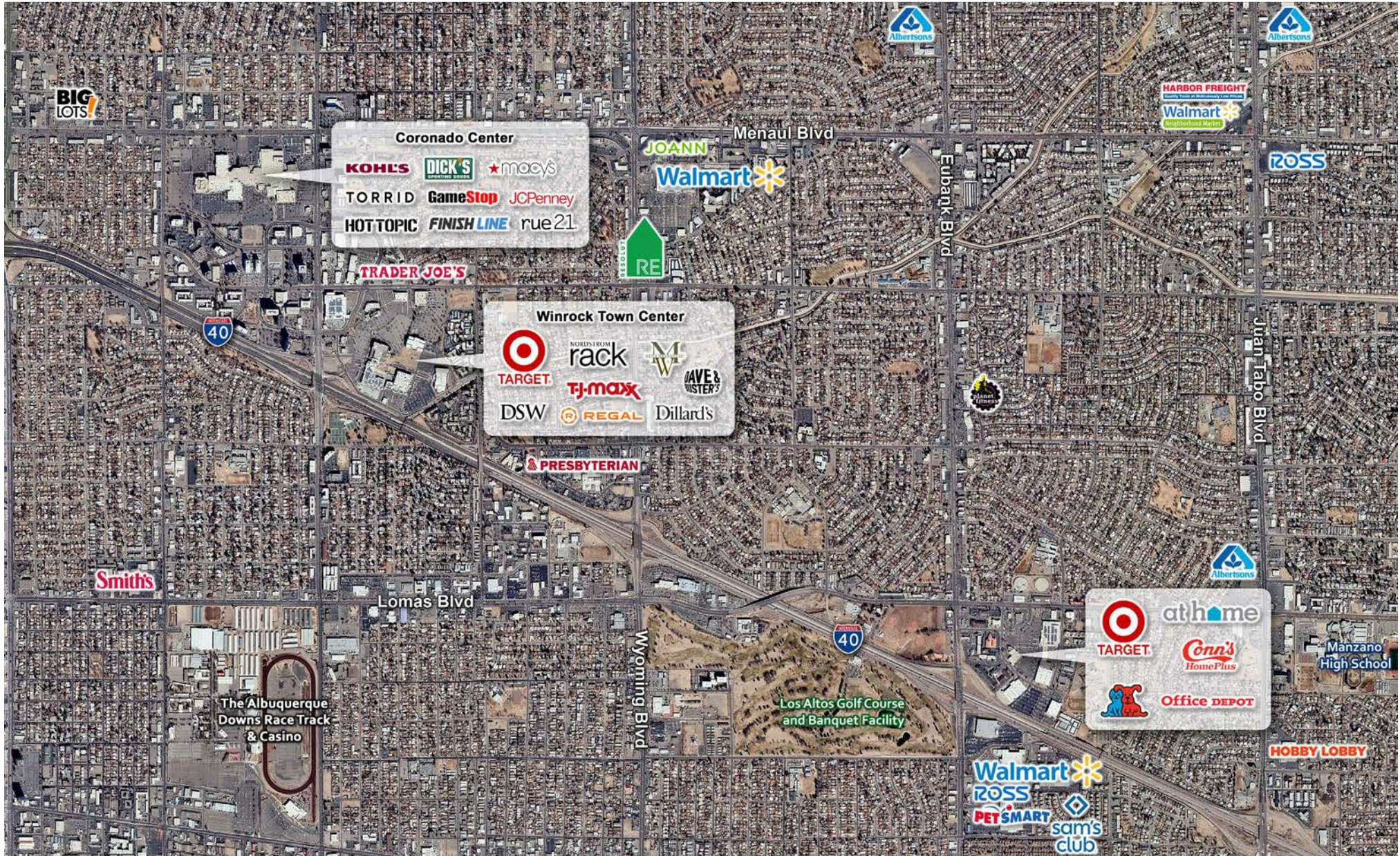




2270 Suite D
1,750 SF







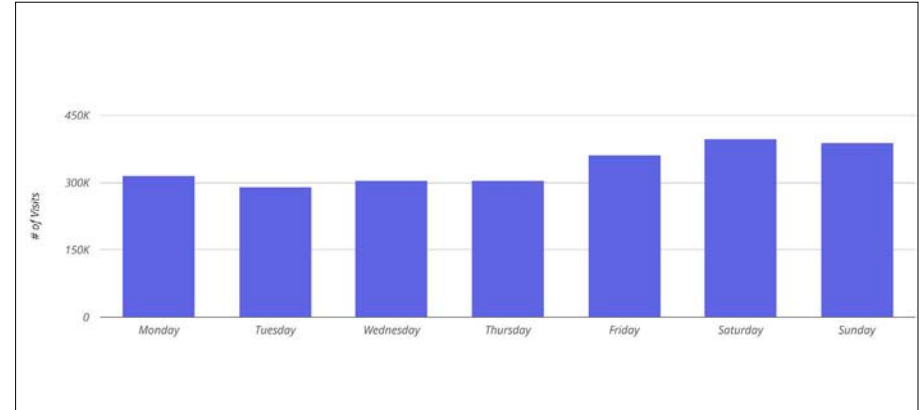
METRICS

	Visitors	Visits	Visits / sq ft	Visit frequency
Walmart / Wyoming Blvd Ne	395.2K	2.37M	11.26	5.97

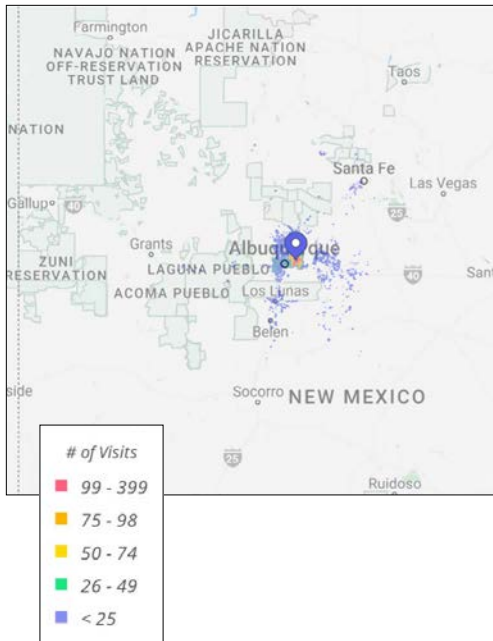
RANKING OVERVIEW



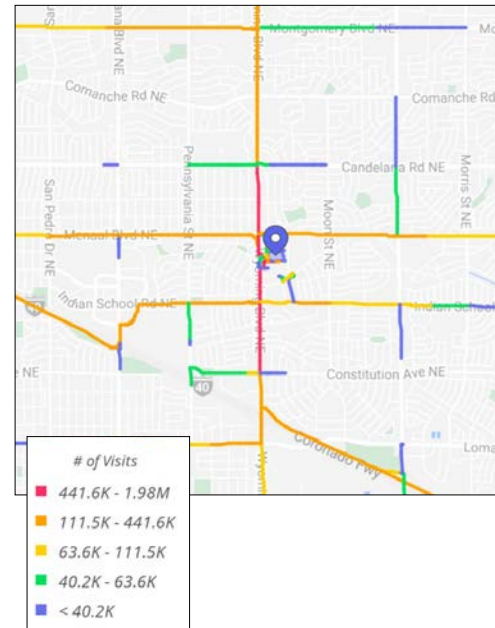
DAILY VISITS



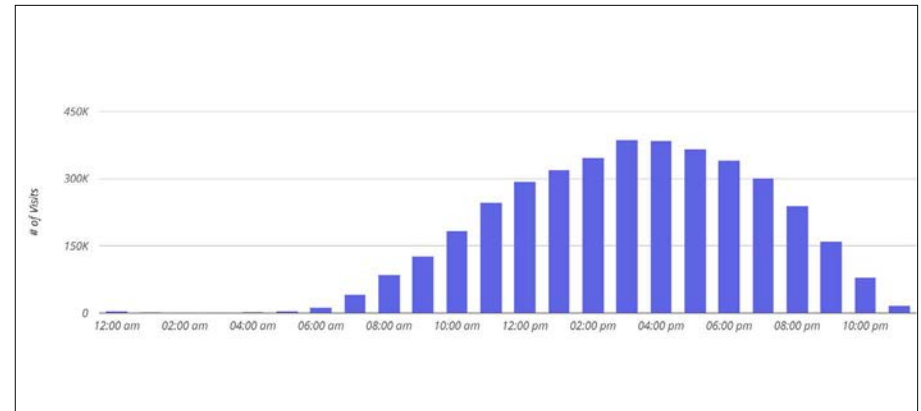
TRADE AREA - HOME LOCATION



CUSTOMER JOURNEY ROUTES



HOURLY VISITS



Jun 1, 2021 - May 31, 2022
Data provided by Placer Labs Inc. (www.placer.ai)

