HOLLY SHOPS
SITE OVERVIEW
6400 HOLLY AVE NE, ALBUQUERQUE, NM 87113

PEGASUS GROUP

XTEAM RETAIL ADVISORS



BENEFITS
A premiere strip center in Albuquerque's NE Heights, the center benefits from a heavy traffic corner and adjacent tenants including Chick-fil-A, McDonald's, Panda Express, and Chipotle

LEASE RATE
- See broker

AVAILABLE:
- ±1,650 SF

2024 DEMOGRAPHICS	5 MIN	10 MIN	15 MIN
Est. Population	33,024	84,801	171,884
Est. Households	13,661	39,455	79,701
Est. Avg HH Income	$166,185	$138,245	$115,241
Est. Daytime Employees	11,528	61,499	112,070

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HOLLY SHOPS
SITE LAYOUT
6400 HOLLY AVE NE, ALBUQUERQUE, NM 87113

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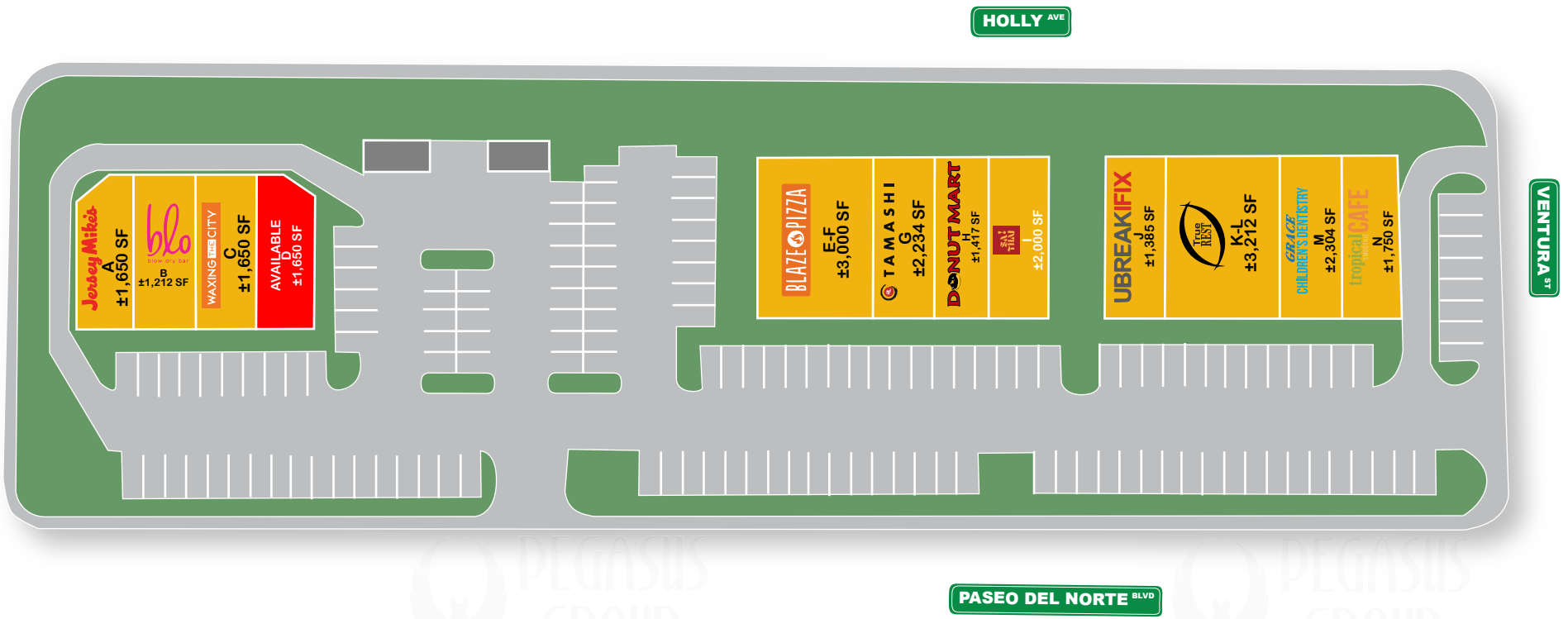

CONCEPT - SUBJECT TO CHANGE

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RETAIL AERIAL
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HOLLY SHOPS
SITE DEMOGRAPHIC
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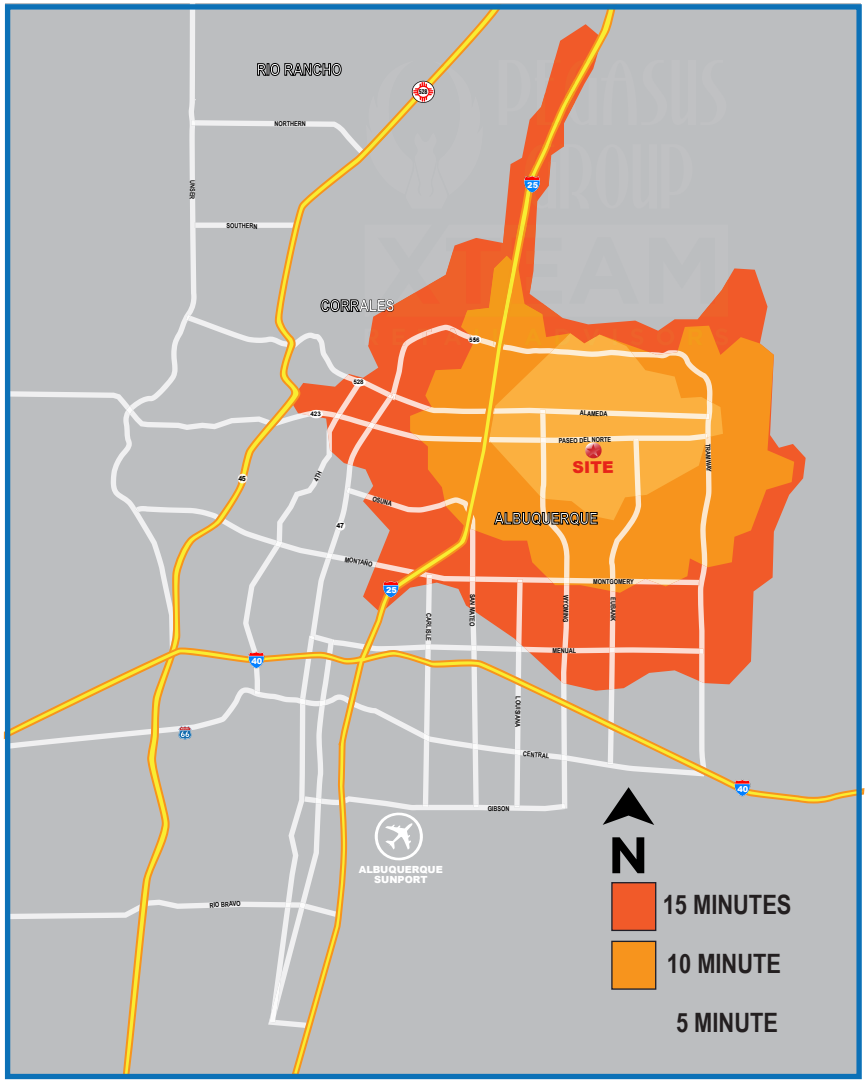
POPULATION	5 MIN	10 MIN	15 MIN
2024 ESTIMATED POPULATION	33,024	84,801	171,884
2029 PROJECTED POPULATION	33,004	84,929	169,321
2020 CENSUS POPULATION	32,765	84,739	171,632
2010 CENSUS POPULATION	31,938	82,671	171,761
PROJECTED ANNUAL GROWTH 2024 TO 2029	-	-	-0.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	0.2%	0.2%	-
HOUSEHOLDS			
2024 ESTIMATED HOUSEHOLDS	13,661	39,455	79,701
2029 PROJECTED HOUSEHOLDS	13,764	39,787	78,946
2020 CENSUS HOUSEHOLDS	13,011	37,937	77,584
2010 CENSUS HOUSEHOLDS	12,420	36,101	75,672
PROJECTED ANNUAL GROWTH 2024 TO 2029	0.2%	0.2%	-0.2%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	0.7%	0.7%	0.4%
MEDIAN AGE	45.1	45.6	43.7
INCOME			
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	$166,185	$138,245	$115,241
2024 ESTIMATED MEDIAN HOUSEHOLD INCOME	$126,262	$102,847	$87,104
2024 ESTIMATED PER CAPITA INCOME	$68,792	$64,395	$53,515
RACE & ETHNICITY			
2024 ESTIMATED WHITE - 64.2% 65.5% 62.7%			
2024 ESTIMATED BLACK OR AFRICAN AMERICAN - 1.9% 2.7% 3.4%			
2024 ESTIMATED ASIAN OR PACIFIC ISLANDER - 9.6% 6.7% 5.1%			
2024 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN - 1.6% 2.8% 3.8%			
2024 ESTIMATED OTHER RACES - 22.6% 22.4% 25.0%			
2024 ESTIMATED HISPANIC - 33.1% 33.4% 37.0%			
EDUCATION			
2024 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.1%	1.7%	2.0%
2024 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	2.9%	3.0%	3.6%
2024 ESTIMATED HIGH SCHOOL GRADUATE	14.7%	15.8%	17.4%
2024 ESTIMATED SOME COLLEGE	16.4%	16.8%	20.3%
2024 ESTIMATED ASSOCIATES DEGREE ONLY	6.2%	7.1%	8.5%
2024 ESTIMATED BACHELORS DEGREE ONLY	29.0%	27.8%	25.1%
2024 ESTIMATED GRADUATE DEGREE	28.7%	27.7%	23.0%
BUSINESS			
2024 ESTIMATED TOTAL BUSINESSES	1,891	6,517	12,972
2024 ESTIMATED TOTAL EMPLOYEES	11,528	61,499	112,070



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