

WAREHOUSE AVAILABILITY SITE INFORMATION

6000 SAN MATEO BLVD, ALBUQUERQUE, NM 87109



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



BENEFITS

- Located near hard-corner of fully signalized intersection
- Existing street sign
- Full access to San Mateo
- $\pm 30,800$ cars per day

LEASE RATE

- See broker





AVAILABLE:

- ± 1.56 AC
- $\pm 10,019$ SF

ZONING:

- NR-C

2024 Drivetime Demographics

	5 Minutes	10 Minutes	15 Minutes
 Est. Population	25,401	104,522	250,015
 Est. Households	12,768	49,339	117,202
 Est. Avg HH Income	\$74,036	\$94,969	\$98,171
 Est. Daytime Employees	42,520	111,050	208,963

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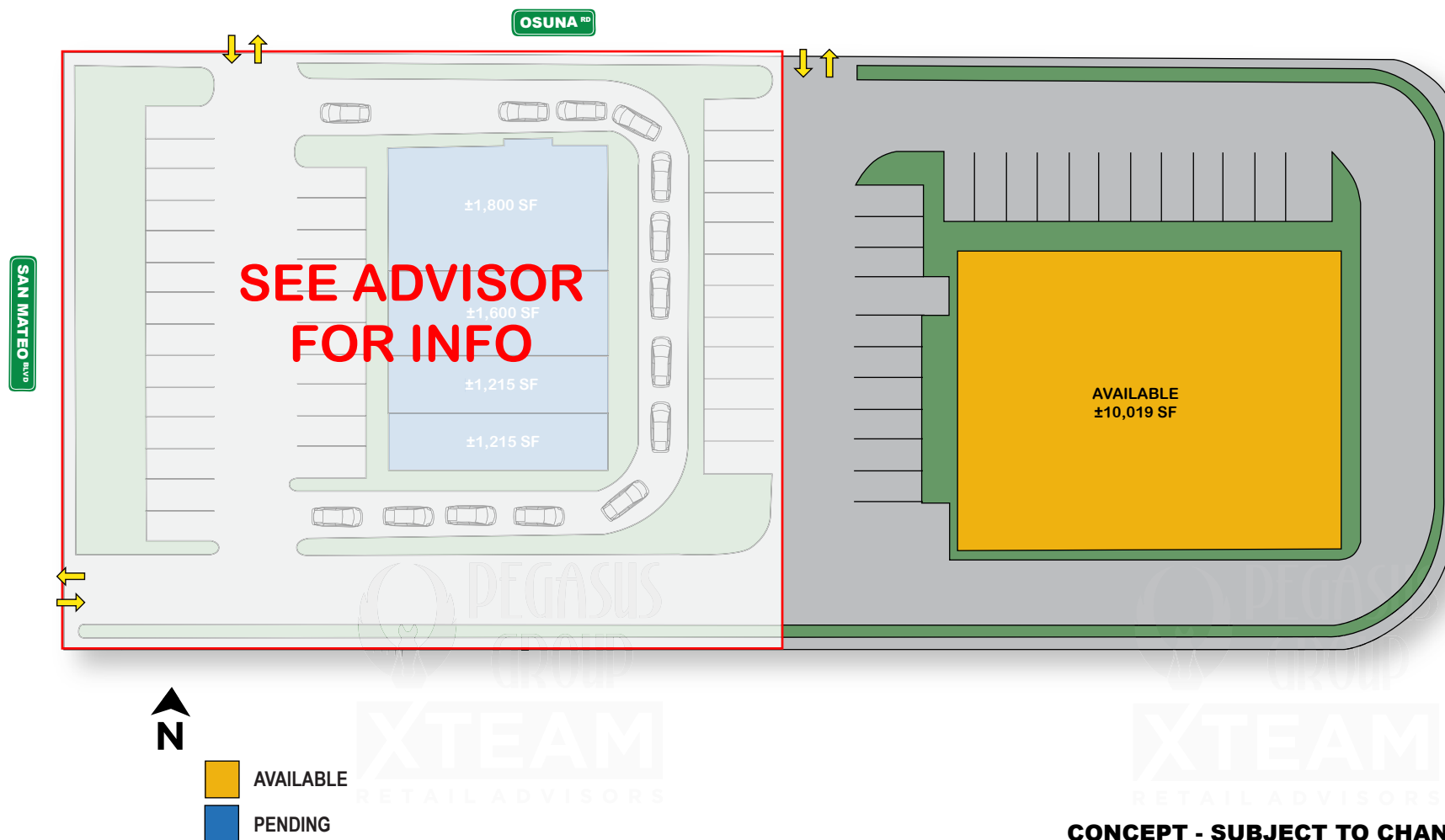
WAREHOUSE AVAILABILITY SITE LAYOUT

6000 SAN MATEO BLVD, ALBUQUERQUE, NM 87109



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CONCEPT - SUBJECT TO CHANGE

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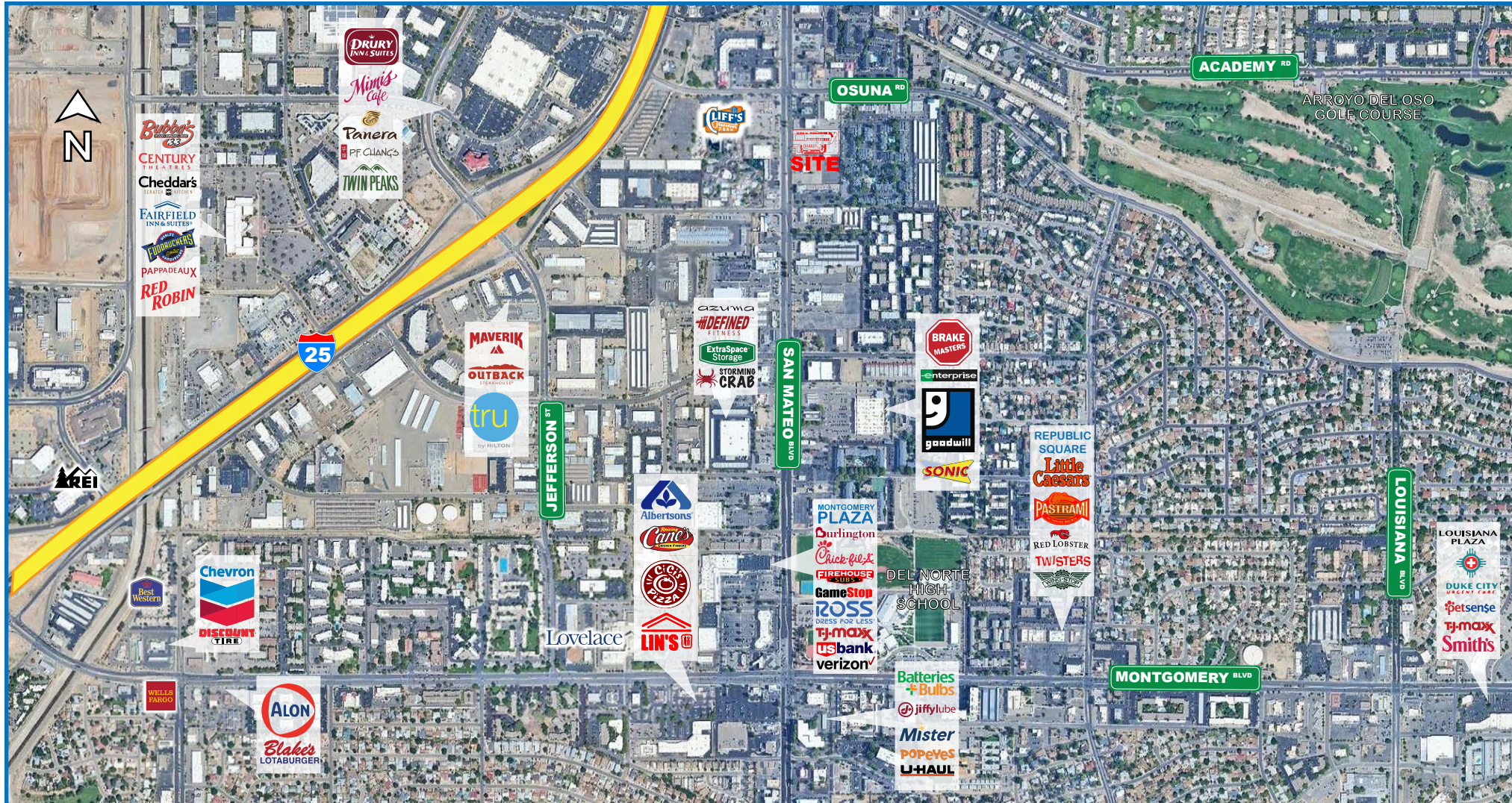
WAREHOUSE AVAILABILITY RETAIL AERIAL

6000 SAN MATEO BLVD, ALBUQUERQUE, NM 871095



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WAREHOUSE AVAILABILITY SITE DEMOGRAPHICS

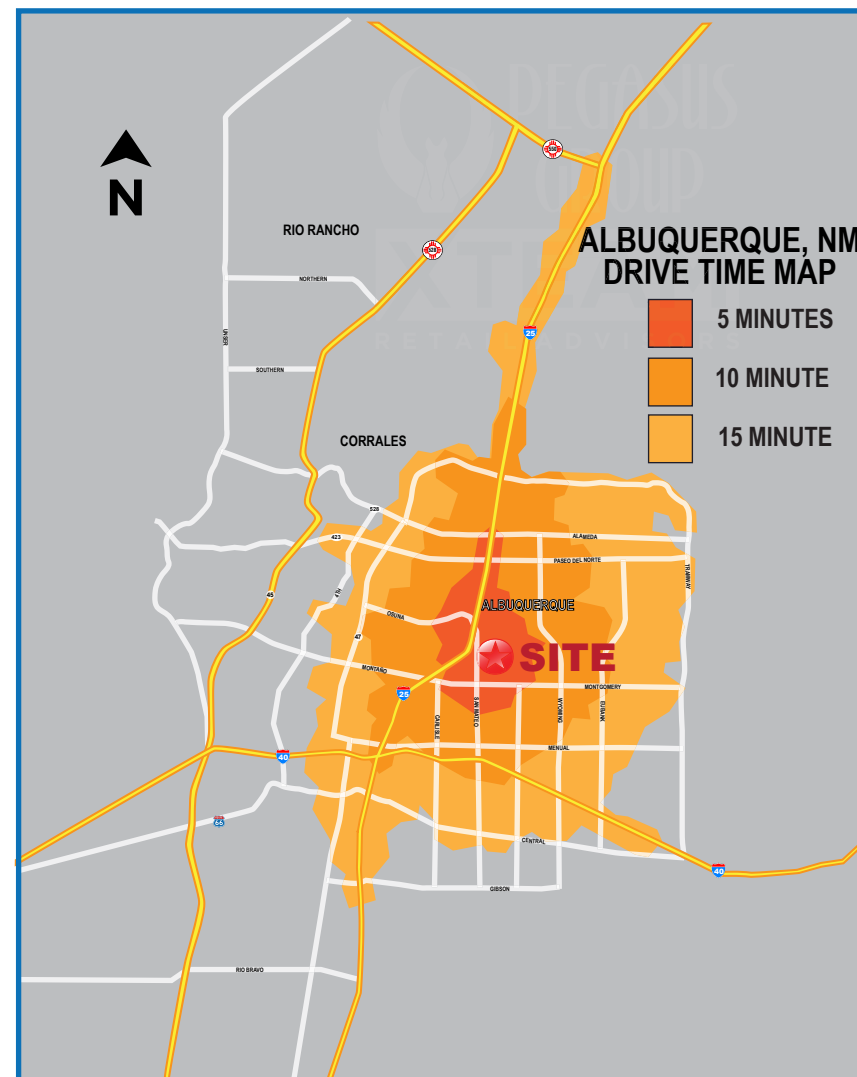
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POPULATION			
2024 ESTIMATED POPULATION	25,401	104,522	250,015
2029 PROJECTED POPULATION	25,056	104,012	246,983
2020 CENSUS POPULATION	25,874	103,900	250,008
2010 CENSUS POPULATION	25,284	103,070	249,412
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.3%	-	-0.2%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	-	0.1%	-
HOUSEHOLDS			
2024 ESTIMATED HOUSEHOLDS	12,768	49,339	117,202
2029 PROJECTED HOUSEHOLDS	12,688	49,417	116,248
2020 CENSUS HOUSEHOLDS	12,449	47,346	113,331
2010 CENSUS HOUSEHOLDS	11,777	45,635	109,688
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.1%	-	-0.2%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	0.6%	0.6%	0.5%
MEDIAN AGE			
	39.2	41.3	41.5
INCOME			
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$74,036	\$94,969	\$98,171
2024 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$55,462	\$71,328	\$73,613
2024 ESTIMATED PER CAPITA INCOME	\$37,295	\$44,905	\$46,210
RACE & ETHNICITY			
2024 ESTIMATED WHITE	6.3%	58.8%	58.9%
2024 ESTIMATED BLACK OR AFRICAN AMERICAN	5.2%	3.9%	3.7%
2024 ESTIMATED ASIAN OR PACIFIC ISLANDER	3.9%	5.1%	4.4%
2024 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	6.9%	4.8%	4.5%
2024 ESTIMATED OTHER RACES	27.7%	27.5%	28.6%
2024 ESTIMATED HISPANIC	41.1%	40.4%	41.5%
EDUCATION			
2024 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.6%	2.2%	2.8%
2024 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	5.2%	4.6%	4.8%
2024 ESTIMATED HIGH SCHOOL GRADUATE	20.1%	19.6%	19.1%
2024 ESTIMATED SOME COLLEGE	23.9%	22.0%	20.9%
2024 ESTIMATED ASSOCIATES DEGREE ONLY	9.5%	8.5%	8.5%
2024 ESTIMATED BACHELORS DEGREE ONLY	21.5%	23.1%	23.0%
2024 ESTIMATED GRADUATE DEGREE	17.3%	20.1%	20.9%
BUSINESS			
2024 ESTIMATED TOTAL BUSINESSES	3,396	11,194	22,766
2024 ESTIMATED TOTAL EMPLOYEES	42,520	111,050	208,963



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