RETAIL/PAD SITE AVAILABLE

SITE OVERVIEW

4953 MAIN ST, SANTA FE, NM 87507

PEGASUS GROUP

XTEAM RETAIL ADVISORS

BENEFITS:

- WalMart Outparcel
- Fronting Cerrillos RD
- Located in the fastest Growing Segment in Santa Fe
- Close proximity to:
  - Presbyterian Hospital
  - Pulte Homes (300 existing, 250 planned)

LEASE RATE:

- See broker

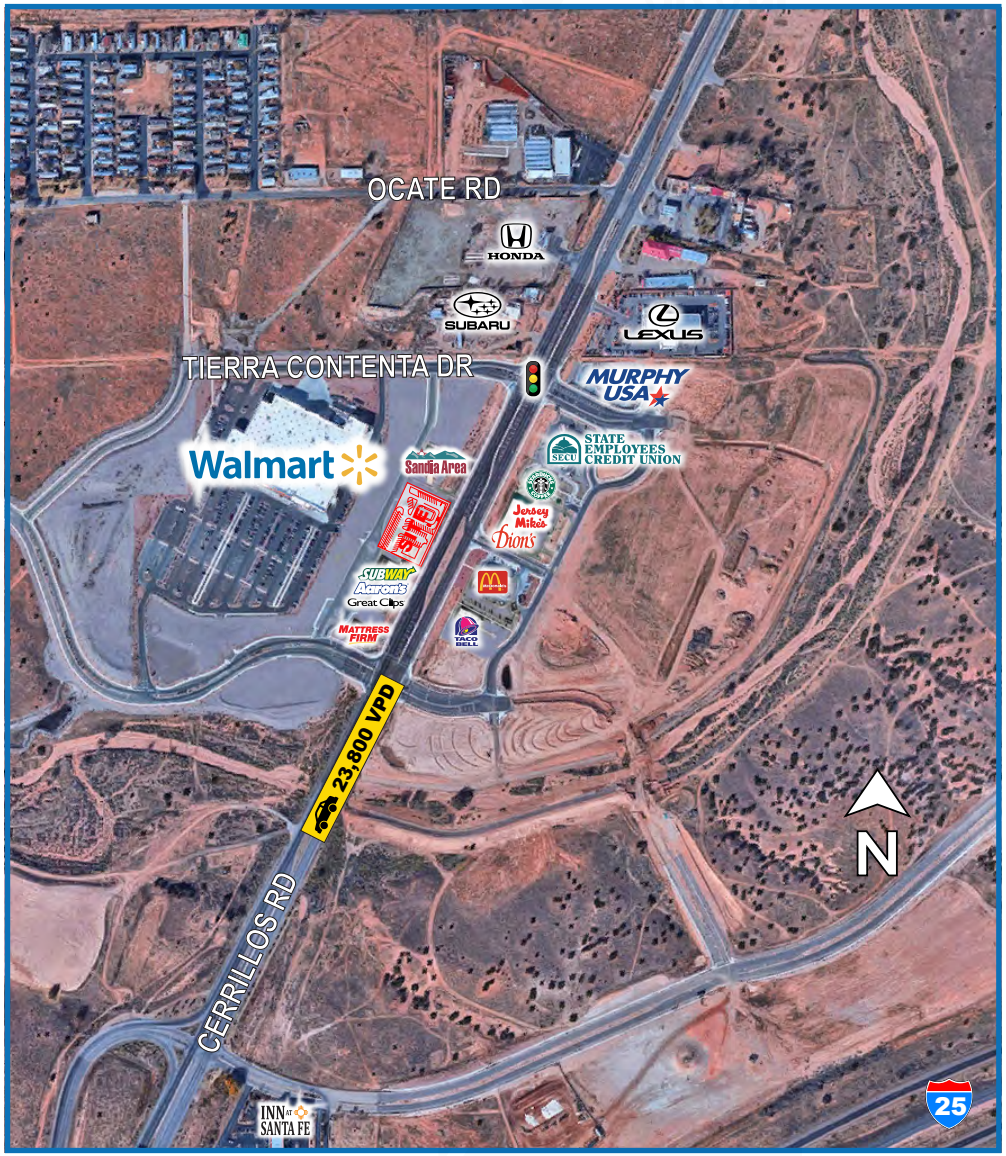
BUILDUP:

- ±1,000 - ±6,500 SF

ZONING:

- General CommerciaL (PUD)
- C-2 (Drive-Thru Permissive)





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ANTHONY JOHNSON 505.346.0019 AJ@PEGASUSGROUPNM.COM | AJ JOHNSON 505.414.3866 AJJOHNSON@PEGASUSGROUPNM.COM

RETAIL/PAD SITE AVAILABLE

SITE LAYOUT

4953 MAIN ST, SANTA FE, NM 87507

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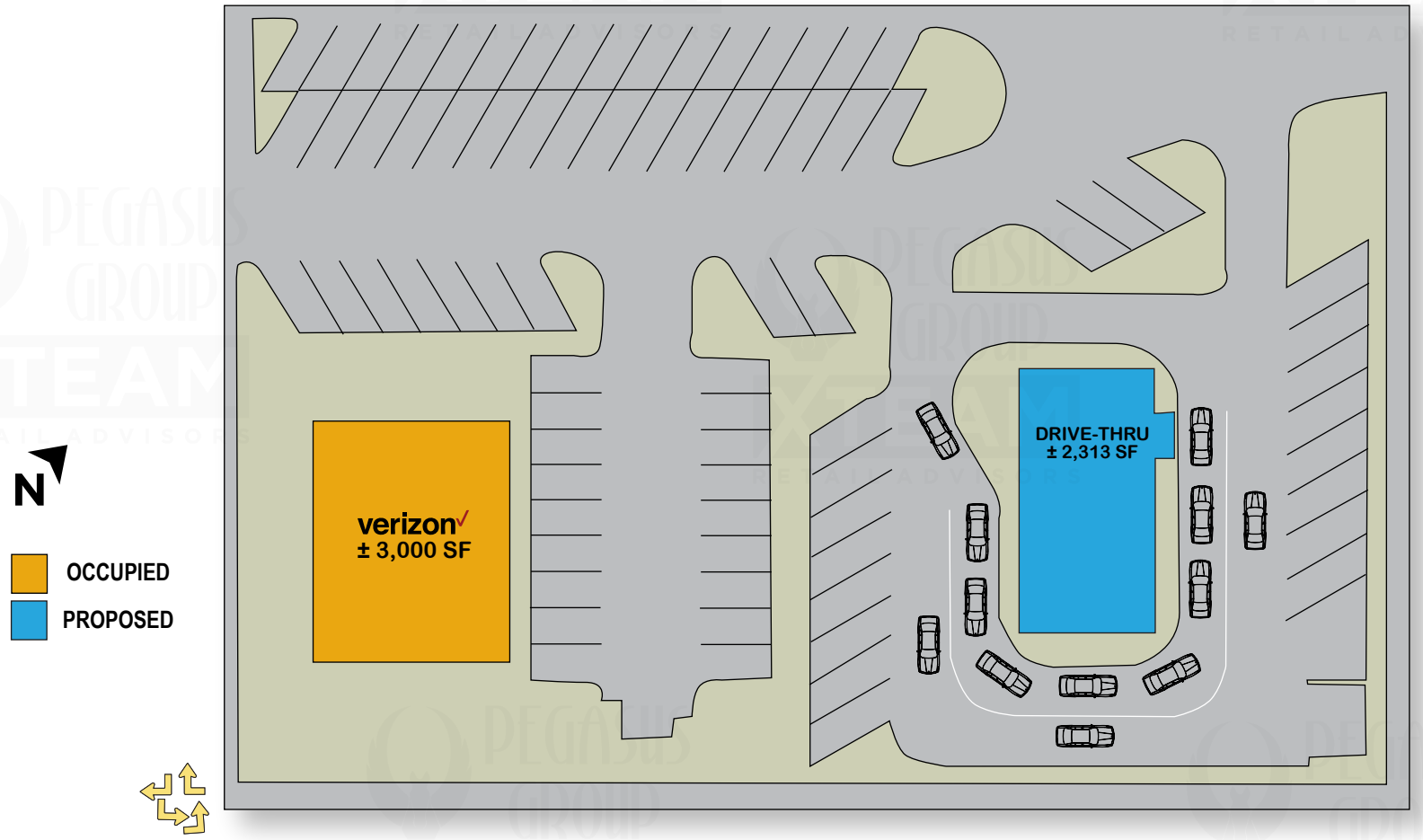

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RETAIL/PAD SITE AVAILABLE
SITE TRADE AREA
4953 MAIN ST, SANTA FE, NM 87507

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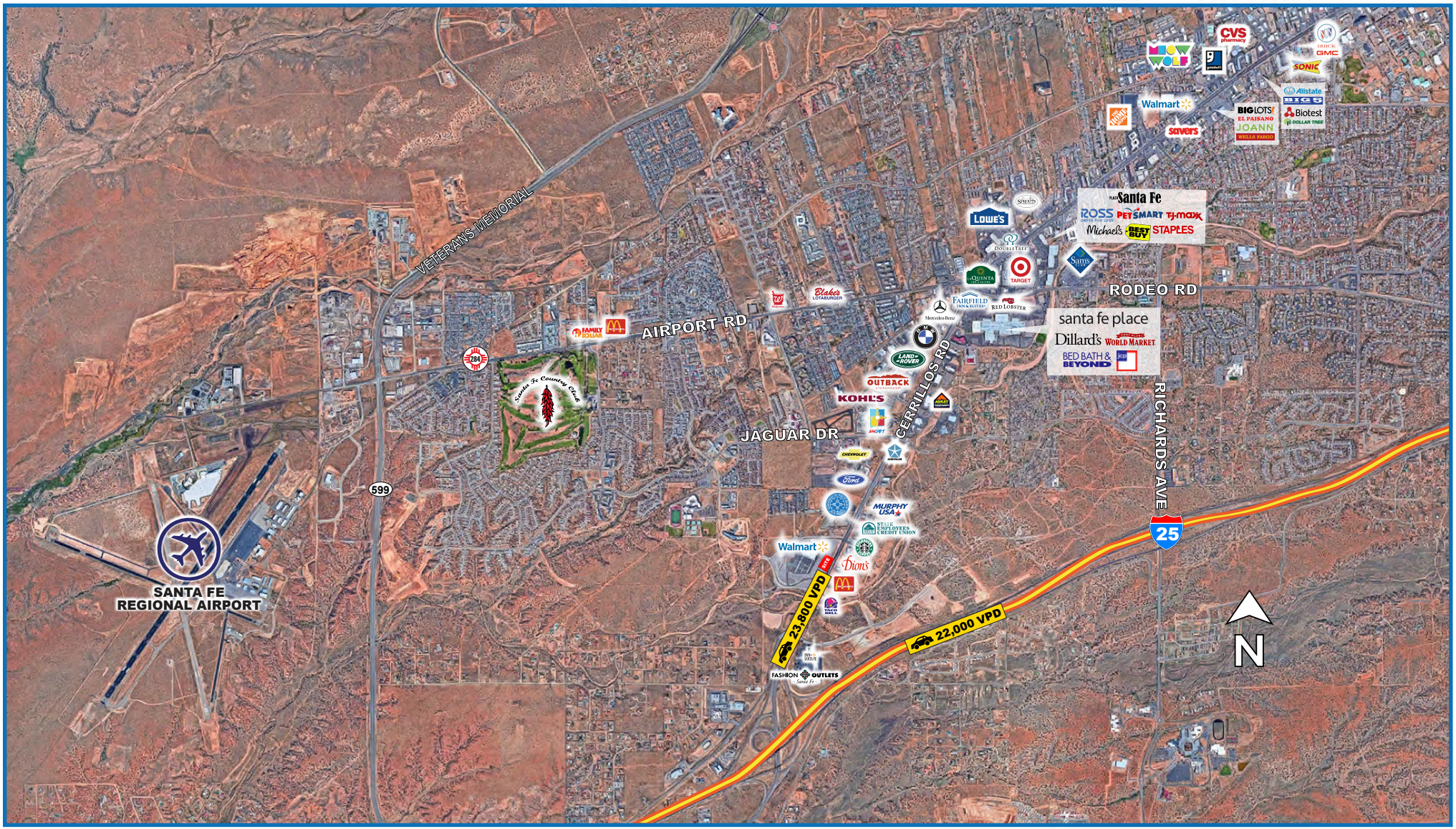

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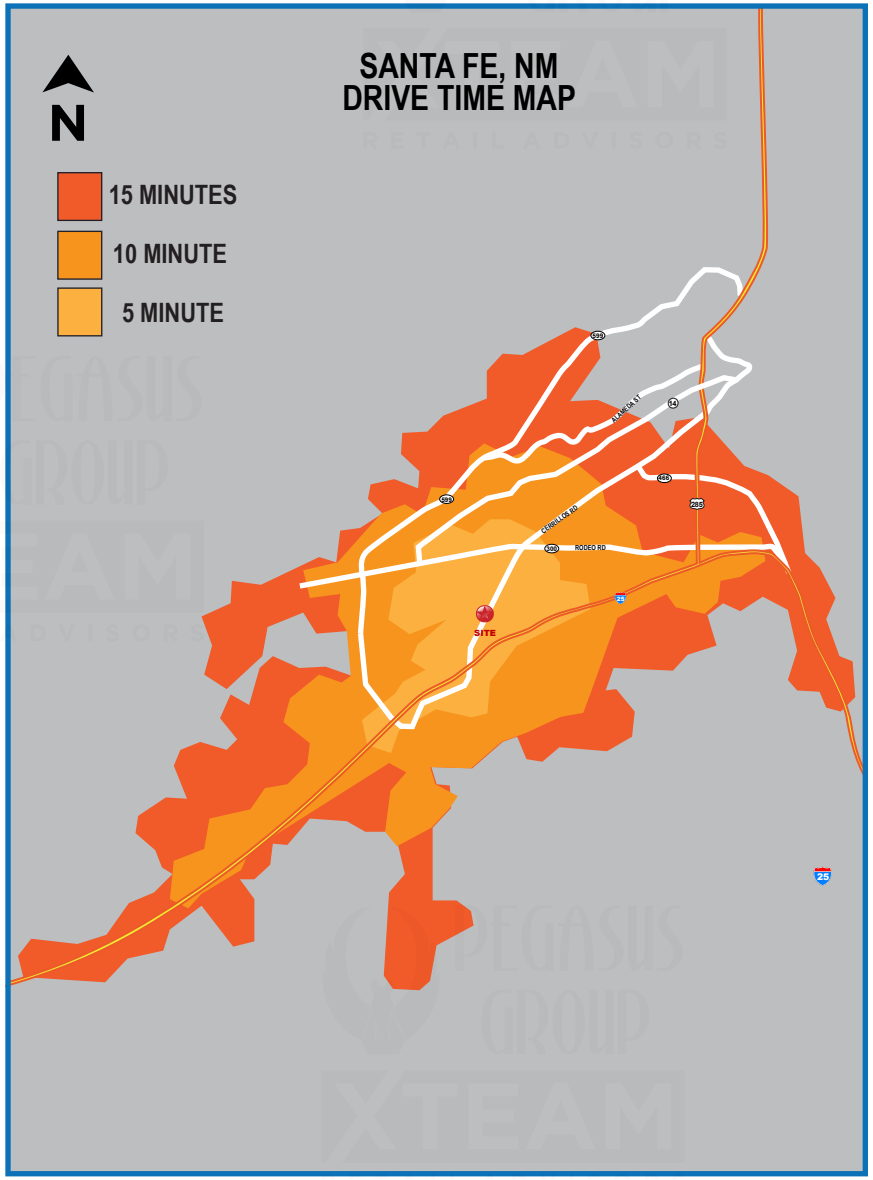
RETAIL/PAD SITE AVAILABLE
SITE DRIVE TIME DEMOGRAPHICS
4953 MAIN ST, SANTA FE, NM 87507

PEGASUS GROUP

XTEAM RETAIL ADVISORS

POPULATION	5 MIN	10 MIN	15 MIN
2021 ESTIMATED POPULATION	21,444	55,165	82,681
2026 PROJECTED POPULATION	21,818	56,101	84,043
2020 CENSUS POPULATION	21,262	54,728	82,555
2010 CENSUS POPULATION	18,896	48,918	74,633
PROJECTED ANNUAL GROWTH 2021 TO 2026	0.3%	0.3%	0.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2021	1.2%	1.2%	1.0%
HOUSEHOLDS			
2021 ESTIMATED HOUSEHOLDS	7,609	21,067	33,897
2026 PROJECTED HOUSEHOLDS	7,551	20,897	33,621
2020 CENSUS HOUSEHOLDS	7,542	20,951	33,880
2010 CENSUS HOUSEHOLDS	6,528	18,247	29,829
PROJECTED ANNUAL GROWTH 2021 TO 2026	-0.2%	-0.2%	-0.2%
HISTORICAL ANNUAL GROWTH 2010 TO 2021	1.5%	1.4%	1.2%
MEDIAN AGE	33.4	39.1	42.3
INCOME			
2021 ESTIMATED AVERAGE HOUSEHOLD INCOME	$72,572	$76,082	$80,370
2021 ESTIMATED MEDIAN HOUSEHOLD INCOME	$60,563	$62,420	$65,830
2021 ESTIMATED PER CAPITA INCOME	$25,984	$29,405	$33,245
RACE & ETHNICITY			
2021 ESTIMATED WHITE	41.8%	46.7%	51.1%
2021 ESTIMATED BLACK OR AFRICAN AMERICAN	2.7%	3.3%	2.6%
2021 ESTIMATED ASIAN OR PACIFIC ISLANDER	2.0%	1.8%	1.8%
2021 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	2.7%	2.5%	2.5%
2021 ESTIMATED OTHER RACES	50.8%	45.7%	42.0%
2021 ESTIMATED HISPANIC	68.2%	62.2%	57.6%
EDUCATION			
2021 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.1%	9.6%	7.9%
2021 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	6.5%	7.0%	6.1%
2021 ESTIMATED HIGH SCHOOL GRADUATE	29.8%	27.6%	24.6%
2021 ESTIMATED SOME COLLEGE	18.1%	18.6%	18.7%
2021 ESTIMATED ASSOCIATES DEGREE ONLY	7.4%	6.7%	6.8%
2021 ESTIMATED BACHELORS DEGREE ONLY	16.1%	16.4%	18.7%
2021 ESTIMATED GRADUATE DEGREE	10.1%	14.1%	17.2%
BUSINESS			
2021 ESTIMATED TOTAL BUSINESSES	706	1,804	4,348
2021 ESTIMATED TOTAL EMPLOYEES	9,144	20,954	44,032



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