

# 4-HILLS VILLAGE SITE INFORMATION

13180 CENTRAL AVE, ALBUQUERQUE, NM 897125



PEGASUS  
GROUP

XTEAM  
RETAIL ADVISORS



## LEASE RATE:

- See broker





## AVAILABLE:

- Suite #1140-±1,704 SF
- Suite #1250-±1,462 SF
- Suite #1300-±9,418 SF
- Suite #1400-±1,038 SF
- Suite #1440-1460-±8,984 SF
- Suite #1470-1475-±4,078 SF
- Suite #1700-±2,000 SF
- Suite #1720-±1,140 SF
- Suite #1740-±2,824 SF

## PROPERTY HIGHLIGHTS:

**SPROUTS** Anchor  
**ICON CINEMA** 11 screens  
1,247 seats  
**Michaels** UNDER CONSTRUCTION

- Located at signalized intersection
- Excellent access from I-40, Tramway & Central
- Proximate to Sandia National Labs & Kirkland Air Force Base
- Ample parking
- Located in a heavily populated residential area

2024 Drivetime Demographics	5 Minutes	10 Minutes	15 Minutes
 Est. Population	46,154	141,674	263,569
 Est. Households	21,185	64,363	123,981
 Est. Avg HH Income	\$88,232	\$88,571	\$92,103
 Est. Daytime Employees	11,230	62,621	141,877

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# 4-HILLS VILLAGE SITE AERIAL PHOTO

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# 4-HILLS VILLAGE SITE LAYOUT

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# 4-HILLS VILLAGE SITE LAYOUT

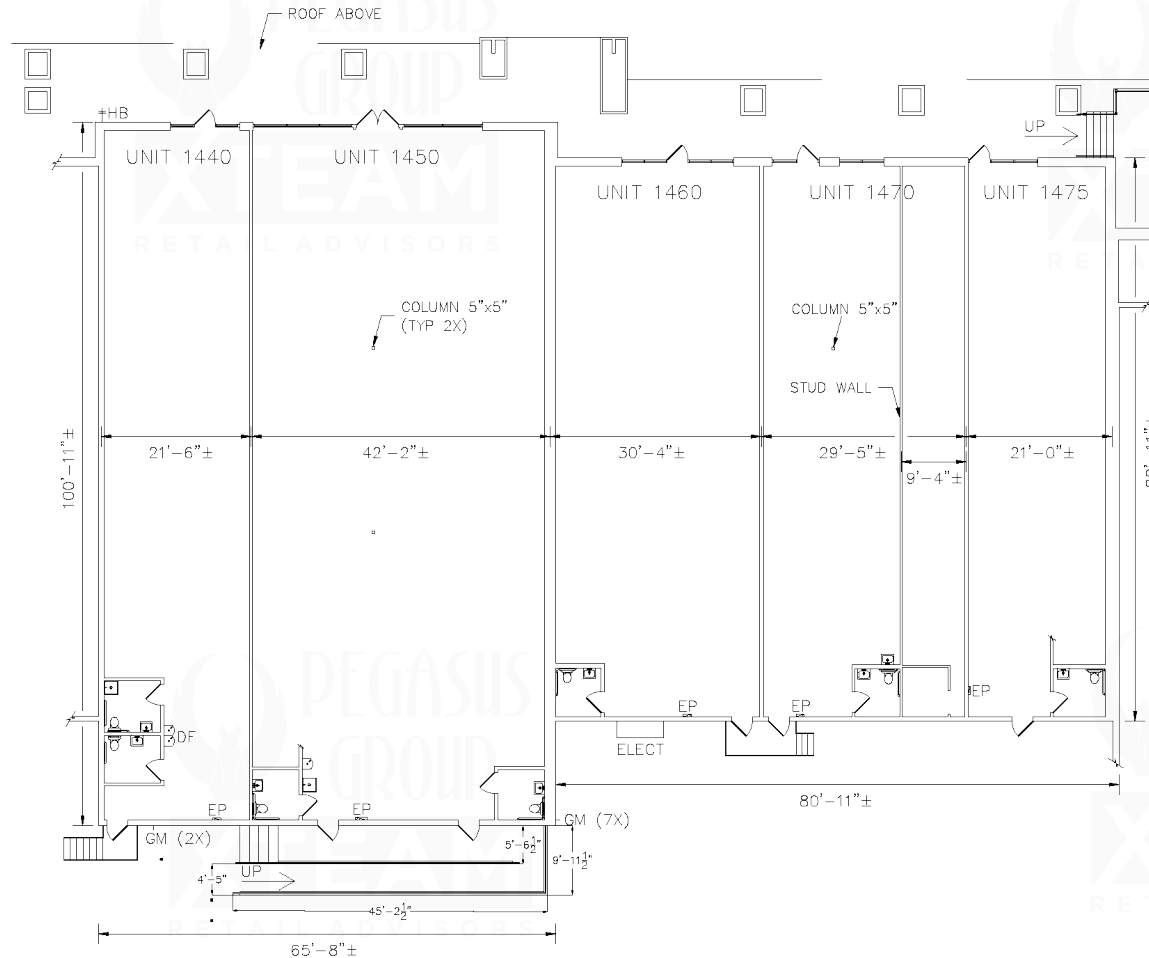
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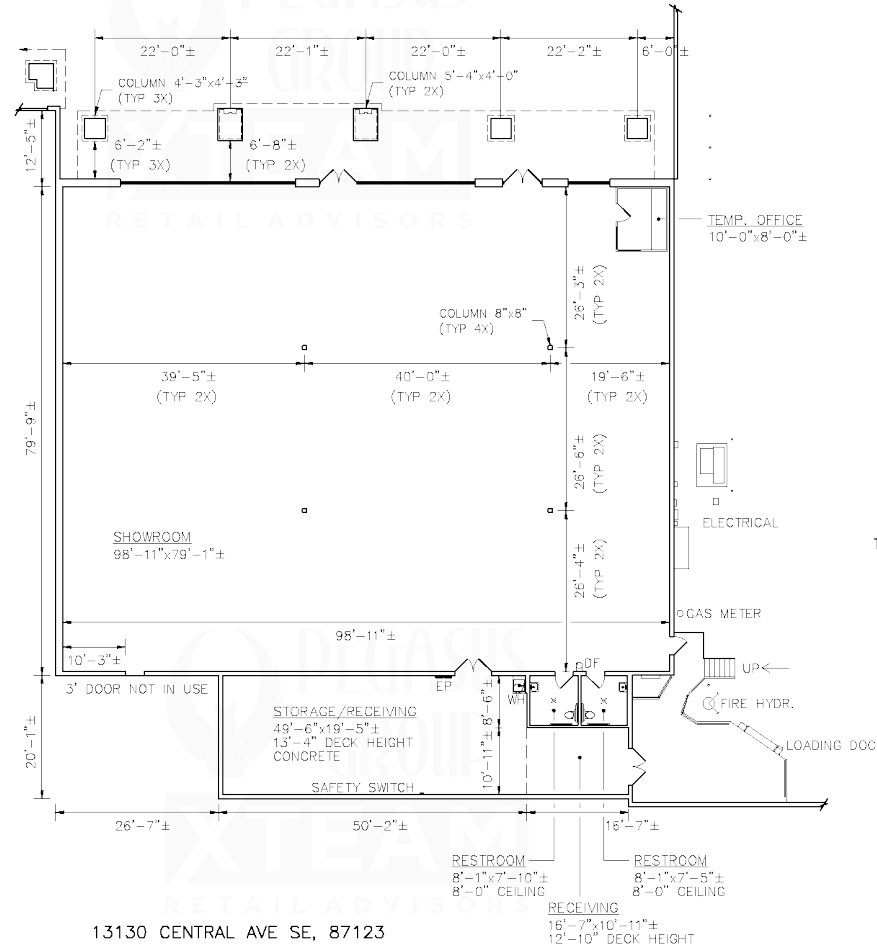
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AREA CALCULATIONS:  
TOTAL AREA 9,418.40 SQ. FT.

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# 4-HILLS VILLAGE RETAIL AERIAL

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# 4HILLS VILLAGE



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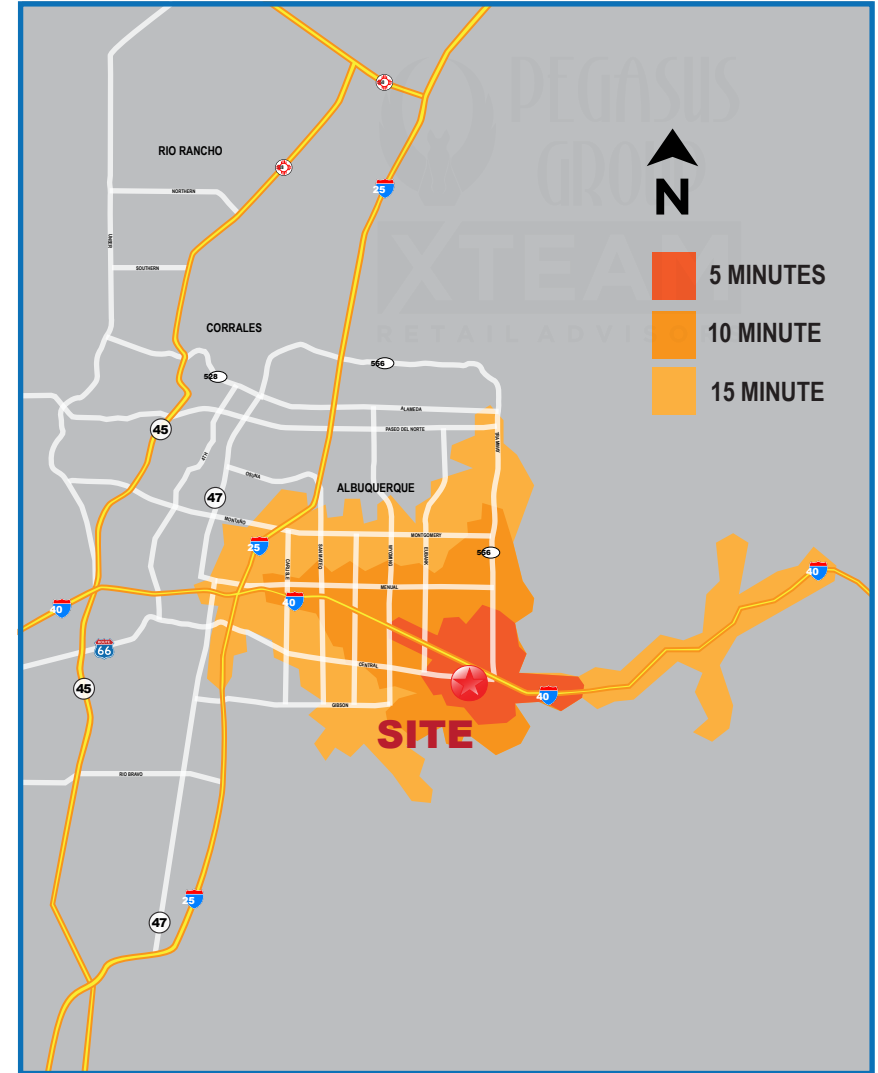


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POPULATION	5 MIN	10 MIN	15 MIN
2024 ESTIMATED POPULATION	46,154	141,674	263,569
2029 PROJECTED POPULATION	45,419	139,221	258,118
2020 CENSUS POPULATION	46,177	141,511	263,269
2010 CENSUS POPULATION	46,439	141,624	264,483
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.3%	-0.3%	-0.4%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	-	-	-
HOUSEHOLDS			
2024 ESTIMATED HOUSEHOLDS	21,185	64,363	123,981
2029 PROJECTED HOUSEHOLDS	20,951	63,526	121,741
2020 CENSUS HOUSEHOLDS	20,442	62,441	120,592
2010 CENSUS HOUSEHOLDS	19,955	61,034	118,110
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.2%	-0.3%	-0.4%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	0.4%	0.4%	0.4%
MEDIAN AGE	40.9	41.1	40.9
INCOME			
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$88,232	\$88,571	\$92,103
2024 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$64,878	\$68,579	\$69,933
2024 ESTIMATED PER CAPITA INCOME	\$40,555	\$40,340	\$43,545
RACE & ETHNICITY			
2024 ESTIMATED WHITE	57.1%	58.1%	58.9%
2024 ESTIMATED BLACK OR AFRICAN AMERICAN	5.1%	4.4%	4.5%
2024 ESTIMATED ASIAN OR PACIFIC ISLANDER	5.0%	4.3%	4.1%
2024 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	5.0%	4.6%	4.9%
2024 ESTIMATED OTHER RACES	27.7%	28.7%	27.7%
2024 ESTIMATED HISPANIC	41.5%	41.9%	40.6%
EDUCATION			
2024 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	3.2%	3.4%	3.2%
2024 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	4.6%	5.0%	5.0%
2024 ESTIMATED HIGH SCHOOL GRADUATE	24.1%	21.8%	19.8%
2024 ESTIMATED SOME COLLEGE	22.1%	22.1%	21.5%
2024 ESTIMATED ASSOCIATES DEGREE ONLY	10.9%	10.4%	9.1%
2024 ESTIMATED BACHELORS DEGREE ONLY	0.0%	20.5%	21.8%
2024 ESTIMATED GRADUATE DEGREE	15.1%	16.7%	19.7%
BUSINESS			
2024 ESTIMATED TOTAL BUSINESSES	1,787	8,727	18,368
2024 ESTIMATED TOTAL EMPLOYEES	11,230	62,621	141,877



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