4 HILLS VILLAGE

13180 CENTRAL AVE, ALBUQUERQUE, NM 87123



4-HILLS VILLAGE ANCHORS

SPROUTS™
Michaels
ICON CINEMA

- Available ±1,038 SF - ±9,418 SF
- Located at signalized intersection
- Excellent visability and access from I-40 ,Tramway & Central
- Ample parking
- Located in a heavily populated residential area

2025 DEMOGRAPHICS	5 MIN	10 MIN	15 MIN
Est. Population	45,130	137,510	258,195
Est. Households	20,698	62,084	120,805
Est. Avg HH Income	$88,566	$89,477	$93,079
Est. Daytime Employees	10,461	62,035	140,0037

ANTHONY JOHNSON
505.456.6371
aj@pegasusgroupnm.com

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505.456.6372
ajjohnson@pegasusgroupnm.com

100 Sun Avenue Northeast, Suite 100
Albuquerque, NM 87109
505.346.0022
www.pegasusretail.com

PEGASUS GROUP XTEAM RETAIL ADVISORS

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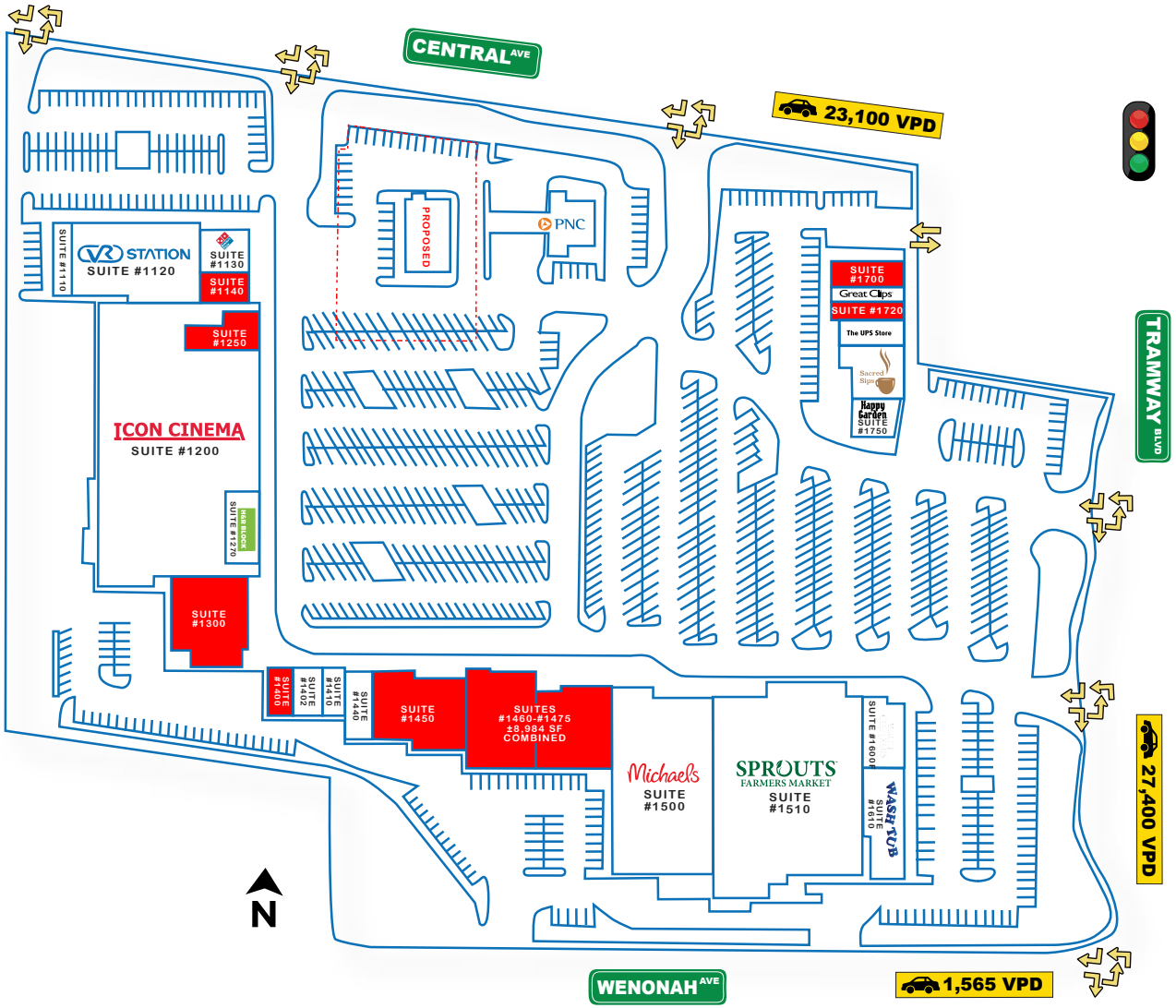
SUITES:

• Suite #1110	Subway	±1,350 SF
• Suite #1120	VR Station	±10,375 SF
• Suite #1130	Dominos	±2,130 SF
• Suite #1140	Available	±1,704 SF
• Suite #1200	Icon Cinema	±59,978 SF
• Suite #1250	Available	±1,462 SF
• Suite #1270	H&R Block	±2,545 SF
• Suite #1300	Available	±9,421 SF
• Suite #1400	Available	±1,038 SF
• Suite #1402	Army	±1,784 SF
• Suite #1410	Envy Spa	±1,200 SF
• Suite #1440	Perfect Teeth	±2,000 SF
• Suite #1450	Available	±4,500 SF
• Suite #1460-Suite #1475	Available Combinable	±8,986 SF
• Suite #1500	Michael's	±19,988 SF
• Suite #1510	Sprouts	±30,825 SF
• Suite #1600	Valet Cleaner	±2,930 SF
• Suite #1610	Laundromat	±5,080 SF
• Suite #1700	Available	±2,000 SF
• Suite #1710	Great Clips	±1,360 SF
• Suite #1720	Available	±1,140 SF
• Suite #1730	UPS	±1,625 SF
• Suite #1740	Sacred Sips	±2,824 SF
• Suite #1750	Happy Garden	±2,824 SF



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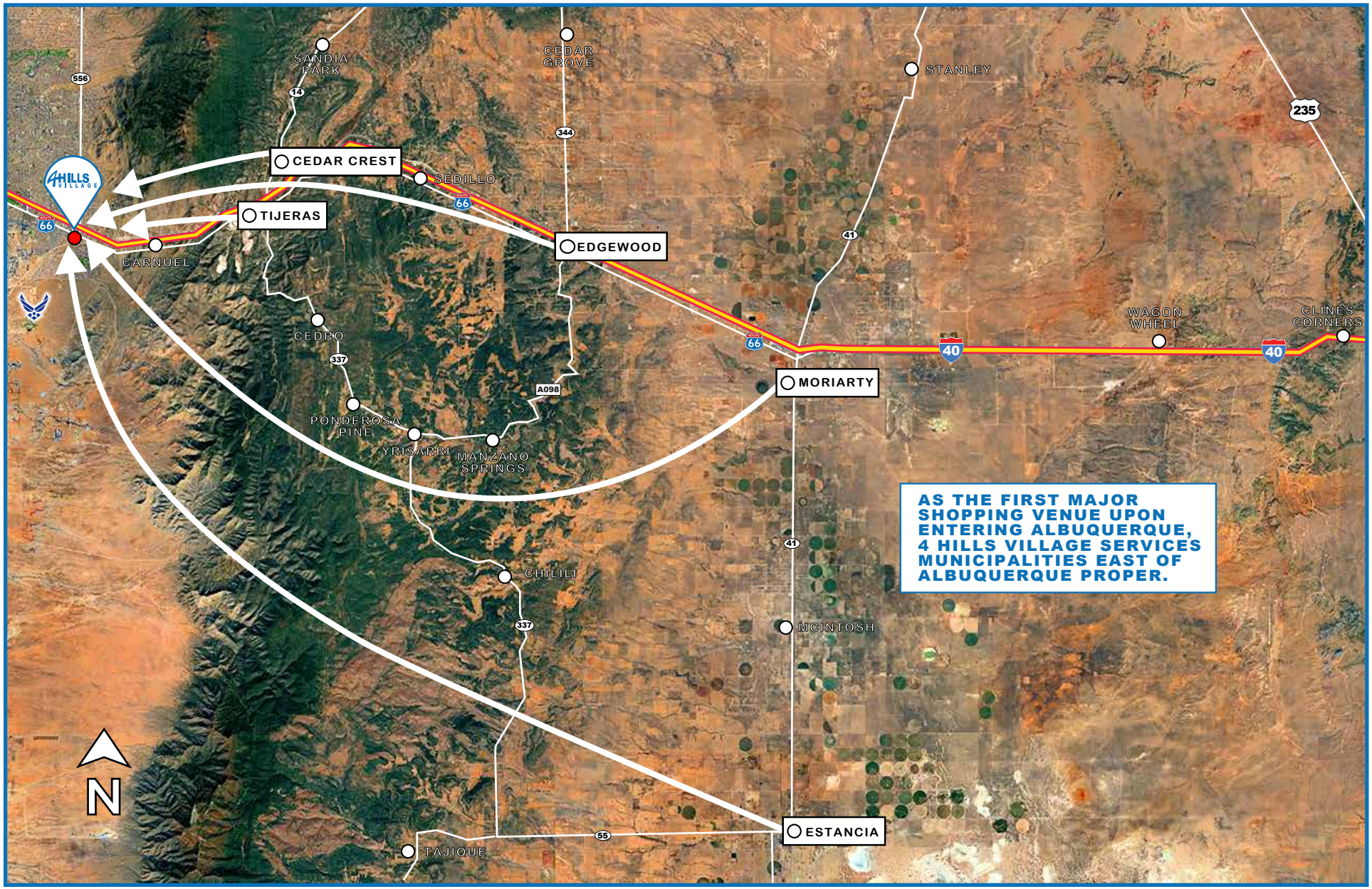

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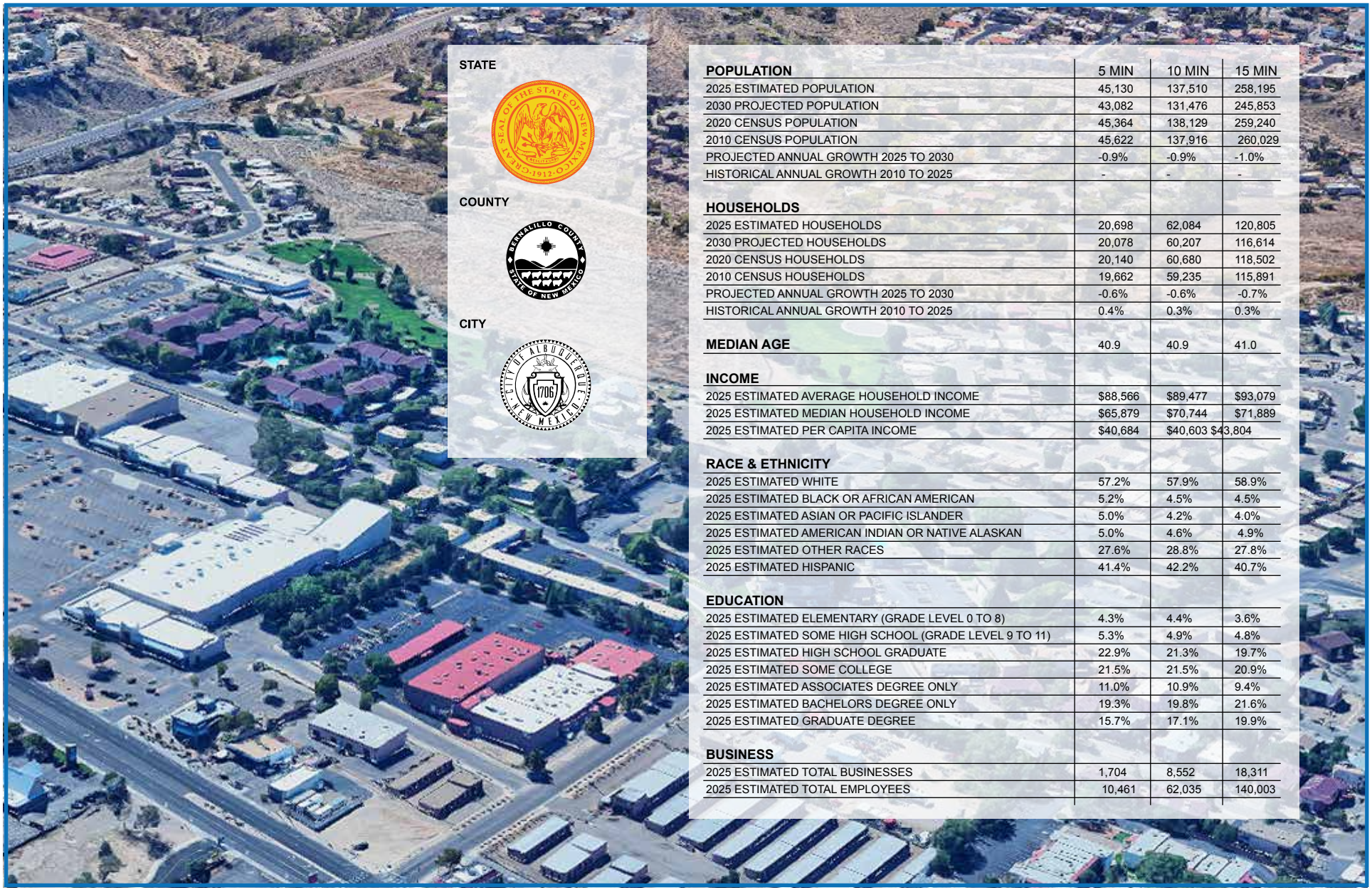

STATE

COUNTY

CITY

POPULATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION	45,130	137,510	258,195
2030 PROJECTED POPULATION	43,082	131,476	245,853
2020 CENSUS POPULATION	45,364	138,129	259,240
2010 CENSUS POPULATION	45,622	137,916	260,029
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.9%	-0.9%	-1.0%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	-	-	-
HOUSEHOLDS			
2025 ESTIMATED HOUSEHOLDS	20,698	62,084	120,805
2030 PROJECTED HOUSEHOLDS	20,078	60,207	116,614
2020 CENSUS HOUSEHOLDS	20,140	60,680	118,502
2010 CENSUS HOUSEHOLDS	19,662	59,235	115,891
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.6%	-0.6%	-0.7%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	0.4%	0.3%	0.3%
MEDIAN AGE	40.9	40.9	41.0
INCOME			
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	$88,566	$89,477	$93,079
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	$65,879	$70,744	$71,889
2025 ESTIMATED PER CAPITA INCOME	$40,684	$40,603	$43,804
RACE & ETHNICITY			
2025 ESTIMATED WHITE	57.2%	57.9%	58.9%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN	5.2%	4.5%	4.5%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER	5.0%	4.2%	4.0%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	5.0%	4.6%	4.9%
2025 ESTIMATED OTHER RACES	27.6%	28.8%	27.8%
2025 ESTIMATED HISPANIC	41.4%	42.2%	40.7%
EDUCATION			
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	4.3%	4.4%	3.6%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	5.3%	4.9%	4.8%
2025 ESTIMATED HIGH SCHOOL GRADUATE	22.9%	21.3%	19.7%
2025 ESTIMATED SOME COLLEGE	21.5%	21.5%	20.9%
2025 ESTIMATED ASSOCIATES DEGREE ONLY	11.0%	10.9%	9.4%
2025 ESTIMATED BACHELORS DEGREE ONLY	19.3%	19.8%	21.6%
2025 ESTIMATED GRADUATE DEGREE	15.7%	17.1%	19.9%
BUSINESS			
2025 ESTIMATED TOTAL BUSINESSES	1,704	8,552	18,311
2025 ESTIMATED TOTAL EMPLOYEES	10,461	62,035	140,003

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