DRIVE-THRU PAD AVAILABLE
SITE OVERVIEW
POCO LOCO DR SW & RIO BRAVO BLVD SW, SOUTH VALLEY, NM 87105

PEGASUS GROUP

XTEAM RETAIL ADVISORS

SALE PRICE:
- Inquire with Broker

AVAILABLE:
- ±3.2624 Acres

ZONING:
- A-1 SU-Permit for Planned Development Area

PROPERTY HIGHLIGHTS:
- Strong development opportunity in underserved retail area
- ±34,200 cars per day
- Rio Bravo Blvd road work underway
- Great access off of Rio Bravo Blvd.
- Offsite improvements completed
- All utilities servicing the site
- Over 1,000 linear feet of Rio Bravo Blvd. frontage



2021 DEMOGRAPHICS

	5 mile	10 Miles	15 Miles
Est. Population	10,312	62,046	180,145
Est. Households	3,517	21,875	69,21
Est. Avg HH Income	$67,648	$54,659	$57,472
Est. Daytime Employees	4,008	29,413	107,242

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

DRIVE-THRU PAD AVAILABLE
SITE LAYOUT
POCO LOCO DR SW & RIO BRAVO BLVD SW, SOUTH VALLEY, NM 87105

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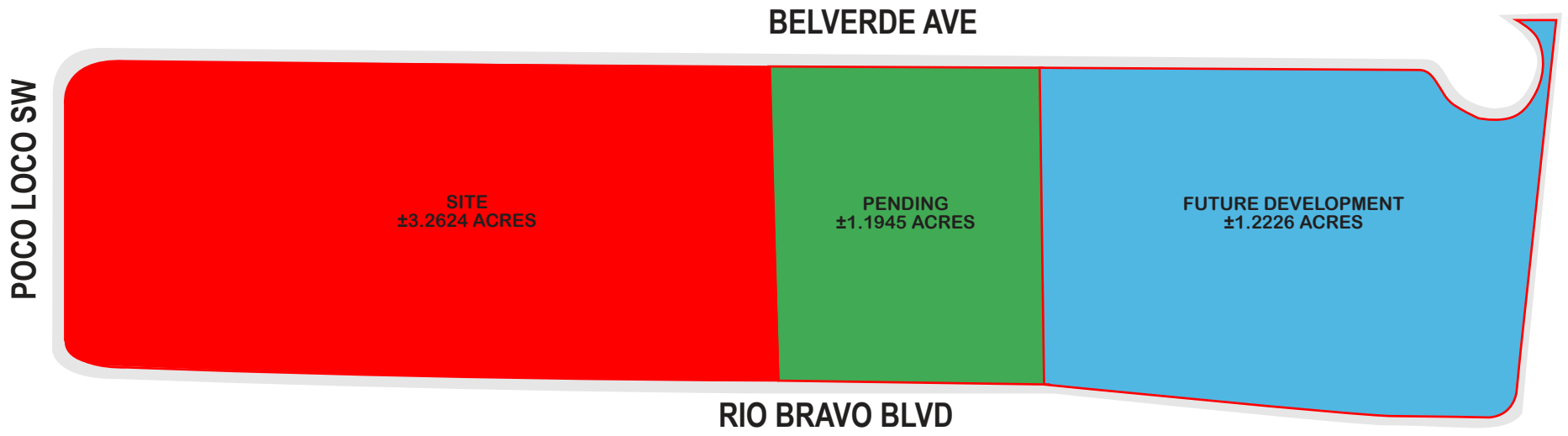

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FUTURE DEVEOLPMENT

PENDING

AVAILABLE

CONCEPT - SUBJECT TO CHANGE

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DRIVE-THRU PAD AVAILABLE
SITE TRADE AREA
POCO LOCO DR SW & RIO BRAVO BLVD SW, SOUTH VALLEY, NM 87105

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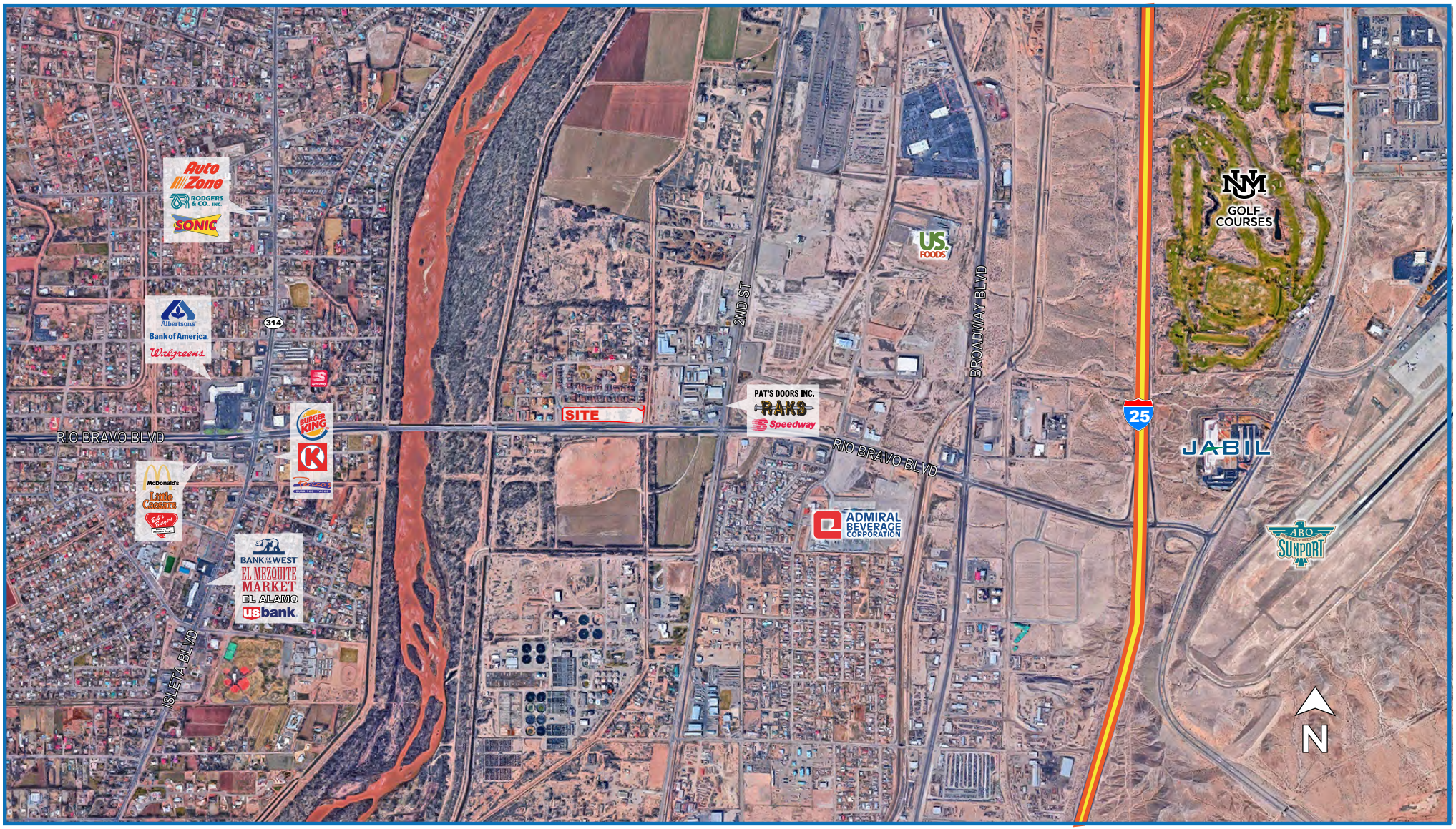

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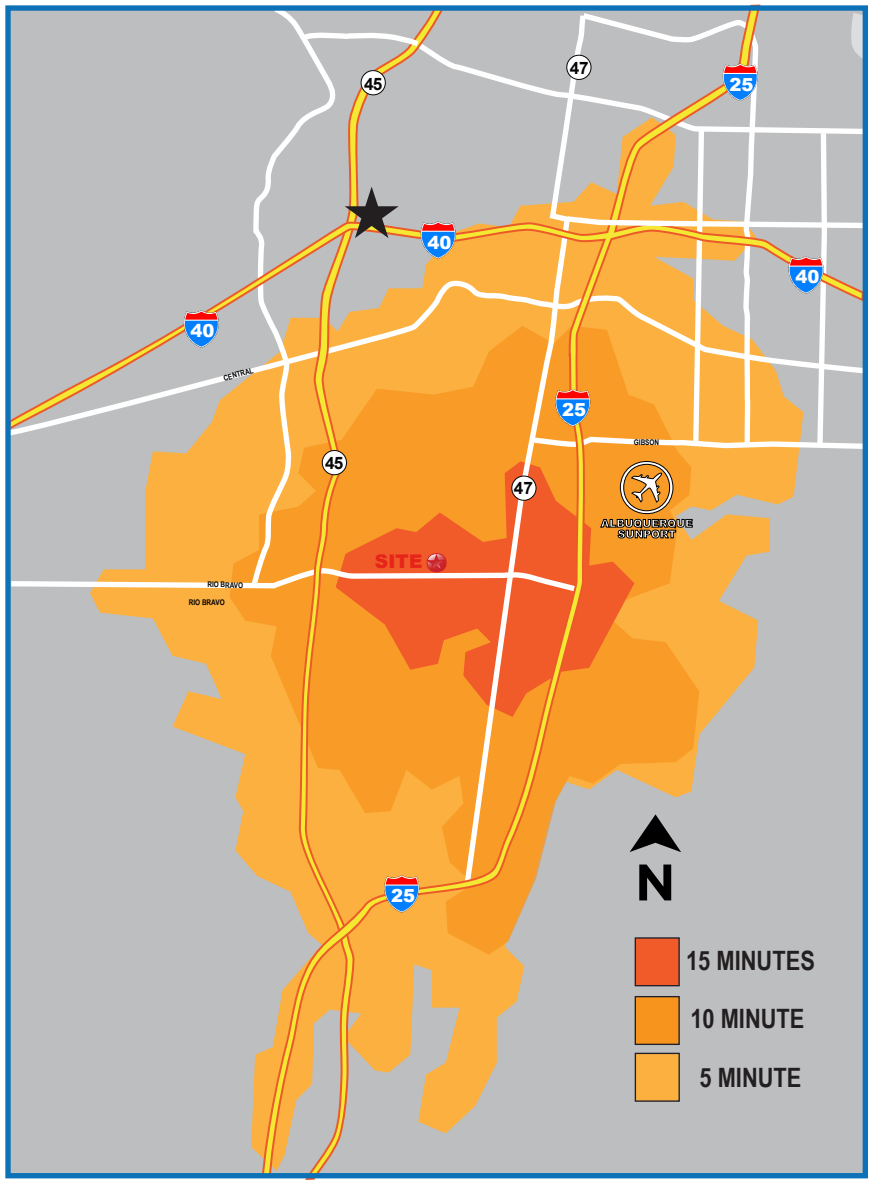
DRIVE-THRU PAD AVAILABLE
SITE DRIVE-TIME DEMOGRAPHICS
POCO LOCO DR SW & RIO BRAVO BLVD SW, SOUTH VALLEY, NM 87105

PEGASUS GROUP

XTEAM RETAIL ADVISORS

POPULATION	5 MIN	10 MIN	15 MIN
2022 ESTIMATED POPULATION	10,312	62,046	180,145
2027 PROJECTED POPULATION	10,310	62,591	180,989
2020 CENSUS POPULATION	10,217	61,479	179,855
2010 CENSUS POPULATION	10,955	61,999	178,318
PROJECTED ANNUAL GROWTH 2022 TO 2027	-	0.2%	-
HISTORICAL ANNUAL GROWTH 2010 TO 2022	-0.5%	-	-
HOUSEHOLDS			
2022 ESTIMATED HOUSEHOLDS	3,517	21,875	69,217
2027 PROJECTED HOUSEHOLDS	3,533	22,169	69,859
2020 CENSUS HOUSEHOLDS	3,488	21,824	69,332
2010 CENSUS HOUSEHOLDS	3,527	21,043	65,839
PROJECTED ANNUAL GROWTH 2022 TO 2027	-	0.3%	0.2%
HISTORICAL ANNUAL GROWTH 2010 TO 2022	-	0.3%	0.4%
MEDIAN AGE	37.9	35.1	34.3
INCOME			
2022 ESTIMATED AVERAGE HOUSEHOLD INCOME	$67,648	$54,659	$57,472
2022 ESTIMATED MEDIAN HOUSEHOLD INCOME	$45,330	$42,698	$47,424
2022 ESTIMATED PER CAPITA INCOME	$23,380	$19,519	$22,312
RACE & ETHNICITY			
2022 ESTIMATED WHITE	41.1%	39.5%	42.7%
2022 ESTIMATED BLACK OR AFRICAN AMERICAN	1.3%	2.4%	3.0%
2022 ESTIMATED ASIAN OR PACIFIC ISLANDER	0.8%	2.0%	3.1%
2022 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	2.7%	3.2%	4.2%
2022 ESTIMATED OTHER RACES	54.2%	53.0%	46.9%
2022 ESTIMATED HISPANIC	78.9%	75.4%	65.6%
EDUCATION			
2022 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	13.8%	11.9%	8.0%
2022 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	13.5%	12.1%	9.5%
2022 ESTIMATED HIGH SCHOOL GRADUATE	32.8%	31.2%	27.9%
2022 ESTIMATED SOME COLLEGE	20.8%	20.7%	21.9%
2022 ESTIMATED ASSOCIATES DEGREE ONLY	6.8%	7.5%	7.7%
2022 ESTIMATED BACHELORS DEGREE ONLY	8.3%	10.3%	14.2%
2022 ESTIMATED GRADUATE DEGREE	3.9%	6.3%	10.8%
BUSINESS			
2022 ESTIMATED TOTAL BUSINESSES	390	2,760	9,920
2022 ESTIMATED TOTAL EMPLOYEES	4,008	29,413	107,242



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