

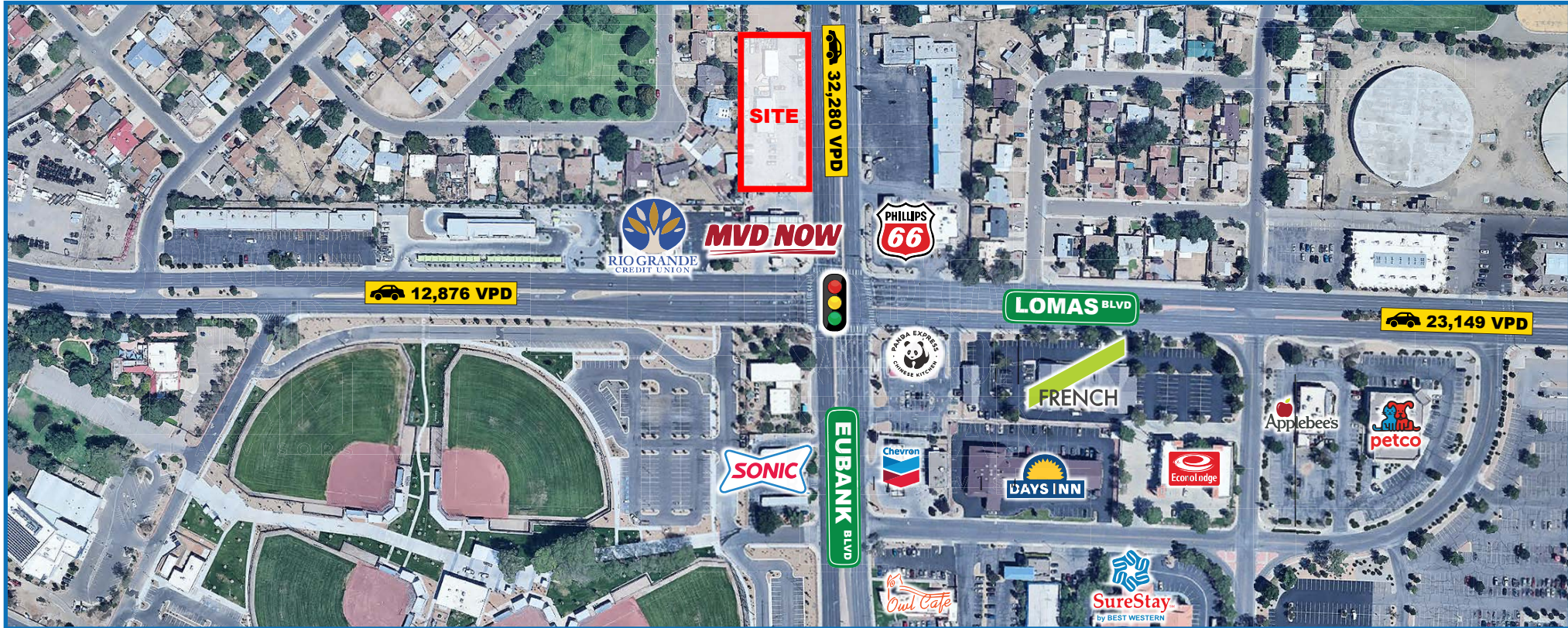
AVAILABLE SITE SITE AERIAL

921 EUBANK BLVD NE, ALBUQUERQUE, NM 87112



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



BENEFITS

- Located at the hard-corner of fully signalized intersection
- Surrounded by high-density residential

LEASE RATE

- See broker

AVAILABLE:

- ± 0.811 Acre

ZONING

- MX-M

2023 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Est. Population	65,062	188,746	307,982
Est. Households	29,379	86,249	143,105
Est. Avg HH Income	\$80,385	\$90,253	\$93,847
Est. Daytime Employees	31,734	91,053	200,291

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AVAILABLE SITE TRADE AREA

921 EUBANK BLVD NE, ALBUQUERQUE, NM 87112



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AVAILABLE SITE

SITE DRIVE TIME/DEMOGRAPHICS

921 EUBANK BLVD NE, ALBUQUERQUE, NM 87112



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POPULATION	5 MIN	10 MIN	15 MIN
2024 ESTIMATED POPULATION	65,062	188,746	307,982
2029 PROJECTED POPULATION	63,332	184,380	301,381
2020 CENSUS POPULATION	65,835	189,426	308,263
2010 CENSUS POPULATION	66,304	190,088	309,914
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.5%	-0.5%	-0.4%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	-0.1%	-	-

HOUSEHOLDS			
2024 ESTIMATED HOUSEHOLDS	29,379	86,249	143,105
2029 PROJECTED HOUSEHOLDS	28,735	84,682	140,745
2020 CENSUS HOUSEHOLDS	29,084	84,939	140,538
2010 CENSUS HOUSEHOLDS	28,400	83,295	137,129
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.4%	-0.4%	-0.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	0.2%	0.3%	0.3%

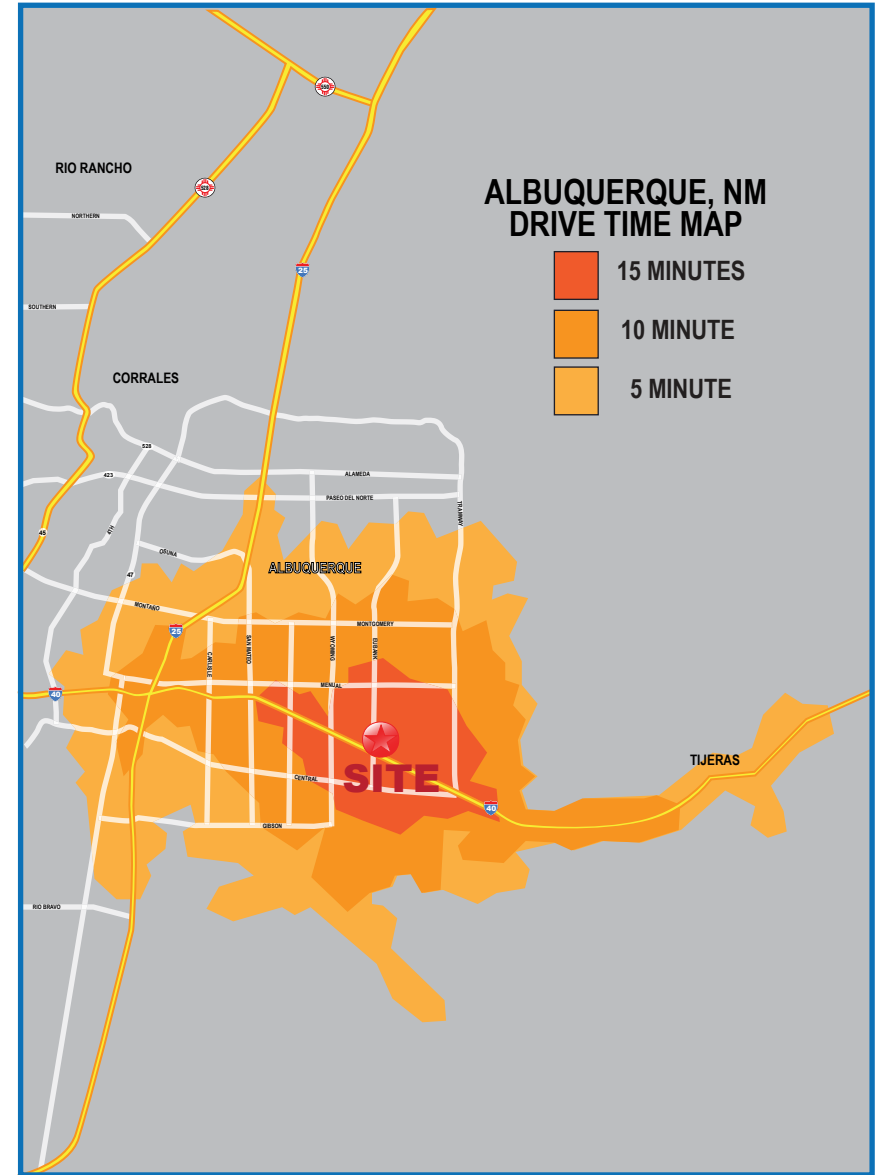
MEDIAN AGE	39.0	40.0	40.0
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INCOME			
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$80,385	\$90,253	\$93,847
2024 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$56,663	\$65,847	\$67,298
2024 ESTIMATED PER CAPITA INCOME	\$36,431	\$41,488	\$43,882

RACE & ETHNICITY			
2024 ESTIMATED WHITE	54.2%	57.1%	57.4%
2024 ESTIMATED BLACK OR AFRICAN AMERICAN	4.8%	4.5%	4.4%
2024 ESTIMATED ASIAN OR PACIFIC ISLANDER	3.4%	3.8%	3.8%
2024 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	5.4%	5.1%	5.1%
2024 ESTIMATED OTHER RACES	32.1%	29.5%	29.3%
2024 ESTIMATED HISPANIC	47.5%	43.7%	43.3%

EDUCATION			
2024 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	4.1%	3.2%	3.2%
2024 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	6.3%	5.2%	5.0%
2024 ESTIMATED HIGH SCHOOL GRADUATE	25.1%	22.5%	20.6%
2024 ESTIMATED SOME COLLEGE	23.4%	21.7%	21.1%
2024 ESTIMATED ASSOCIATES DEGREE ONLY	11.8%	9.8%	9.1%
2024 ESTIMATED BACHELORS DEGREE ONLY	17.6%	20.2%	21.9%
2024 ESTIMATED GRADUATE DEGREE	1.7%	17.3%	19.1%

BUSINESS			
2024 ESTIMATED TOTAL BUSINESSES	3,960	12,631	23,307
2024 ESTIMATED TOTAL EMPLOYEES	31,734	91,053	200,291



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