

RARE NE HEIGHTS PAD SITE

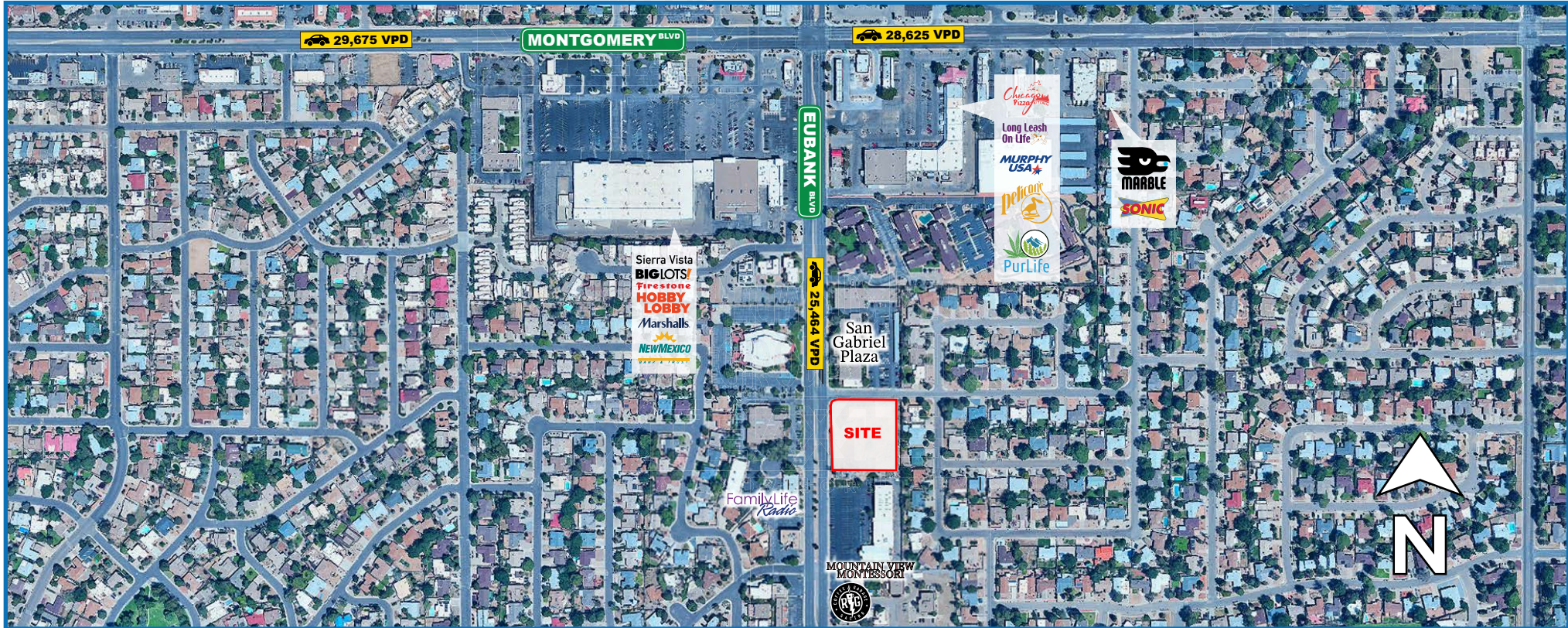
SITE AERIAL

EUBANK @ PITT PL, ALBUQUERQUE, NM 87111



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



BENEFITS

- Located near fully signalized intersections with the retail, residential and amenities of the desirable Northeast Heights
- Close to Sierra Vista retail center, with Big Lot's, Hobby Lobby, Marshalls and more

LEASE RATE

- See broker

AVAILABLE:

- ±62,491 SF

2023 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Est. Population	48,660	154,452	268,508
Est. Households	23,121	71,960	121,958
Est. Avg HH Income	\$99,288	\$110,259	\$106,411
Est. Daytime Employees	19,243	68,078	152,812

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RARE NE HEIGHTS PAD SITE TRADE AREA

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RARE NE HEIGHTS PAD SITE

SITE DRIVE TIME/DEMOGRAPHICS

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POPULATION

5 MIN 10 MIN 15 MIN

2023 ESTIMATED POPULATION 0 T 48,660 154,452 268,508
2028 PROJECTED POPULATION 0 T 47,035 149,238 264,667
2020 CENSUS POPULATION 0 T 49,464 157,673 270,853
2010 CENSUS POPULATION 0 T 50,765 161,071 271,039
PROJECTED ANNUAL GROWTH 2023 TO 2028 - -0.7% -0.7% -0.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2023 - -0.3% -0.3% -

HOUSEHOLDS

2023 ESTIMATED HOUSEHOLDS 0 T 23,121 71,960 121,958
2028 PROJECTED HOUSEHOLDS 0 T 22,322 69,429 119,870
2020 CENSUS HOUSEHOLDS 0 T 23,494 72,912 121,432
2010 CENSUS HOUSEHOLDS 0 T 23,361 72,408 118,436
PROJECTED ANNUAL GROWTH 2023 TO 2028 - -0.7% -0.7% -0.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2023 - - -0.2%

MEDIAN AGE

43.5 43.7 42.1

INCOME

2023 ESTIMATED AVERAGE HOUSEHOLD INCOME \$0 T \$99,288 \$110,259 \$106,411
2023 ESTIMATED MEDIAN HOUSEHOLD INCOME \$0 T \$71,950 \$78,324 \$76,910
2023 ESTIMATED PER CAPITA INCOME \$0 T \$47,283 \$51,470 \$48,507
EDUCATION

RACE & ETHNICITY

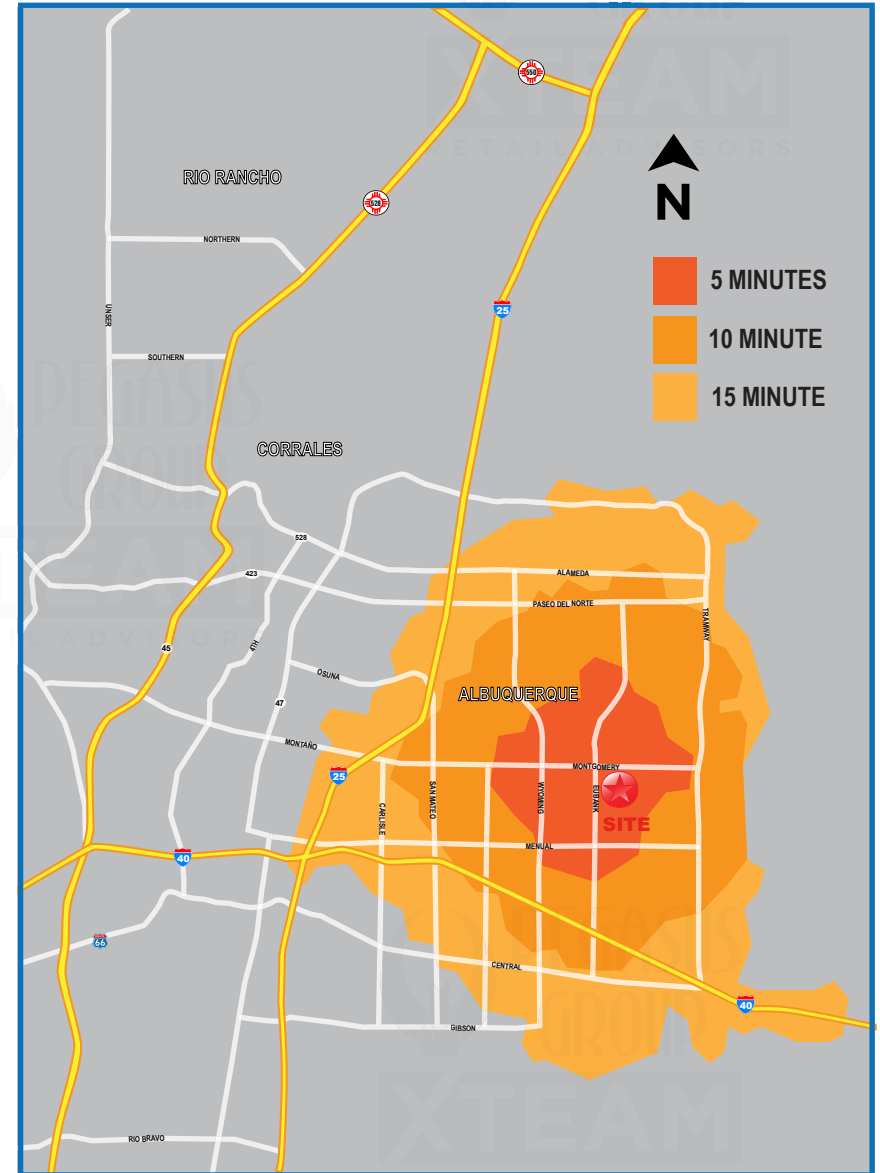
2023 ESTIMATED WHITE - 62.7% 61.6% 58.6%
2023 ESTIMATED BLACK OR AFRICAN AMERICAN - 3.8% 3.7% 3.9%
2023 ESTIMATED ASIAN OR PACIFIC ISLANDER - 3.5% 3.8% 4.4%
2023 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN - 4.6% 4.5% 4.7%
2023 ESTIMATED OTHER RACES - 25.5% 26.4% 28.4%
2023 ESTIMATED HISPANIC - 36.0% 37.4% 39.9%

EDUCATION

2023 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8) - 1.8% 1.6% 2.6%
2023 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11) - 3.7% 3.6% 4.6%
2023 ESTIMATED HIGH SCHOOL GRADUATE - 18.5% 18.5% 19.4%
2023 ESTIMATED SOME COLLEGE - 23.0% 22.5% 21.5%
2023 ESTIMATED ASSOCIATES DEGREE ONLY - 10.4% 9.6% 9.1%
2023 ESTIMATED BACHELORS DEGREE ONLY - 22.4% 23.0% 21.7%
2023 ESTIMATED GRADUATE DEGREE - 20.2% 21.2% 21.2%

BUSINESS

2023 ESTIMATED TOTAL BUSINESSES 0 T 3,158 9,862 19,288
2023 ESTIMATED TOTAL EMPLOYEES 0 T 19,243 68,078 152,812



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