

MAJOR RETAIL CENTER SITE AERIAL

300 EUBANK BLVD NE, ALBUQUERQUE, NM 87123

TOWNE
PARK
PLAZA



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



BENEFITS

- Shopping center caters to one of Albuquerque's largest residential populations
- Close proximity and easy access to/from I-40
- More than 37,000 VPD travel along Eubank Blvd. and 140,000 VPD on I-40

- Shopping center enjoys some of the heaviest retail traffic in Albuquerque

AVAILABLE:

- ±9,600 SF

ZONING

- MX-M

2024 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Est. Population	230,312	151,549	268,857
Est. Households	106,930	68,554	125,357
Est. Avg HH Income	\$93,767	\$84,111	\$88,229
Est. Daytime Employees	96,951	72,343	176,738

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MAJOR RETAIL CENTER SITE LAYOUT

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 OCCUPIED
 AVAILABLE

EUBANK BLVD



CHICO RD

NOT A PART	WALMART
370	AVAILABLE
350BV	ROSS
350A	PETSMART
330D	SALLY'S BEAUTY
330C	GAMESTOP
330B	NAIL SALON
330A	GREAT CLIPS
300	SAM'S CLUB

CONCEPT - SUBJECT TO CHANGE

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MAJOR RETAIL CENTER TRADE AREA

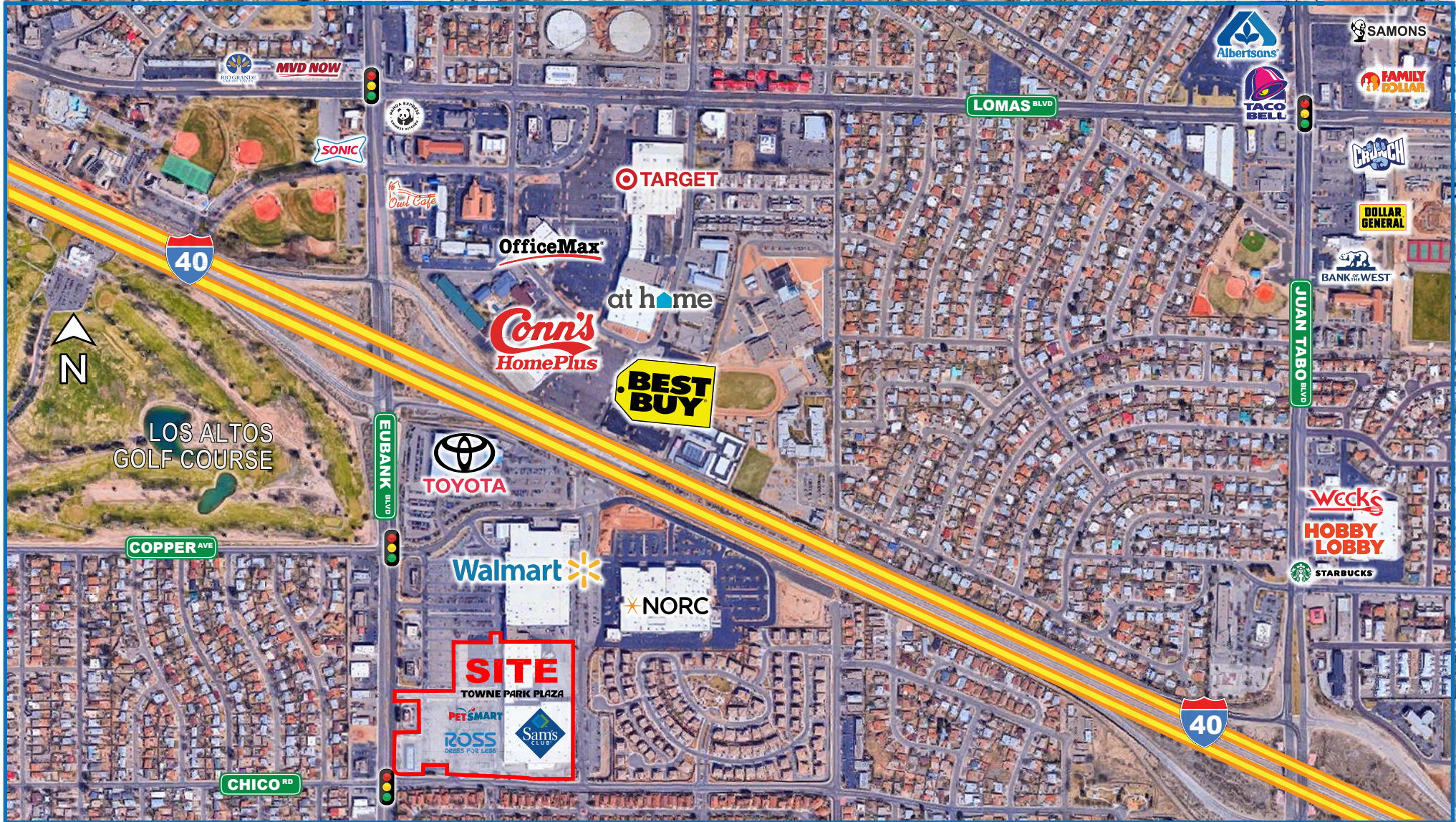
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MAJOR RETAIL CENTER SITE DRIVE TIME/DEMOGRAPHICS

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POPULATION	5 MIN	10 MIN	15 MIN
2024 ESTIMATED POPULATION	230,312	151,549	268,857
2029 PROJECTED POPULATION	225,415	148,292	262,942
2020 CENSUS POPULATION	230,531	152,309	269,605
2010 CENSUS POPULATION	232,364	152,321	271,795
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.4%	-0.4%	-0.4%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	-	-	-

HOUSEHOLDS			
2024 ESTIMATED HOUSEHOLDS	106,930	68,554	125,357
2029 PROJECTED HOUSEHOLDS	105,160	67,396	123,171
2020 CENSUS HOUSEHOLDS	105,355	67,388	123,322
2010 CENSUS HOUSEHOLDS	103,615	65,930	120,643
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.3%	-0.3%	-0.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	0.2%	0.3%	0.3%

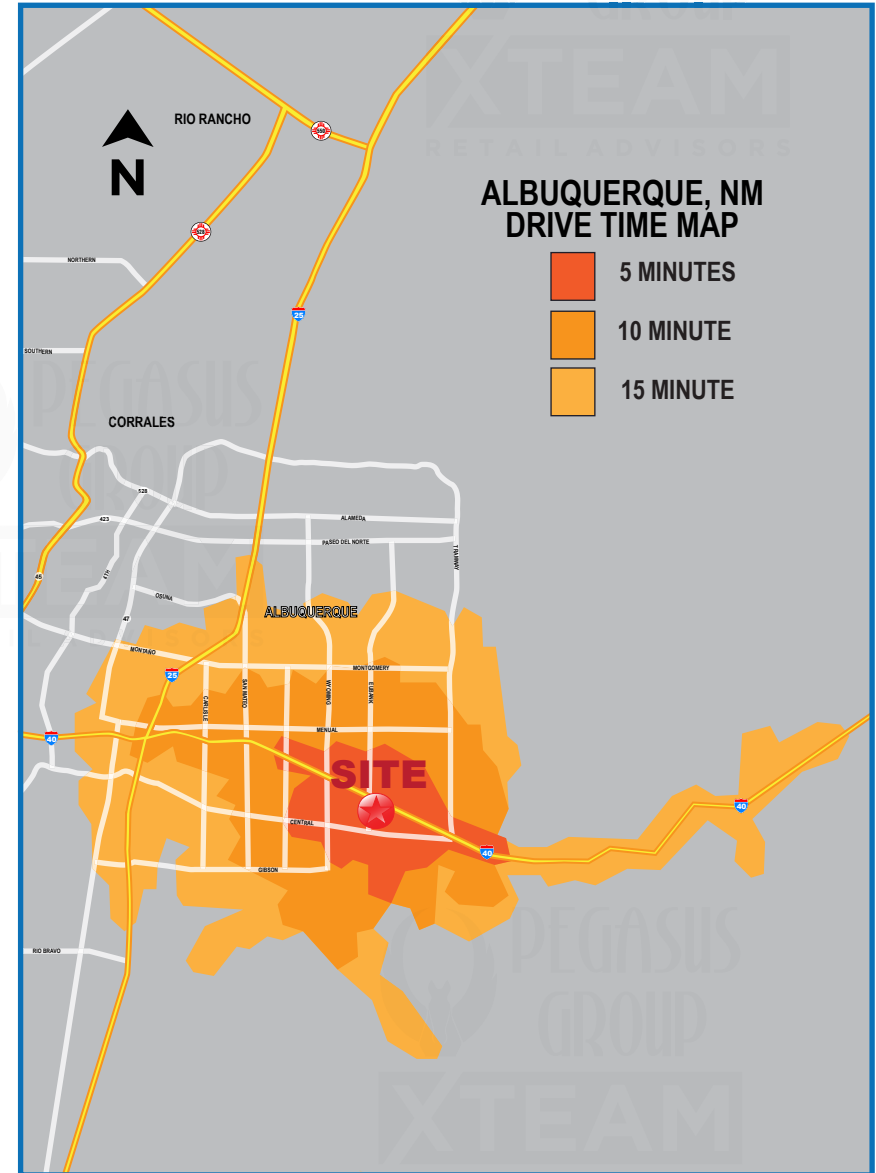
MEDIAN AGE	40.6	39.5	39.5
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INCOME			
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$93,767	\$84,111	\$88,229
2024 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$68,951	\$61,915	\$64,796
2024 ESTIMATED PER CAPITA INCOME	\$43,749	\$38,327	\$41,415

RACE & ETHNICITY			
2024 ESTIMATED WHITE	58.7%	55.3%	57.3%
2024 ESTIMATED BLACK OR AFRICAN AMERICAN	4.5%	4.9%	4.6%
2024 ESTIMATED ASIAN OR PACIFIC ISLANDER	3.8%	3.9%	3.8%
2024 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	4.9%	5.2%	5.3%
2024 ESTIMATED OTHER RACES	28.1%	30.8%	29.1%
2024 ESTIMATED HISPANIC	41.8%	45.2%	43.2%

EDUCATION			
2024 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.9%	3.7%	3.1%
2024 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	4.4%	5.6%	5.0%
2024 ESTIMATED HIGH SCHOOL GRADUATE	21.2%	24.0%	20.9%
2024 ESTIMATED SOME COLLEGE	21.1%	22.3%	21.6%
2024 ESTIMATED ASSOCIATES DEGREE ONLY	9.4%	10.1%	9.3%
2024 ESTIMATED BACHELORS DEGREE ONLY	21.9%	19.0%	21.6%
2024 ESTIMATED GRADUATE DEGREE	19.1%	15.3%	18.5%

BUSINESS			
2024 ESTIMATED TOTAL BUSINESSES	13,953	9,947	20,870
2024 ESTIMATED TOTAL EMPLOYEES	96,951	72,343	176,738



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