

Sierra Vista



9500 MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87111

TRAFFIC COUNTS BY MRCOG



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS

ANTHONY JOHNSON
505.456.6371

AJ@PEGASUSGROUPNM.COM

AJ JOHNSON
505.456.6372

AJJOHNSON@PEGASUSGROUPNM.COM

100 SUN AVE NE, SUITE 100
ALBUQUERQUE, NM 87109
505.346.0022
WWW.PEGASUSRETAIL.COM

RETAIL SPACE FOR LEASE



PROPERTY DETAILS

LEASE RATE:

- See broker

SIGNAGE:

- Pylon signage opportunities
- Located at signalized intersection

AVAILABLE:





- ±2,799 SF - ±5,593 SF
- Shop Space: ±1,630 SF - ±1,638 SF

PROPERTY HIGHLIGHTS:

- Excellent access from both Eubank & Montgomery
- Ample parking
- Located in a heavily populated residential area

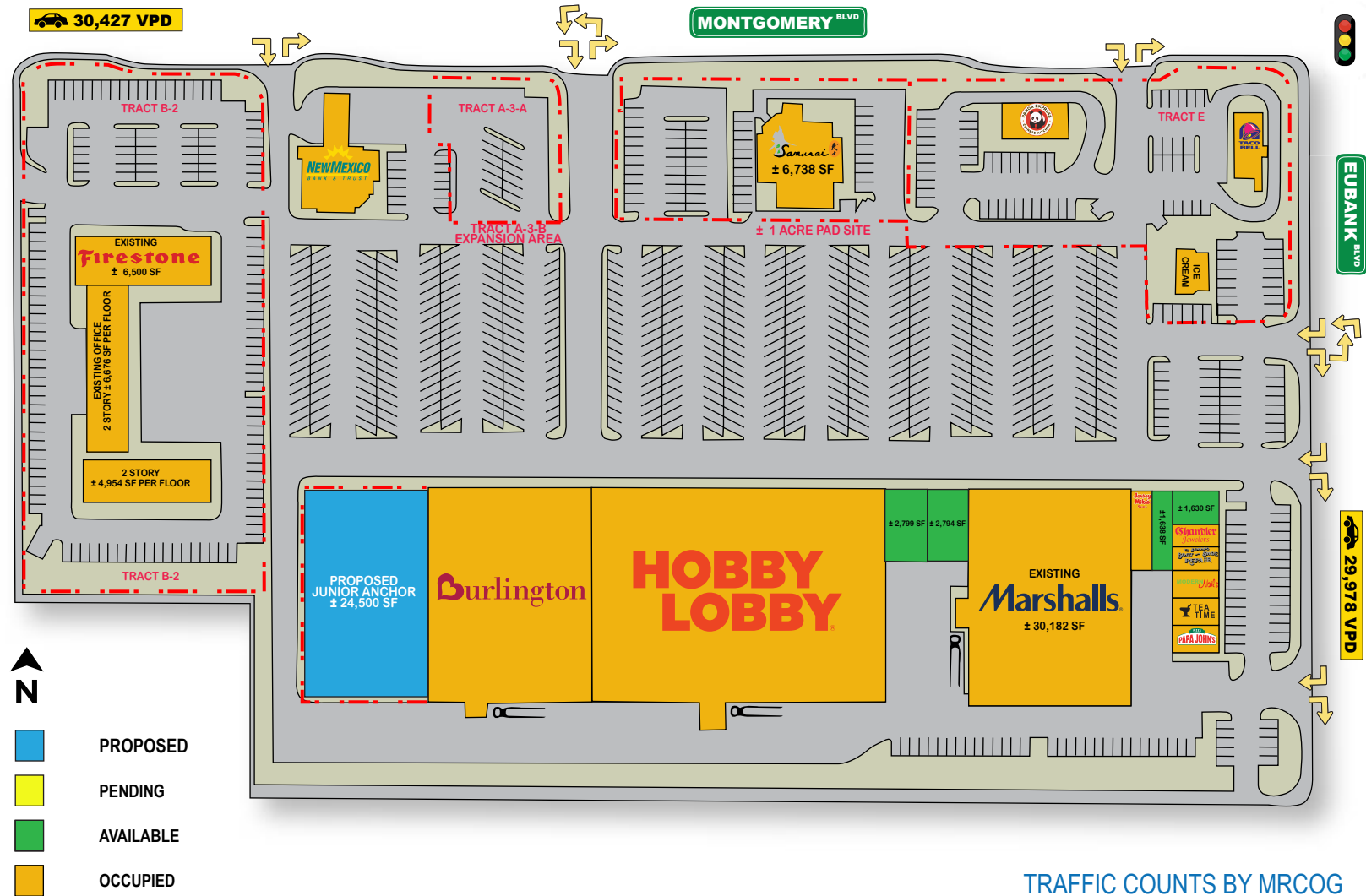
JOIN:

Burlington **HOBBY LOBBY** **Marshalls**

2025 DEMOGRAPHICS	5 MIN	10 MIN	15 MIN
 Est. Population	54,094	158,976	270,555
 Est. Households	26,185	74,735	124,349
 Est. Avg HH Income	\$93,471	\$103,240	\$101,314
 Est. Daytime Employees	20,208	76,965	160,632

RETAIL SPACE FOR LEASE

PROPERTY LAYOUT



RETAIL SPACE FOR LEASE

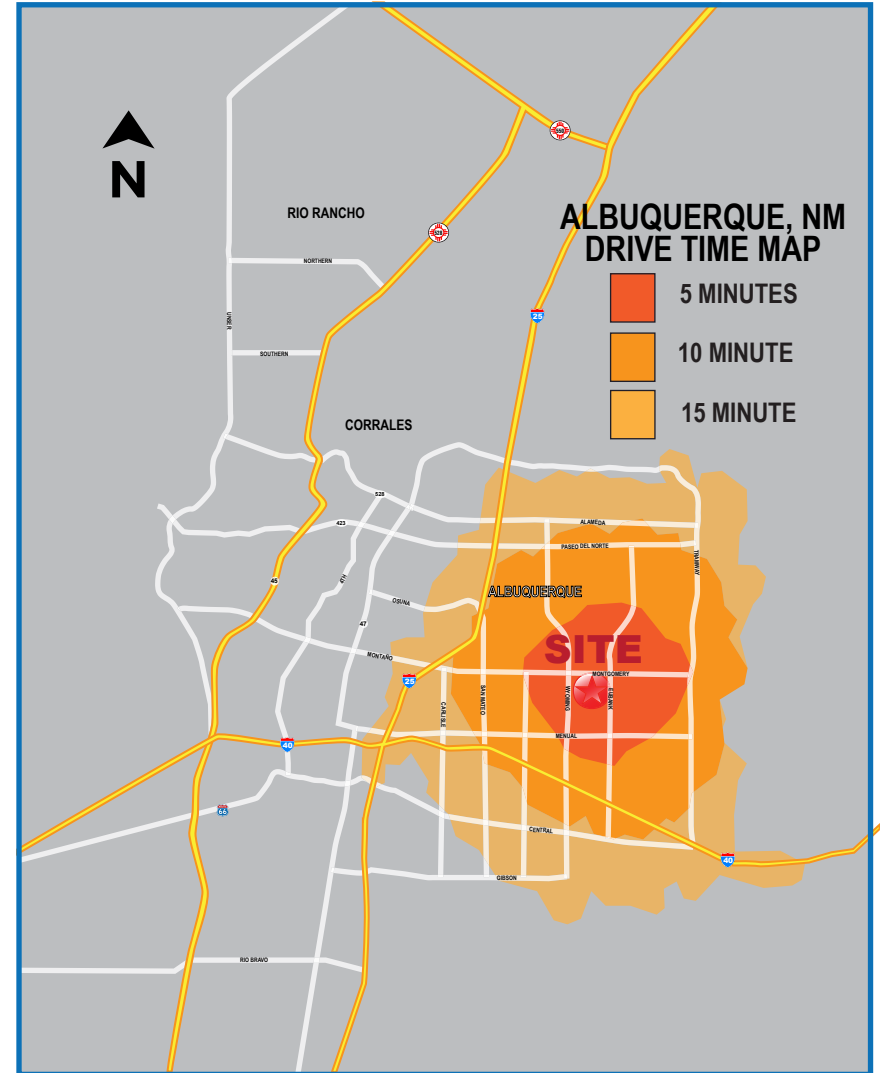
PROPERTY TRADE AREA



TRAFFIC COUNTS BY MRCOG

RETAIL SPACE FOR LEASE

POPULATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION	54,094	158,976	270,555
2030 PROJECTED POPULATION	50,948	150,611	259,006
2020 CENSUS POPULATION	54,477	160,922	271,193
2010 CENSUS POPULATION	56,274	163,372	271,859
PROJECTED ANNUAL GROWTH 2025 TO 2030	-1.2%	-1.1%	-0.9%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	-0.3%	-0.2%	-
HOUSEHOLDS			
2025 ESTIMATED HOUSEHOLDS	26,185	74,735	124,349
2030 PROJECTED HOUSEHOLDS	24,992	71,902	120,746
2020 CENSUS HOUSEHOLDS	26,219	74,454	121,698
2010 CENSUS HOUSEHOLDS	26,328	73,468	118,821
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.9%	-0.8%	-0.6%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	-	-0.1%	0.3%
MEDIAN AGE	42.5	42.9	41.8
INCOME			
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$93,471	\$103,240	\$101,314
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$71,571	\$82,501	\$78,875
2025 ESTIMATED PER CAPITA INCOME	\$45,381	\$48,650	\$46,700
RACE & ETHNICITY			
2025 ESTIMATED WHITE	64.3%	62.7%	59.7%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN	4.0%	3.8%	4.1%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER	3.9%	4.2%	4.8%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	4.5%	4.2%	4.5%
2025 ESTIMATED OTHER RACES	23.2%	25.1%	27.0%
2025 ESTIMATED HISPANIC	36.1%	37.6%	39.7%
EDUCATION			
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	1.6%	2.2%	3.4%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	3.2%	3.6%	4.5%
2025 ESTIMATED HIGH SCHOOL GRADUATE	16.4%	17.8%	19.2%
2025 ESTIMATED SOME COLLEGE	22.3%	21.4%	20.8%
2025 ESTIMATED ASSOCIATES DEGREE ONLY	11.0%	9.7%	9.1%
2025 ESTIMATED BACHELORS DEGREE ONLY	24.8%	23.8%	22.5%
2025 ESTIMATED GRADUATE DEGREE	20.7%	21.5%	20.6%
BUSINESS			
2025 ESTIMATED TOTAL BUSINESSES	3,272	10,891	19,976
2025 ESTIMATED TOTAL EMPLOYEES	20,208	76,965	160,632



THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NO REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



ANTHONY JOHNSON
505.456.6371
AJ@PEGASUSGROUPNM.COM

AJ JOHNSON
505.456.6372
AJJOHNSON@PEGASUSGROUPNM.COM

100 SUN AVE NE, SUITE 100
ALBUQUERQUE, NM 87109
505.346.0022
WWW.PEGASUSRETAIL.COM