HARD CORNER ALONG SOUTHERN
SITE OVERVIEW
2100 SOUTHERN BLVD, RIO RANCHO, NM 87124

PEGASUS GROUP

XTEAM RETAIL ADVISORS



PROPERTY HIGHLIGHTS

- Fronting Southern BLVD hard corner lot
- Close proximity to:
  - WalMart
  - Presbyterian Hospital

LEASE RATE:

- See broker

LOT SIZE:

- ±0.81 AC

ZONING:

- General Commercial

2021 DEMOGRAPHICS	5 miles	10 Miles	15 Miles
Est. Population	25,997	84,000	133,243
Est. Households	11,597	35,534	53,875
Est. Avg HH Income	$59,966	$61,958	$63,051
Est. Daytime Employees	16,579	38,883	47,423

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

HARD CORNER ALONG SOUTHERN
SITE TRADE AREA
2100 SOUTHERN BLVD, RIO RANCHO, NM 87124

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HARD CORNER ALONG SOUTHERN
SITE DRIVE TIME DEMOGRAPHICS
2100 SOUTHERN BLVD, RIO RANCHO, NM 87124

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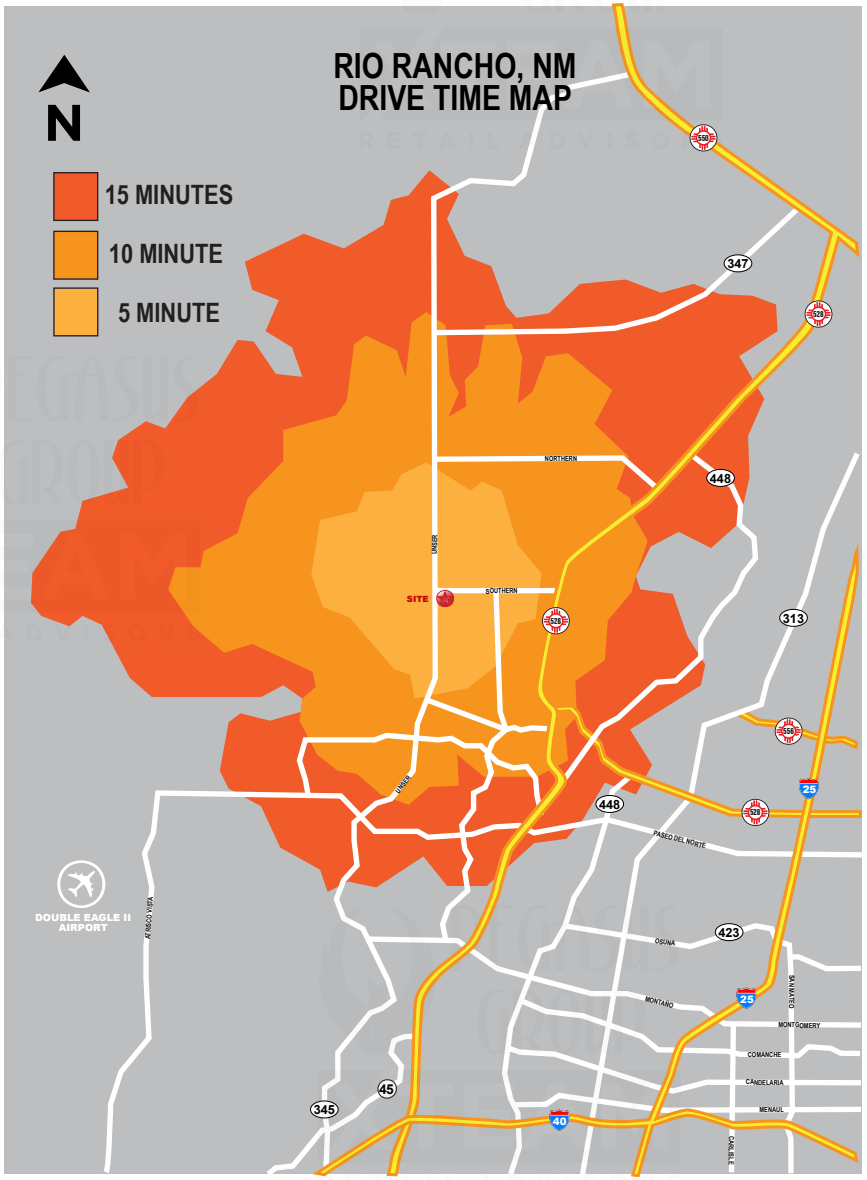
POPULATION	5 MIN	10 MIN	15 MIN
2021 ESTIMATED POPULATION	34,090	107,746	163,204
2026 PROJECTED POPULATION	35,793	112,715	170,858
2020 CENSUS POPULATION	34,403	106,008	164,247
2010 CENSUS POPULATION	29,476	92,316	143,456
PROJECTED ANNUAL GROWTH 2021 TO 2026	1.0%	0.9%	0.9%
HISTORICAL ANNUAL GROWTH 2010 TO 2021	1.4%	1.5%	1.3%
HOUSEHOLDS			
2021 ESTIMATED HOUSEHOLDS	12,602	40,899	61,161
2026 PROJECTED HOUSEHOLDS	13,357	43,427	64,961
2020 CENSUS HOUSEHOLDS	12,714	40,247	61,486
2010 CENSUS HOUSEHOLDS	10,789	34,607	52,819
PROJECTED ANNUAL GROWTH 2021 TO 2026	1.2%	1.2%	1.2%
HISTORICAL ANNUAL GROWTH 2010 TO 2021	1.5%	1.7%	1.4%
MEDIAN AGE	38.1	37.9	37.7
INCOME			
2021 ESTIMATED AVERAGE HOUSEHOLD INCOME	$77,626	$81,540	$89,301
2021 ESTIMATED MEDIAN HOUSEHOLD INCOME	$68,802	$70,734	$74,588
2021 ESTIMATED PER CAPITA INCOME	$28,740	$31,054	$33,603
RACE & ETHNICITY			
2021 ESTIMATED WHITE	61.4%	60.1%	59.7%
2021 ESTIMATED BLACK OR AFRICAN AMERICAN	3.1%	3.1%	3.4%
2021 ESTIMATED ASIAN OR PACIFIC ISLANDER	3.1%	2.5%	2.7%
2021 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	3.4%	3.9%	3.9%
2021 ESTIMATED OTHER RACES	29.1%	30.4%	30.3%
2021 ESTIMATED HISPANIC - 39.5% 41.9% 41.8%			
EDUCATION			
2021 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.0%	2.3%	2.2%
2021 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	4.1%	4.9%	4.5%
2021 ESTIMATED HIGH SCHOOL GRADUATE	23.7%	23.5%	22.0%
2021 ESTIMATED SOME COLLEGE	27.0%	25.3%	25.6%
2021 ESTIMATED ASSOCIATES DEGREE ONLY	12.0%	11.5%	11.2%
2021 ESTIMATED BACHELORS DEGREE ONLY	20.6%	20.9%	21.6%
2021 ESTIMATED GRADUATE DEGREE	10.5%	11.6%	12.9%
BUSINESS			
2021 ESTIMATED TOTAL BUSINESSES	838	2,478	3,858
2021 ESTIMATED TOTAL EMPLOYEES	5,822	19,490	31,508



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