

# NEW LEASE SITE AERIAL

45 HOTEL CIR NE, ALBUQUERQUE, NM 87112



PEGASUS  
GROUP

**XTEAM**  
RETAIL ADVISORS



## BENEFITS

- Conveniently situated along I-40 with 78,727 VPD
- Divisible to accommodate various JR Anchor needs
- Area tenants include Target, At Home, Best Buy and others
- Amazing Freeway Signage

## LEASE RATE

- See broker

## AVAILABLE:

- $\pm 18,000$  SF -  $\pm 54,000$  SF

## ZONING

- MX-M

## 2024 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Est. Population	29,960	148,043	268,330
Est. Households	13,218	66,191	124,619
Est. Avg HH Income	\$84,911	\$88,955	\$94,417
Est. Daytime Employees	1,641	9,535	19,500

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ANTHONY JOHNSON

505.456.6371

AJ@PEGASUSGROUPNM.COM

| AJ JOHNSON

505-456-6372

AJJOHNSON@PEGASUSGROUPNM.COM



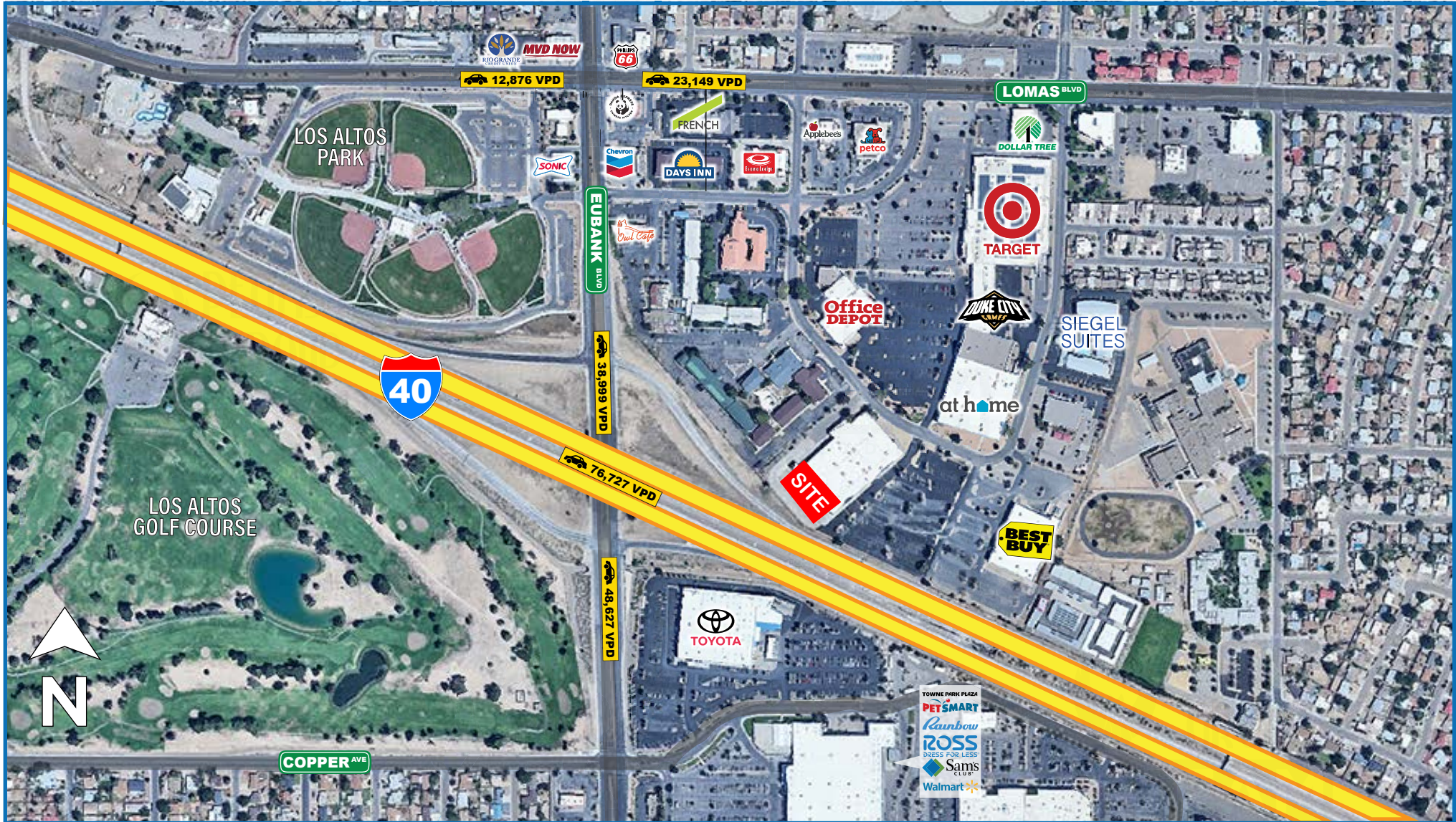
# NEW LEASE TRADE AREA

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# NEW LEASE SITE DRIVE TIME/DEMOGRAPHICS

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POPULATION	5 MIN	10 MIN	15 MIN
2024 ESTIMATED POPULATION	29,960	148,043	268,330
2029 PROJECTED POPULATION	29,194	144,584	262,176
2020 CENSUS POPULATION	30,633	148,628	268,636
2010 CENSUS POPULATION	30,459	149,268	271,069
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.5%	-0.5%	-0.5%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	-0.1%	-	-

HOUSEHOLDS			
2024 ESTIMATED HOUSEHOLDS	13,218	66,191	124,619
2029 PROJECTED HOUSEHOLDS	12,952	64,956	122,309
2020 CENSUS HOUSEHOLDS	13,232	65,102	122,732
2010 CENSUS HOUSEHOLDS	12,687	63,888	120,244
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.4%	-0.4%	-0.4%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	0.3%	0.3%	0.3%

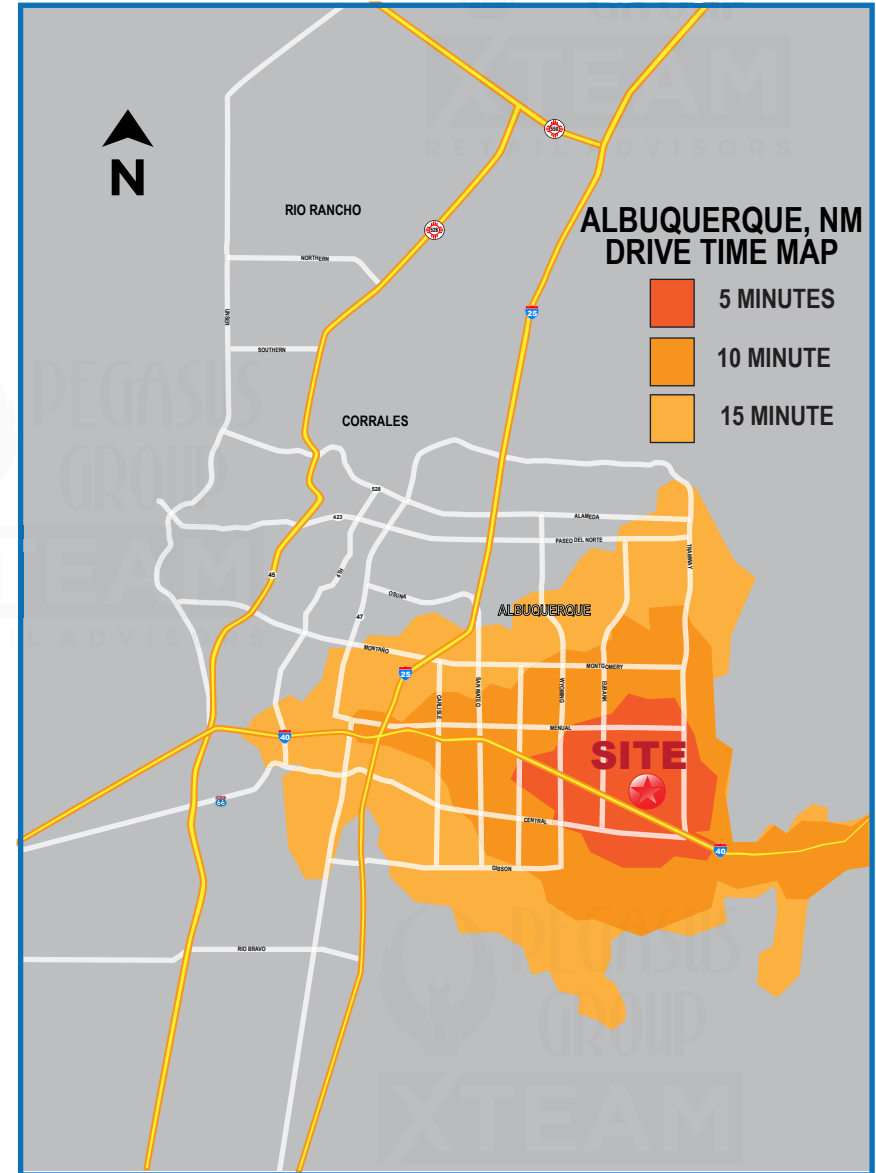
MEDIAN AGE	39.2	39.8	39.9
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INCOME			
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$84,911	\$88,955	\$94,417
2024 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$63,742	\$65,178	\$67,957
2024 ESTIMATED PER CAPITA INCOME	\$37,552	\$40,029	\$44,121

RACE & ETHNICITY			
2024 ESTIMATED WHITE	55.9%	56.4%	57.9%
2024 ESTIMATED BLACK OR AFRICAN AMERICAN	4.7%	4.6%	4.5%
2024 ESTIMATED ASIAN OR PACIFIC ISLANDER	3.2%	3.9%	3.9%
2024 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	5.0%	5.0%	5.1%
2024 ESTIMATED OTHER RACES	31.1%	30.1%	28.6%
2024 ESTIMATED HISPANIC	46.8%	44.5%	42.5%

EDUCATION			
2024 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	3.9%	3.6%	3.0%
2024 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	4.8%	5.4%	4.9%
2024 ESTIMATED HIGH SCHOOL GRADUATE	26.2%	23.4%	20.4%
2024 ESTIMATED SOME COLLEGE	24.1%	22.1%	21.4%
2024 ESTIMATED ASSOCIATES DEGREE ONLY	12.4%	10.4%	9.2%
2024 ESTIMATED BACHELORS DEGREE ONLY	17.7%	19.7%	21.8%
2024 ESTIMATED GRADUATE DEGREE	11.0%	15.4%	19.1%

BUSINESS			
2024 ESTIMATED TOTAL BUSINESSES	1,641	9,535	19,500
2024 ESTIMATED TOTAL EMPLOYEES	12,292	68,415	155,717



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