

AVAILABILITIES SITE DETAILS

#5504 MENAUL BLVD, ALBUQUERQUE, NM 87110



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



BENEFITS

- Located close to high traffic and fully signalized intersection

LEASE RATE

- See broker

AVAILABLE:

- ±1,140 SF
- ±3,021 SF

2024 Drivetime Demographics



Est. Population

5 Minutes

10 Minutes

15 Minutes

40,035

178,330

331,865



Est. Households

19,309

82,918

155,139



Est. Avg HH Income

\$89,061

\$80,062

\$89,309



Est. Daytime Employees

42,021

145,140

235,613

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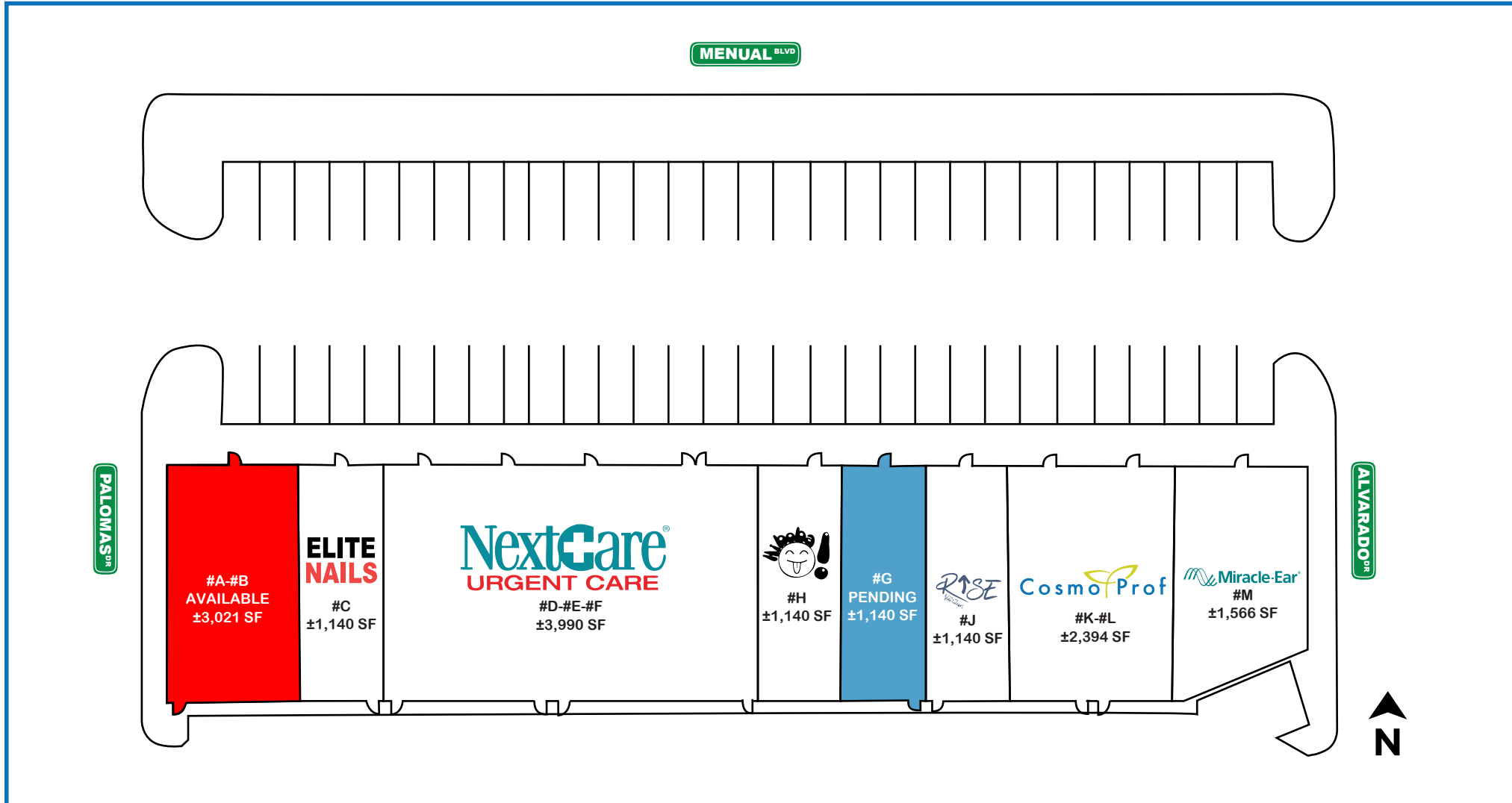
AVAILABILITIES SITE LAYOUT

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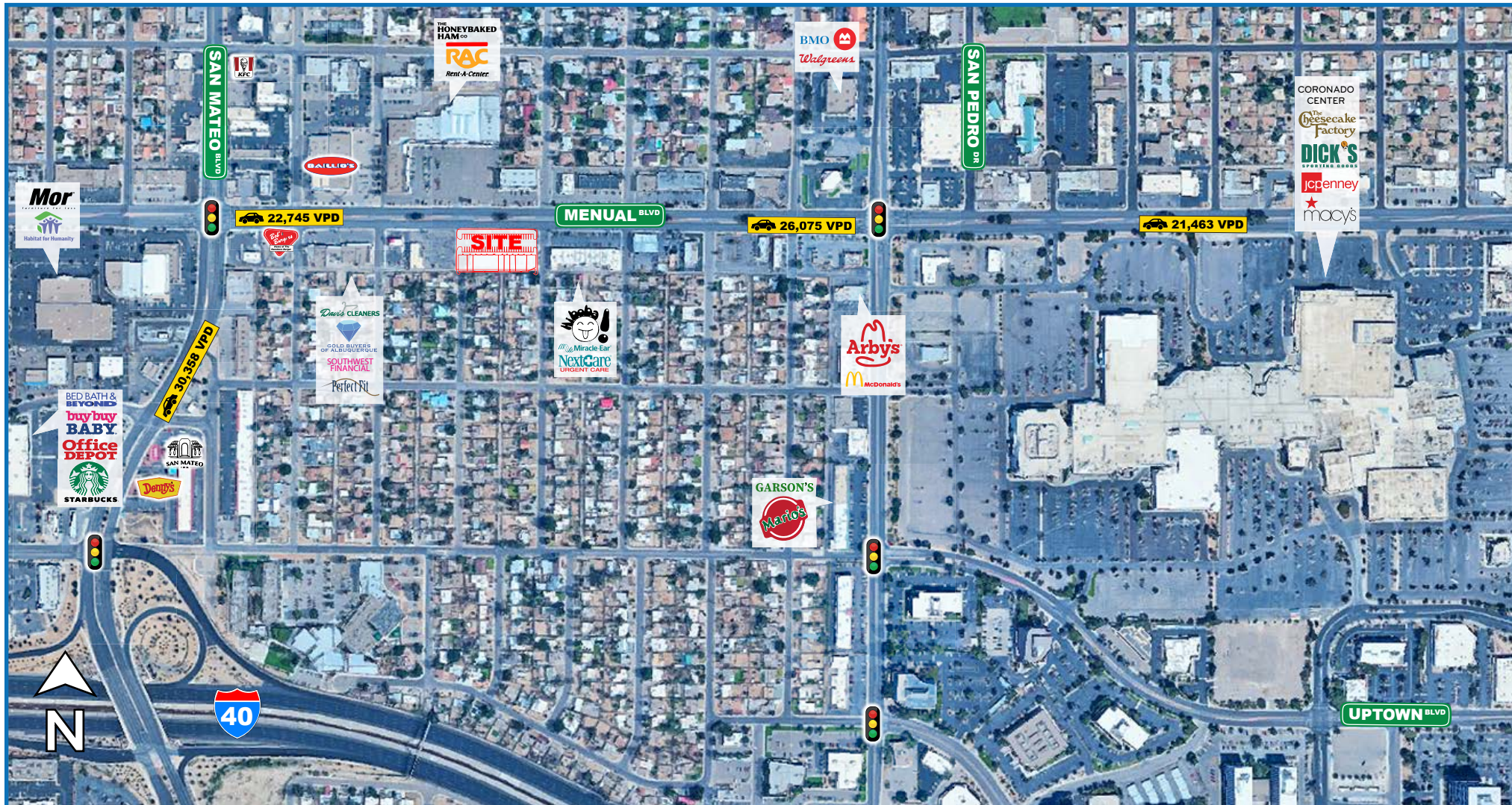
AVAILABILITIES SITE AERIAL

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AVAILABILITIES SITE AERIAL

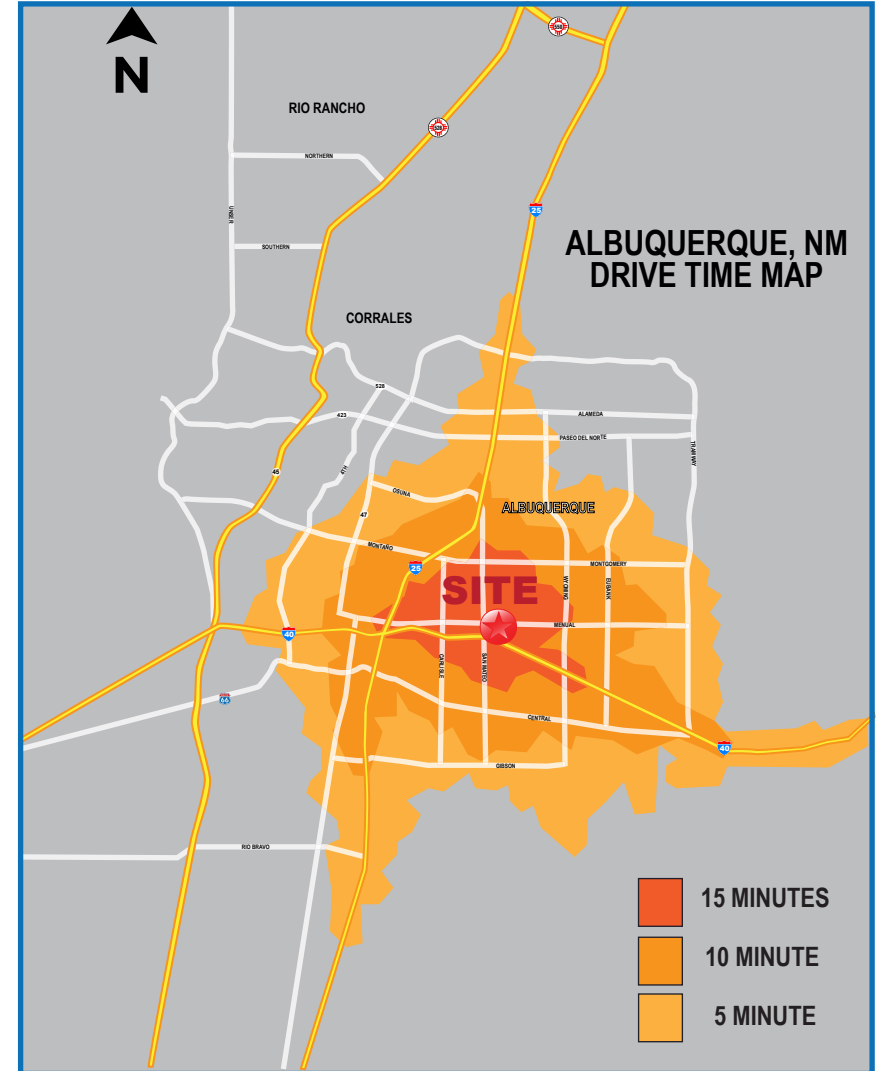
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POPULATION	5 MIN	10 MIN	15 MIN
2024 ESTIMATED POPULATION	40,035	178,330	331,865
2029 PROJECTED POPULATION	38,992	173,600	326,529
2020 CENSUS POPULATION	40,123	178,595	331,956
2010 CENSUS POPULATION	40,590	180,059	331,018
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.5%	-0.5%	-0.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	-	-	-
HOUSEHOLDS			
2024 ESTIMATED HOUSEHOLDS	19,309	82,918	155,139
2029 PROJECTED HOUSEHOLDS	18,858	81,075	153,541
2020 CENSUS HOUSEHOLDS	19,163	81,366	151,281
2010 CENSUS HOUSEHOLDS	18,990	79,367	146,329
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.5%	-0.4%	-0.2%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	0.1%	0.3%	0.4%
MEDIAN AGE	40.1	38.3	39.7
INCOME			
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$89,061	\$80,062	\$89,309
2024 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$65,007	\$58,374	\$64,510
2024 ESTIMATED PER CAPITA INCOME	\$43,080	\$37,481	\$42,013
RACE & ETHNICITY			
2024 ESTIMATED WHITE	57.2%	54.6%	56.3%
2024 ESTIMATED BLACK OR AFRICAN AMERICAN	3.6%	4.7%	4.4%
2024 ESTIMATED ASIAN OR PACIFIC ISLANDER	3.4%	3.4%	3.7%
2024 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	5.4%	6.0%	5.1%
2024 ESTIMATED OTHER RACES	30.4%	31.4%	30.5%
2024 ESTIMATED HISPANIC	44.4%	46.2%	44.7%
EDUCATION			
2024 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	1.6%	3.6%	3.3%
2024 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	4.8%	6.0%	5.1%
2024 ESTIMATED HIGH SCHOOL GRADUATE	21.8%	21.6%	21.2%
2024 ESTIMATED SOME COLLEGE	23.2%	22.8%	21.0%
2024 ESTIMATED ASSOCIATES DEGREE ONLY	9.0%	9.3%	9.1%
2024 ESTIMATED BACHELORS DEGREE ONLY	20.0%	19.8%	21.8%
2024 ESTIMATED GRADUATE DEGREE	19.6%	16.9%	18.5%
BUSINESS			
2024 ESTIMATED TOTAL BUSINESSES	5,060	16,610	26,080
2024 ESTIMATED TOTAL EMPLOYEES	42,021	145,140	235,613



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