

RETAIL SPACE AVAILABLE SITE OVERVIEW

7821 ENCHANTED HILLS BLVD, RIO RANCHO, NM 87114



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS

FEATURES:

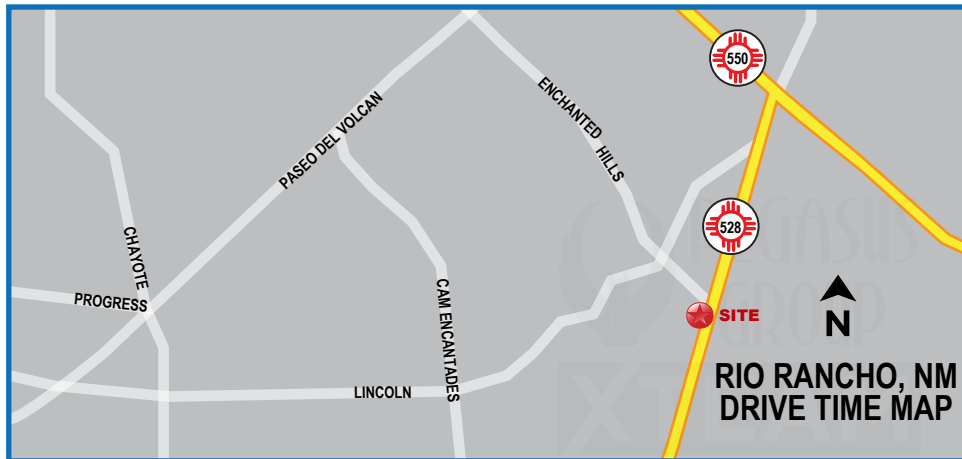
- Various 20' & 40' containers on a \pm 2.3 acre tract
- Central Park: \pm 5,561 SF Event Area & \pm 4,095 SF Food Service and Seating
- Kitchen-Spaces available
- Retail-Concessions available
- Connected to The Plaza at Enchanted Hills

HIGHLIGHTS

- Strong co-tenancy: Ross, TJ Maxx, Petsmart, Michaels, Turtle Mountain Brewery & more
- Zoning: SU-2

1-MILE RADIUS HIGHLIGHTS

- Walmart Supercenter, Home Depot, Albertsons, Santa Ana Star Casino, Hyatt Tamaya Resort and Golf Club
- Strategically located to serve 7-Pueblos, 15-cities & towns; including Albuquerque, Rio Rancho, Bernalillo, Placitas, Algodones, Cuba and Jemez



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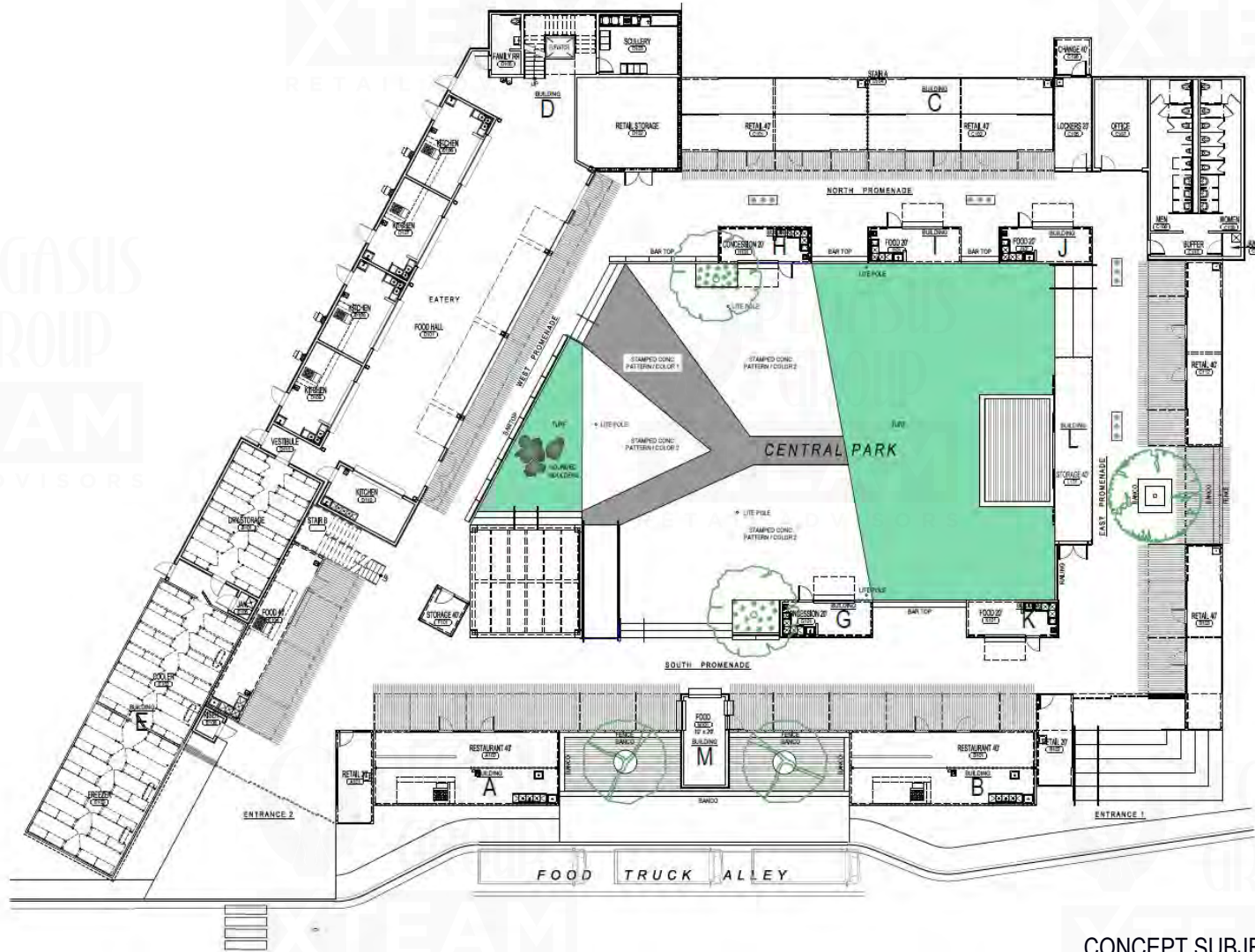
RETAIL SPACE AVAILABLE SITE LAYOUT

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CONCEPT SUBJECT TO CHANGE

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THE
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SITE IMAGES - SUBJECT TO CHANGE
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ENCHANTED HILLS



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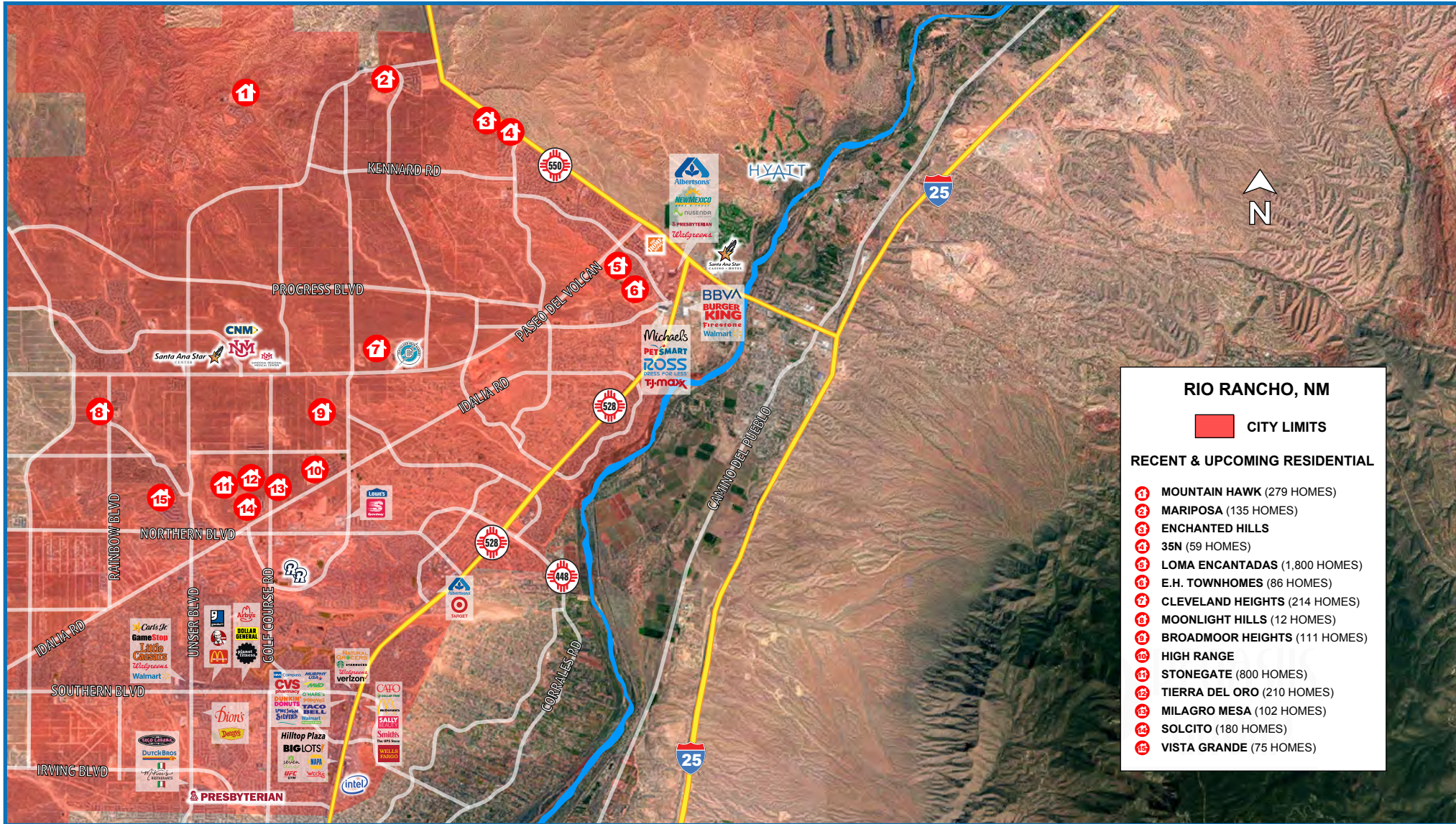
SITE TRADE AREA

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RETAIL SPACE AVAILABLE SITE DRIVE TIME DEMOGRAPHICS

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POPULATION	5 MIN	10 MIN	15 MIN
2022 ESTIMATED POPULATION	16,134	33,356	71,863
2027 PROJECTED POPULATION	16,891	34,860	74,285
2020 CENSUS POPULATION	15,539	32,676	70,152
2010 CENSUS POPULATION	12,337	27,806	59,300
PROJECTED ANNUAL GROWTH 2022 TO 2027	0.9%	0.9%	0.7%
HISTORICAL ANNUAL GROWTH 2010 TO 2022	2.6%	1.7%	1.8%

HOUSEHOLDS	5 MIN	10 MIN	15 MIN
2022 ESTIMATED HOUSEHOLDS	6,139	12,492	27,181
2027 PROJECTED HOUSEHOLDS	6,782	13,785	29,706
2020 CENSUS HOUSEHOLDS	5,883	12,177	26,342
2010 CENSUS HOUSEHOLDS	4,388	9,907	21,775
PROJECTED ANNUAL GROWTH 2022 TO 2027	2.1%	2.1%	1.9%
HISTORICAL ANNUAL GROWTH 2010 TO 2022	3.3%	2.2%	2.1%

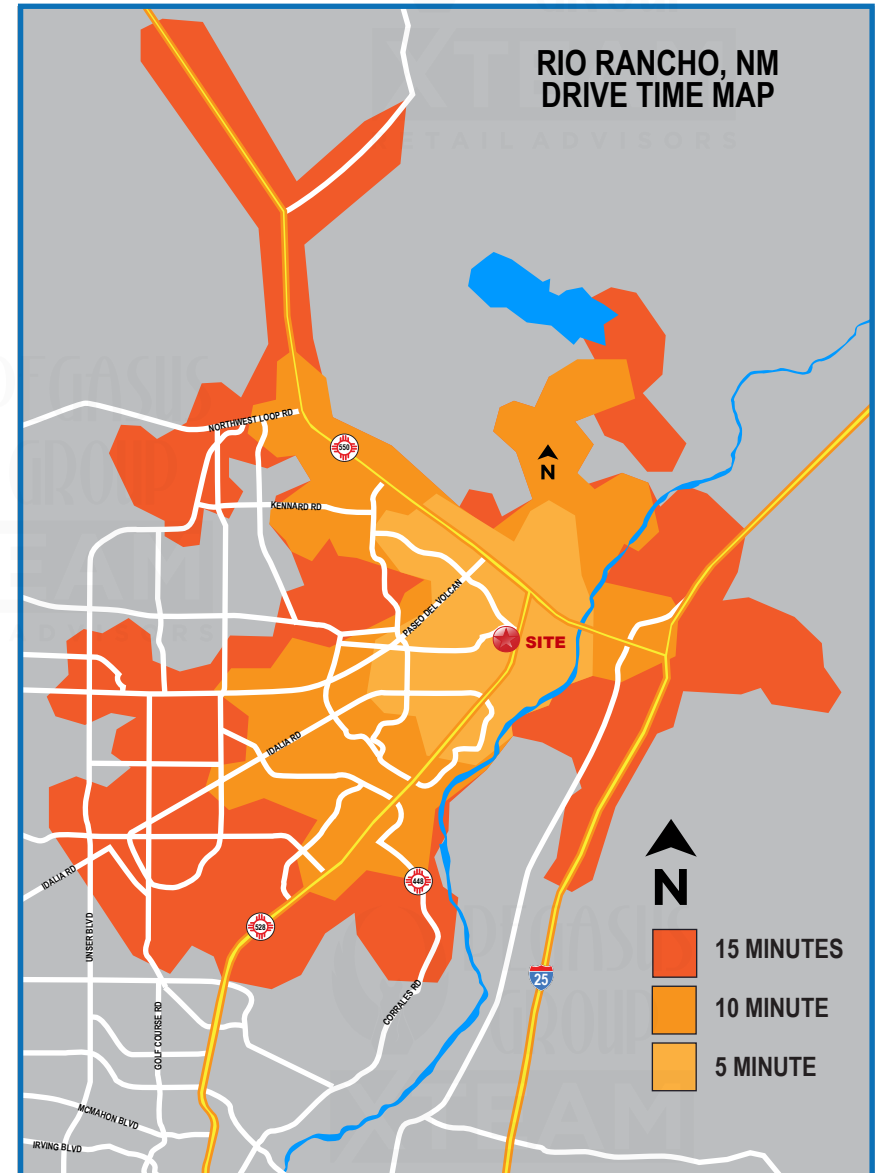
MEDIAN AGE	42.1	42.0	41.3
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INCOME	5 MIN	10 MIN	15 MIN
2022 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$95,073	\$90,376	\$84,145
2022 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$87,077	\$80,665	\$74,581
2022 ESTIMATED PER CAPITA INCOME	\$36,286	\$33,904	\$31,943

RACE & ETHNICITY	5 MIN	10 MIN	15 MIN
2022 ESTIMATED WHITE	60.1%	57.5%	58.8%
2022 ESTIMATED BLACK OR AFRICAN AMERICAN	3.5%	3.0%	3.2%
2022 ESTIMATED ASIAN OR PACIFIC ISLANDER	2.7%	2.2%	2.1%
2022 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	4.3%	4.5%	4.3%
2022 ESTIMATED OTHER RACES	29.4%	32.9%	31.6%
2022 ESTIMATED HISPANIC	41.6%	45.2%	44.0%

EDUCATION	5 MIN	10 MIN	15 MIN
2022 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	1.7%	2.9%	2.5%
2022 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	5.2%	6.1%	5.5%
2022 ESTIMATED HIGH SCHOOL GRADUATE	21.6%	24.0%	24.7%
2022 ESTIMATED SOME COLLEGE	25.2%	23.6%	23.8%
2022 ESTIMATED ASSOCIATES DEGREE ONLY	13.7%	12.5%	10.8%
2022 ESTIMATED BACHELORS DEGREE ONLY	18.2%	18.0%	19.0%
2022 ESTIMATED GRADUATE DEGREE	14.4%	13.0%	13.6%

BUSINESS	5 MIN	10 MIN	15 MIN
2022 ESTIMATED TOTAL BUSINESSES	437	989	2,028
2022 ESTIMATED TOTAL EMPLOYEES	5,139	9,784	18,341



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