

FEATURES

- Various 20' & 40' containers on a ± 1.3 acre tract
- ± 14,000 SF leaseable area for food & retail business

FEATURES

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

1-MILE RADIUS HIGHLIGHTS

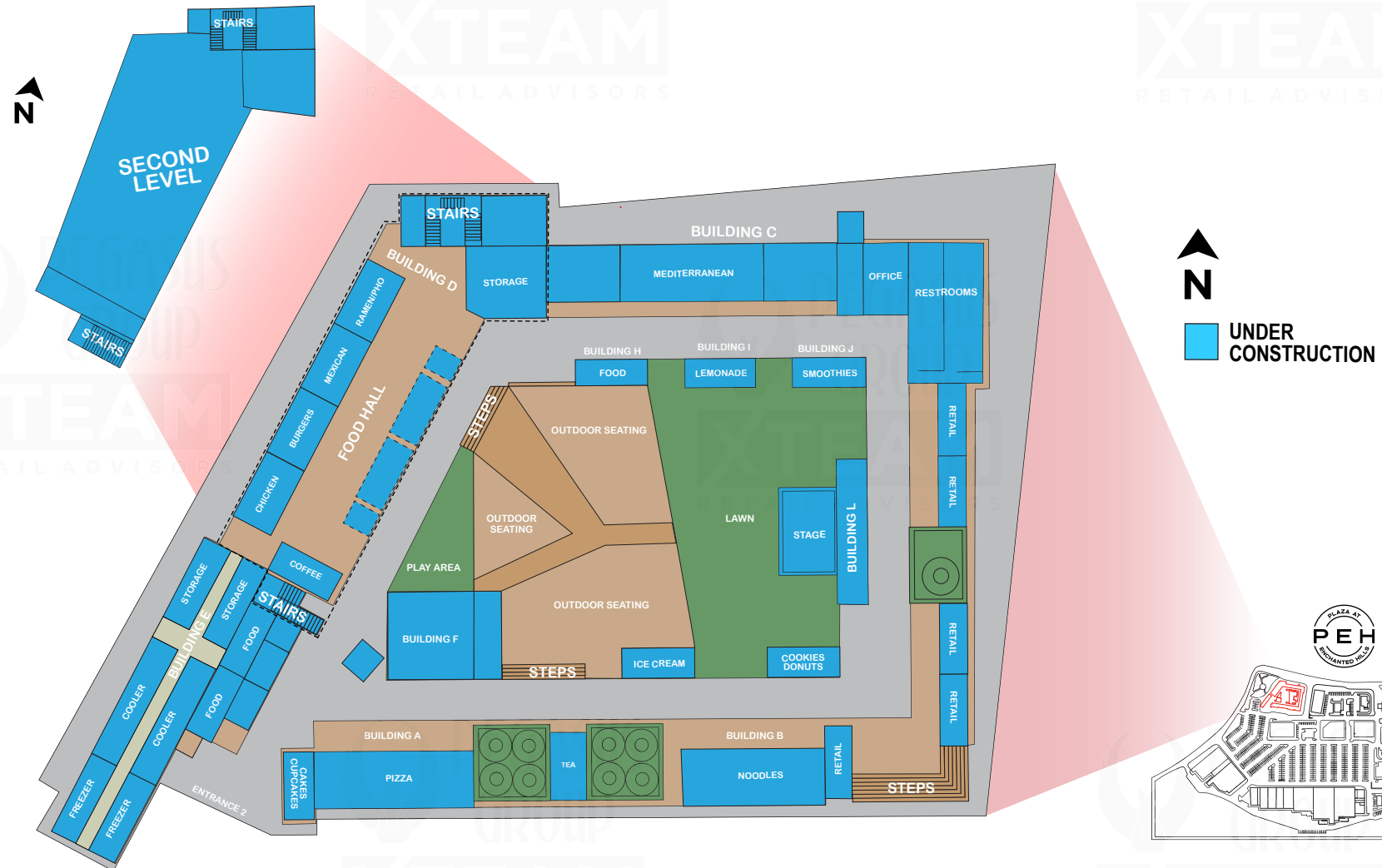
- Walmart, Home Depot, Albertsons, Santa Ana Star Casino, Hyatt Tamaya Resort
- Strategically located to serve 7-Pueblos, 15-cities & towns; including Albuquerque, Rio Rancho, Bernalillo, Placitas, Algodones, Cuba and Jemez

2023 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Est. Population	17,013	32,613	59,043
Est. Households	6,329	12,354	22,327
Est. Avg HH Income	\$121,208	\$117,692	\$111,650
Est. Daytime Employees	4,289	8,180	14,269

DRONE VIDEO

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CONCEPT - SUBJECT TO CHANGE

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THE
BLOCK

RETAIL SPACE AVAILABLE

SITE IMAGES - SUBJECT TO CHANGE
7821 ENCHANTED HILLS BLVD, RIO RANCHO, NM 87144



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



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THE LOOK RETAIL SPACE AVAILABLE SITE DRIVE TIME DEMOGRAPHICS

7821 ENCHANTED HILLS BLVD, RIO RANCHO, NM 87144



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POPULATION	5 MIN	10 MIN	15 MIN
2023 ESTIMATED POPULATION	17,013	32,613	59,043
2028 PROJECTED POPULATION	19,480	36,676	66,367
2020 CENSUS POPULATION	16,306	30,888	55,186
2010 CENSUS POPULATION	13,174	26,332	45,059
PROJECTED ANNUAL GROWTH 2023 TO 2028	2.9%	2.5%	2.5%
HISTORICAL ANNUAL GROWTH 2010 TO 2023	2.2%	1.8%	2.4%

HOUSEHOLDS	5 MIN	10 MIN	15 MIN
2023 ESTIMATED HOUSEHOLDS	6,329	12,354	22,327
2028 PROJECTED HOUSEHOLDS	7,291	13,948	25,204
2020 CENSUS HOUSEHOLDS	6,038	11,457	20,444
2010 CENSUS HOUSEHOLDS	4,629	9,364	16,232
PROJECTED ANNUAL GROWTH 2023 TO 2028	3.0%	2.6%	2.6%
HISTORICAL ANNUAL GROWTH 2010 TO 2023	2.8%	2.5%	2.9%

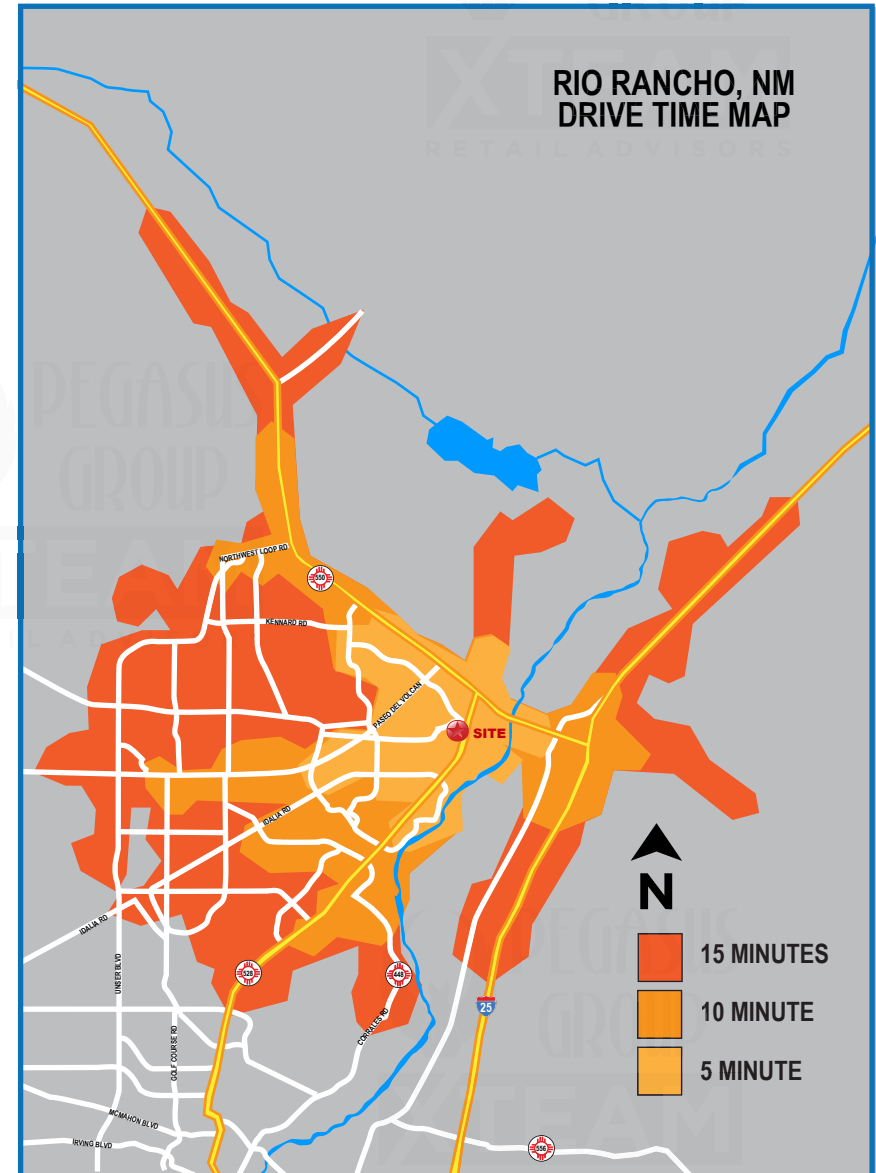
MEDIAN AGE	41.5	42.7	41.5
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INCOME	5 MIN	10 MIN	15 MIN
2023 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$121,208	\$117,692	\$111,650
2023 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$96,229	\$94,241	\$89,897
2023 ESTIMATED PER CAPITA INCOME	\$45,176	\$44,633	\$42,290

RACE & ETHNICITY	5 MIN	10 MIN	15 MIN
2023 ESTIMATED WHITE	57.6%	57.5%	58.2%
2023 ESTIMATED BLACK OR AFRICAN AMERICAN	3.6%	3.1%	3.2%
2023 ESTIMATED ASIAN OR PACIFIC ISLANDER	2.6%	2.2%	2.2%
2023 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	5.7%	5.4%	5.3%
2023 ESTIMATED OTHER RACES	30.4%	31.8%	31.2%
2023 ESTIMATED HISPANIC	43.5%	45.4%	44.4%

EDUCATION	5 MIN	10 MIN	15 MIN
2023 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.2%	3.1%	2.4%
2023 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	3.7%	5.1%	4.7%
2023 ESTIMATED HIGH SCHOOL GRADUATE	19.0%	21.1%	22.4%
2023 ESTIMATED SOME COLLEGE	24.9%	23.2%	23.1%
2023 ESTIMATED ASSOCIATES DEGREE ONLY	16.2%	13.9%	12.1%
2023 ESTIMATED BACHELORS DEGREE ONLY	19.2%	19.7%	20.6%
2023 ESTIMATED GRADUATE DEGREE	14.7%	14.0%	14.8%

BUSINESS	5 MIN	10 MIN	15 MIN
2023 ESTIMATED TOTAL BUSINESSES	461	979	1,677
2023 ESTIMATED TOTAL EMPLOYEES	4,289	8,180	14,269



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