

FOR SALE SITE AERIAL

9100 PAN AMERICAN FWY NE, ALBUQUERQUE, NM 87113



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



HIGHLIGHTS

- This amazing property has excellent visibility from I-25 with 77,900 VPD. Located in the popular Far NE Heights trade area, near Journal Center, Paseo Del Norte and Alameda commercial corridors, and Balloon Fiesta Park. This location has signage potential visible from I-25.

SALE PRICE

- See broker

AVAILABLE:

- ±1.3 AC

ZONING

- NR-LM

2024 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Est. Population	17,266	59,920	150,624
Est. Households	7,819	26,745	69,243
Est. Avg HH Income	\$122,378	\$123,143	\$115,830
Est. Daytime Employees	24,523	68,837	123,205

THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

ANTHONY JOHNSON

505.456.6371

AJ@PEGASUSGROUPNM.COM

| AJ JOHNSON

505-456-6372

AJJOHNSON@PEGASUSGROUPNM.COM

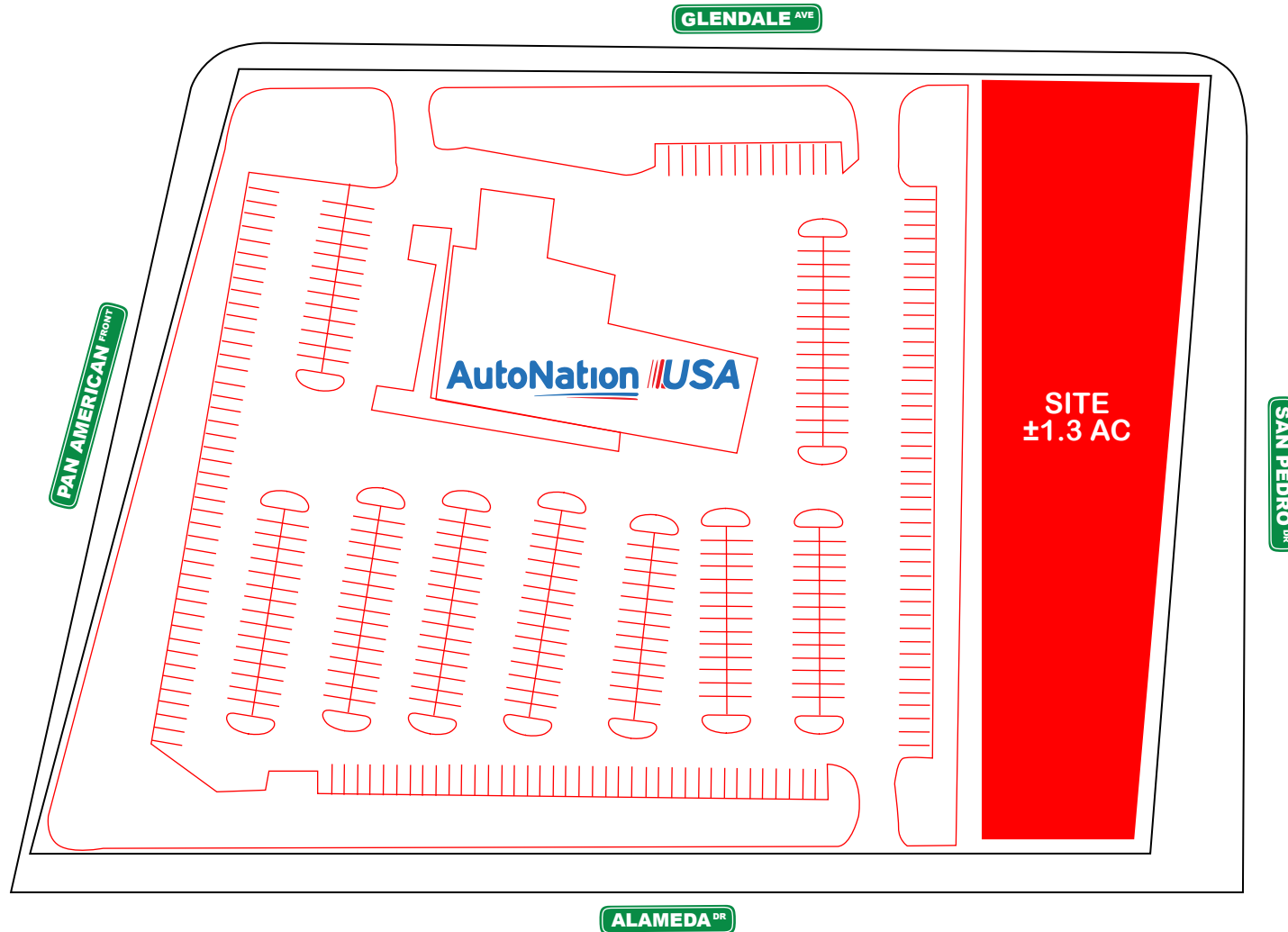
FOR SALE SITE LAYOUT

9100 PAN AMERICAN FWY NE, ALBUQUERQUE, NM 87113



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



CONCEPT - SUBJECT TO CHANGE

THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

ANTHONY JOHNSON

505.456.6371

AJ@PEGASUSGROUPNM.COM

| AJ JOHNSON

505-456-6372

AJJOHNSON@PEGASUSGROUPNM.COM

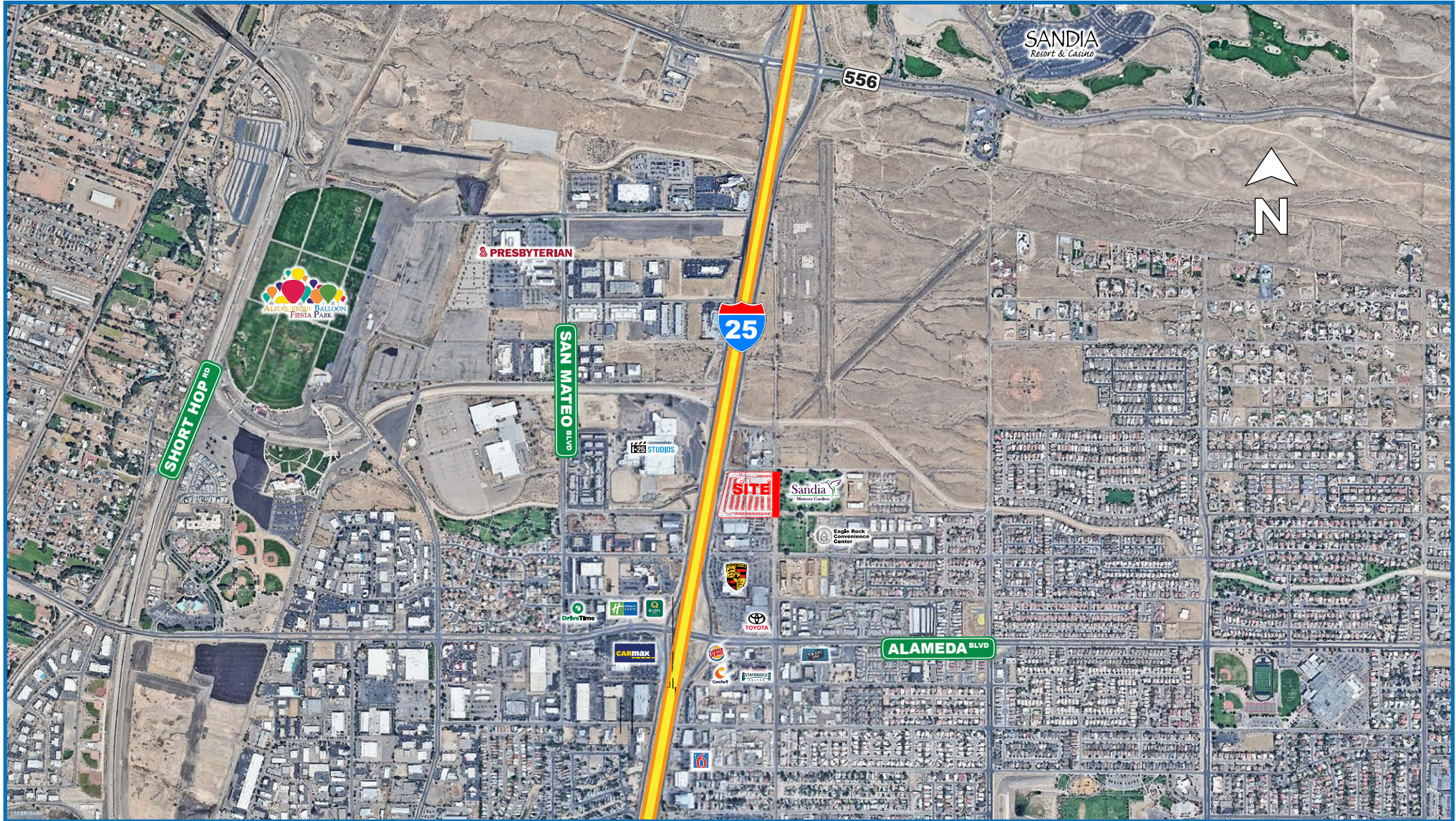
FOR SALE TRADE AREA

9100 PAN AMERICAN FWY NE, ALBUQUERQUE, NM 87113



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

ANTHONY JOHNSON

505.456.6371

AJ@PEGASUSGROUPNM.COM

| AJ JOHNSON

505-456-6372

AJJOHNSON@PEGASUSGROUPNM.COM

FOR SALE

SITE DRIVE TIME/DEMOGRAPHICS

9100 PAN AMERICAN FWY NE, ALBUQUERQUE, NM 87113



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS

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	5 MIN	10 MIN	15 MIN
2024 ESTIMATED POPULATION	17,266	59,920	150,624
2029 PROJECTED POPULATION	18,747	60,948	149,607
2020 CENSUS POPULATION	15,909	59,650	150,659
2010 CENSUS POPULATION	14,411	57,281	148,998
PROJECTED ANNUAL GROWTH 2024 TO 2029	1.7%	0.3%	-0.1%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	1.4%	0.3%	-

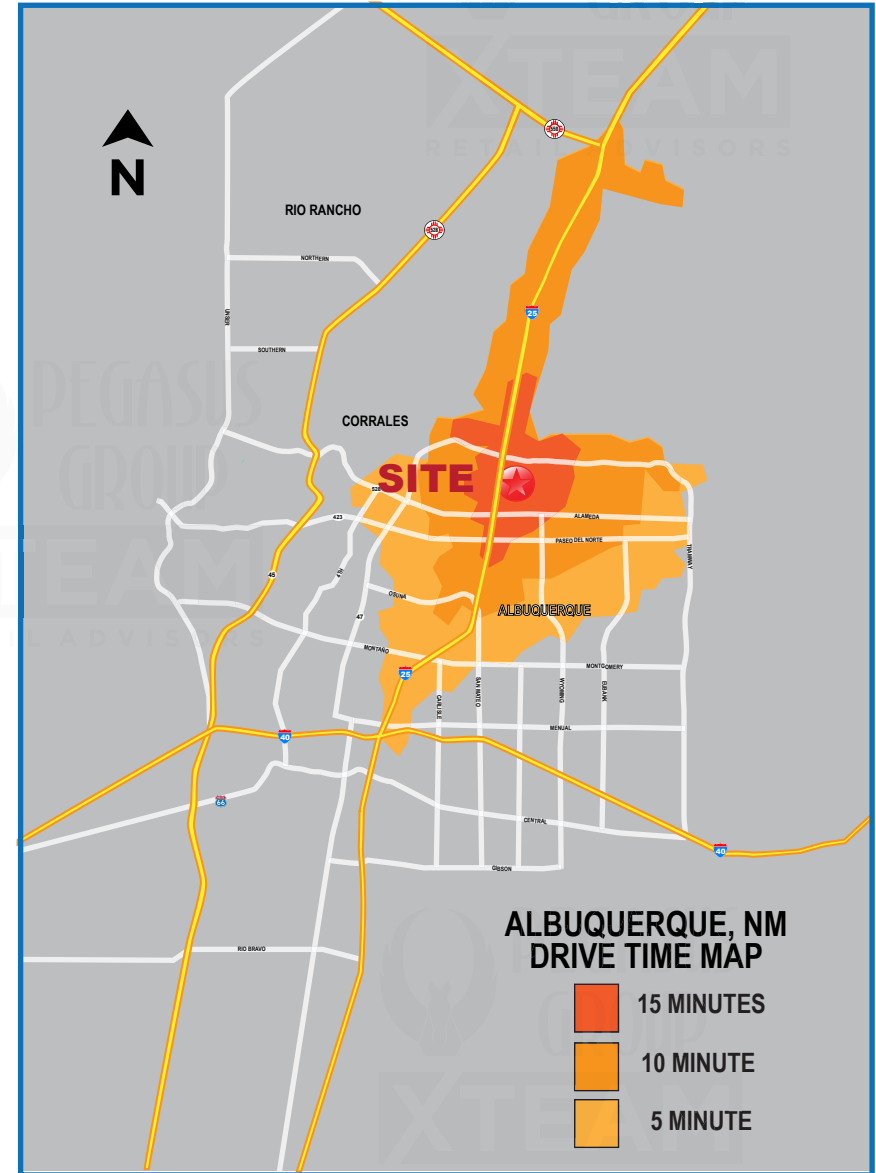
MEDIAN AGE	5 MIN	10 MIN	15 MIN
	41.0	42.3	42.1

INCOME	5 MIN	10 MIN	15 MIN
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$122,378	\$123,143	\$115,830
2024 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$94,408	\$89,095	\$82,561
2024 ESTIMATED PER CAPITA INCOME	\$55,443	\$55,029	\$53,336

RACE & ETHNICITY	5 MIN	10 MIN	15 MIN
2024 ESTIMATED WHITE	58.3%	59.1%	59.5%
2024 ESTIMATED BLACK OR AFRICAN AMERICAN	2.6%	2.9%	3.2%
2024 ESTIMATED ASIAN OR PACIFIC ISLANDER	10.6%	6.7%	4.7%
2024 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	3.0%	3.7%	4.4%
2024 ESTIMATED OTHER RACES	25.5%	27.5%	28.3%
2024 ESTIMATED HISPANIC	38.5%	40.1%	41.2%

EDUCATION	5 MIN	10 MIN	15 MIN
2024 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.4%	2.6%	2.1%
2024 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	3.2%	4.5%	4.6%
2024 ESTIMATED HIGH SCHOOL GRADUATE	20.9%	19.1%	19.3%
2024 ESTIMATED SOME COLLEGE	16.4%	18.2%	19.7%
2024 ESTIMATED ASSOCIATES DEGREE ONLY	6.5%	8.1%	7.8%
2024 ESTIMATED BACHELORS DEGREE ONLY	25.9%	25.3%	24.5%
2024 ESTIMATED GRADUATE DEGREE	24.8%	22.3%	22.0%

BUSINESS	5 MIN	10 MIN	15 MIN
2024 ESTIMATED TOTAL BUSINESSES	1,641	9,535	19,500
2024 ESTIMATED TOTAL EMPLOYEES	12,292	68,415	155,717



THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

ANTHONY JOHNSON

505.456.6371

AJ@PEGASUSGROUPNM.COM

| AJ JOHNSON

505-456-6372

AJJOHNSON@PEGASUSGROUPNM.COM