

AVAILABILITES SITE OVERVIEW

5312 MENAUL BLVD NE, ALBUQUERQUE, NM 87110



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



CONCEPT - SUBJECT TO CHANGE

PROPERTY LOCATION:

- Located close to high traffic and fully signalized intersection

LEASE RATE:

- See broker

AVAILABLE:

- ±3,496 SF
- ±2,619 SF

2025 DEMOGRAPHICS

5 MIN

10 MIN

15 MIN



Est. Population

28,819

97,574

136,587



Est. Households

12,336

40,327

54,479



Est. Avg HH Income

\$61,905

\$73,284

\$78,158



Est. Daytime Employees

15,277

40,099

48,631

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AVAILABILITES SITE LAYOUT

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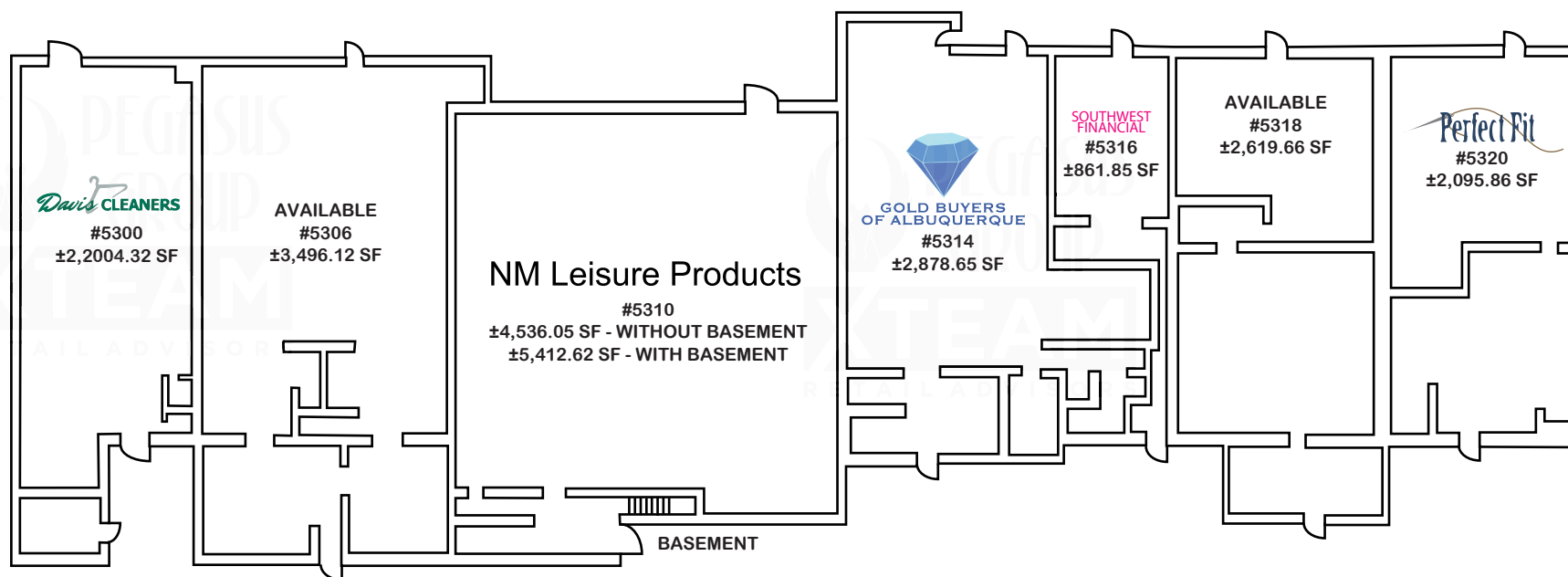


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MENUL BLVD

26,075 VPD



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AVAILABILITES SITE AERIAL

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AVAILABILITES SITE DEMOGRAPHIC

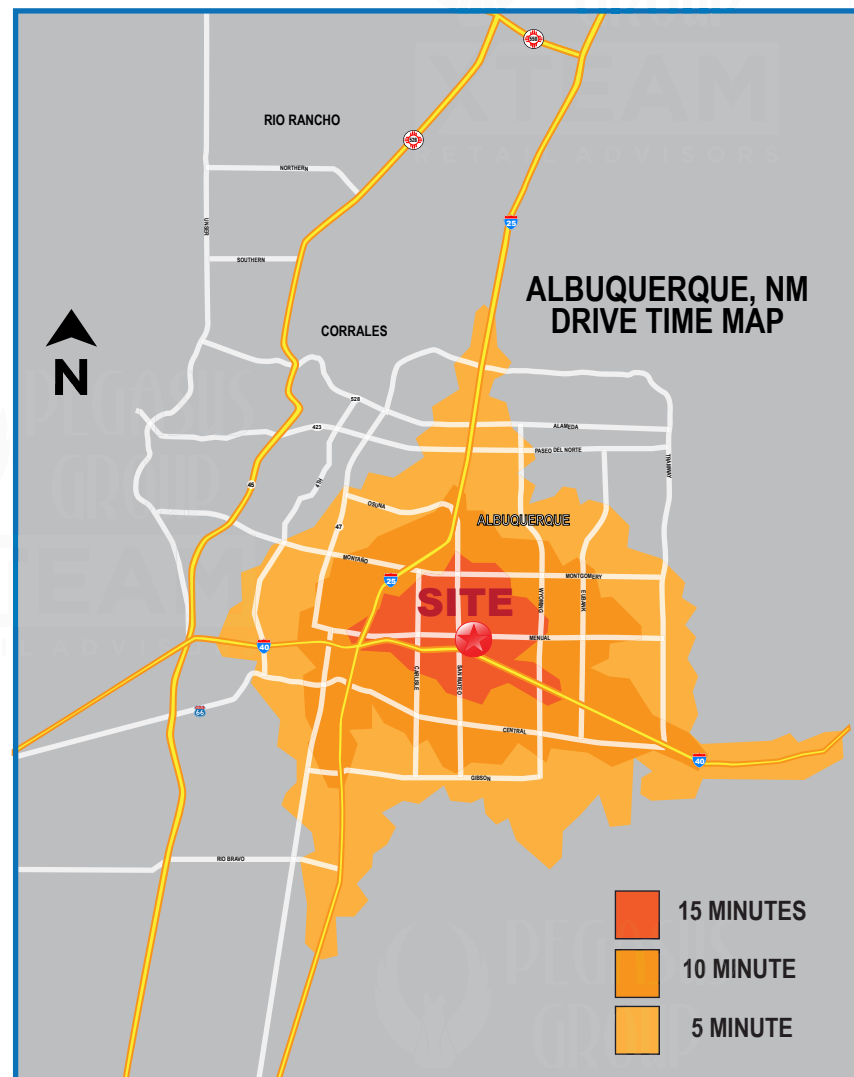
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POPULATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION	46,673	192,137	339,628
2030 PROJECTED POPULATION	44,433	182,126	326,176
2020 CENSUS POPULATION	46,885	194,067	339,639
2010 CENSUS POPULATION	47,545	195,751	338,671
PROJECTED ANNUAL GROWTH 2025 TO 2030	-1.0%	-1.0%	-0.8%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	-0.1%	-0.1%	-
HOUSEHOLDS			
2025 ESTIMATED HOUSEHOLDS	22,616	90,357	159,344
2030 PROJECTED HOUSEHOLDS	21,859	86,841	155,105
2020 CENSUS HOUSEHOLDS	22,296	88,609	154,662
2010 CENSUS HOUSEHOLDS	22,118	86,471	149,634
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.7%	-0.8%	-0.5%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	0.2%	0.3%	0.4%
MEDIAN AGE	40.5	38.8	40.2
INCOME			
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$86,039	\$77,848	\$87,712
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$66,230	\$58,296	\$66,454
2025 ESTIMATED PER CAPITA INCOME	\$41,843	\$36,901	\$41,444
RACE & ETHNICITY			
2025 ESTIMATED WHITE	57.8%	55.2%	56.9%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN	3.8%	4.8%	4.4%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER	3.5%	3.5%	3.9%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	5.3%	5.8%	4.9%
2025 ESTIMATED OTHER RACES	29.6%	30.7%	29.8%
2025 ESTIMATED HISPANIC	42.6%	44.6%	43.2%
EDUCATION			
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	3.0%	4.6%	3.9%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	4.8%	6.0%	5.1%
2025 ESTIMATED HIGH SCHOOL GRADUATE	20.8%	21.4%	20.3%
2025 ESTIMATED SOME COLLEGE	23.9%	22.7%	20.8%
2025 ESTIMATED ASSOCIATES DEGREE ONLY	8.4%	9.0%	9.0%
2025 ESTIMATED BACHELORS DEGREE ONLY	19.6%	19.3%	21.6%
2025 ESTIMATED GRADUATE DEGREE	19.6%	17.0%	19.2%
BUSINESS			
2025 ESTIMATED TOTAL BUSINESSES	5,952	18,252	26,900
2025 ESTIMATED TOTAL EMPLOYEES	48,788	158,075	240,234



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