

Ladera

SHOPPING CENTER



Cracker Barrel

nusenda
PET OF UNDA



VIBRANTcare



REDLANDS RD

total



KOKOPELLI
ANIMAL CLINIC



ATRISCO DR

THE ORIGINAL
TACO CABANA
MEXICAN RESTAURANT

59,511 VPD



SAL'S
RISTORANTE
& PIZZERIA

NATIONAL
INSURANCE



DONUT
MART

COORS BLVD

SEQUOIA RD

6,004 VPD

WELLS
FARGO



XTEAM
RETAIL ADVISORS

ANTHONY JOHNSON
505.456.6371
AJ@PEGASUSGROUPNM.COM

AJ JOHNSON
505.456.6372
AJJOHNSON@PEGASUSGROUPNM.COM

100 SUN AVE NE, SUITE 100
ALBUQUERQUE, NM 87109
505.346.0022
WWW.PEGASUSRETAIL.COM

DOMINANT COMMUNITY SHOPPING CENTER FOR LEASE

Ladera
SHOPPING CENTER



PROPERTY DETAILS

BENEFITS

Ladera Shopping Center occupies a highly strategic position along a dominant west-side retail corridor, benefiting from exceptional visibility, strong traffic counts, and direct connectivity to both I-40 and Coors Boulevard. The property is anchored by *Arc Thrift Store* and supported by a well-established roster of national and regional tenants, including *Dollar Tree*, *Planet Fitness*, *Dogtopia*, and *Taco Cabana*, which collectively generate consistent foot traffic and reinforce the center's long-term stability. Its diversified tenant mix, combined with convenient ingress/egress and sustained consumer draw, positions the center as a durable neighborhood retail destination capable of supporting a wide range of retail and service-oriented uses.

LEASE RATE

- See broker

AVAILABLE:

- ±4,832 SF
- ±1,920 SF - ±3,200 SF
- ±1,453 SF

2025 Drivetime Demographics

	Est. Population	35,652	125,479	317,123
	Est. Households	15,246	54,117	135,173
	Est. Avg HH Income	\$92,907	\$95,211	\$88,825
	Est. Daytime Employees	9,015	66,658	198,346



ANTHONY JOHNSON
505.456.6371
AJ@PEGASUSGROUPNM.COM

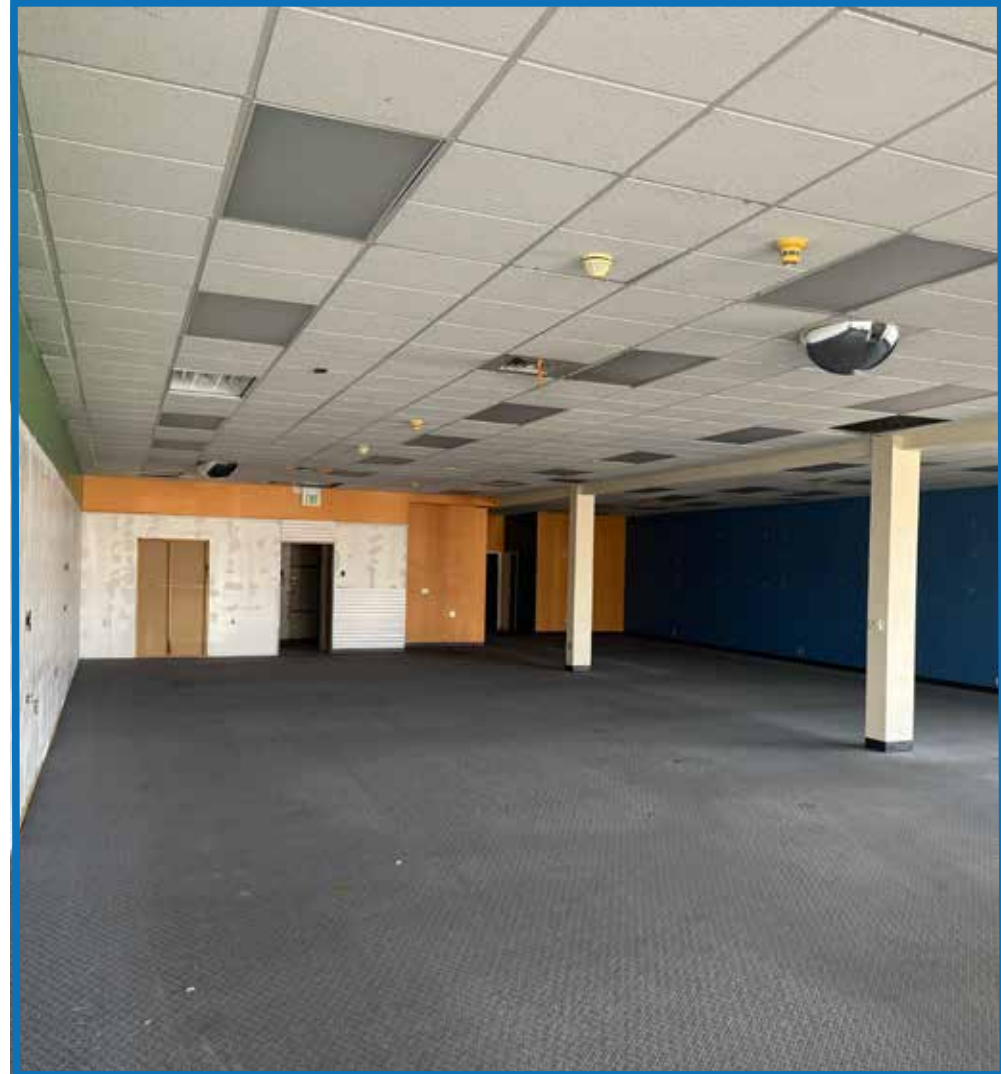
AJ JOHNSON
505.456.6372
AJJOHNSON@PEGASUSGROUPNM.COM

100 SUN AVE NE, SUITE 100
ALBUQUERQUE, NM 87109
505.346.0022
WWW.PEGASUSRETAIL.COM

DOMINANT COMMUNITY SHOPPING CENTER FOR LEASE

Ladera
SHOPPING CENTER

AVAILABLE SPACE - $\pm 1,920$ SF - $\pm 3,200$ SF



ANTHONY JOHNSON
505.456.6371
AJ@PEGASUSGROUPNM.COM

AJ JOHNSON
505.456.6372
AJJOHNSON@PEGASUSGROUPNM.COM

100 SUN AVE NE, SUITE 100
ALBUQUERQUE, NM 87109
505.346.0022
WWW.PEGASUSRETAIL.COM

DOMINANT COMMUNITY SHOPPING CENTER FOR LEASE

Ladera
SHOPPING CENTER

AVAILABLE SPACE - ±1,453 SF



ANTHONY JOHNSON
505.456.6371
AJ@PEGASUSGROUPNM.COM

AJ JOHNSON
505.456.6372
AJJOHNSON@PEGASUSGROUPNM.COM

100 SUN AVE NE, SUITE 100
ALBUQUERQUE, NM 87109
505.346.0022
WWW.PEGASUSRETAIL.COM

Ladera
SHOPPING CENTER

[illegible]


PEGASUS GROUP

XTEAM
 RETAIL ADVISORS

ANTHONY JOHNSON 505.456.6371 AJ@PEGASUSGROUPNM.COM	AJ JOHNSON 505.456.6372 AJJOHNSON@PEGASUSGROUPNM.COM
--	--

100 SUN AVE NE, SUITE 100
 ALBUQUERQUE, NM 87109
 505.346.0022
 WWW.PEGASUSRETAIL.COM

DOMINANT COMMUNITY SHOPPING CENTER FOR LEASE

Ladera
SHOPPING CENTER

PROPERTY TRADE AREA



ANTHONY JOHNSON
505.456.6371
AJ@PEGASUSGROUPNM.COM

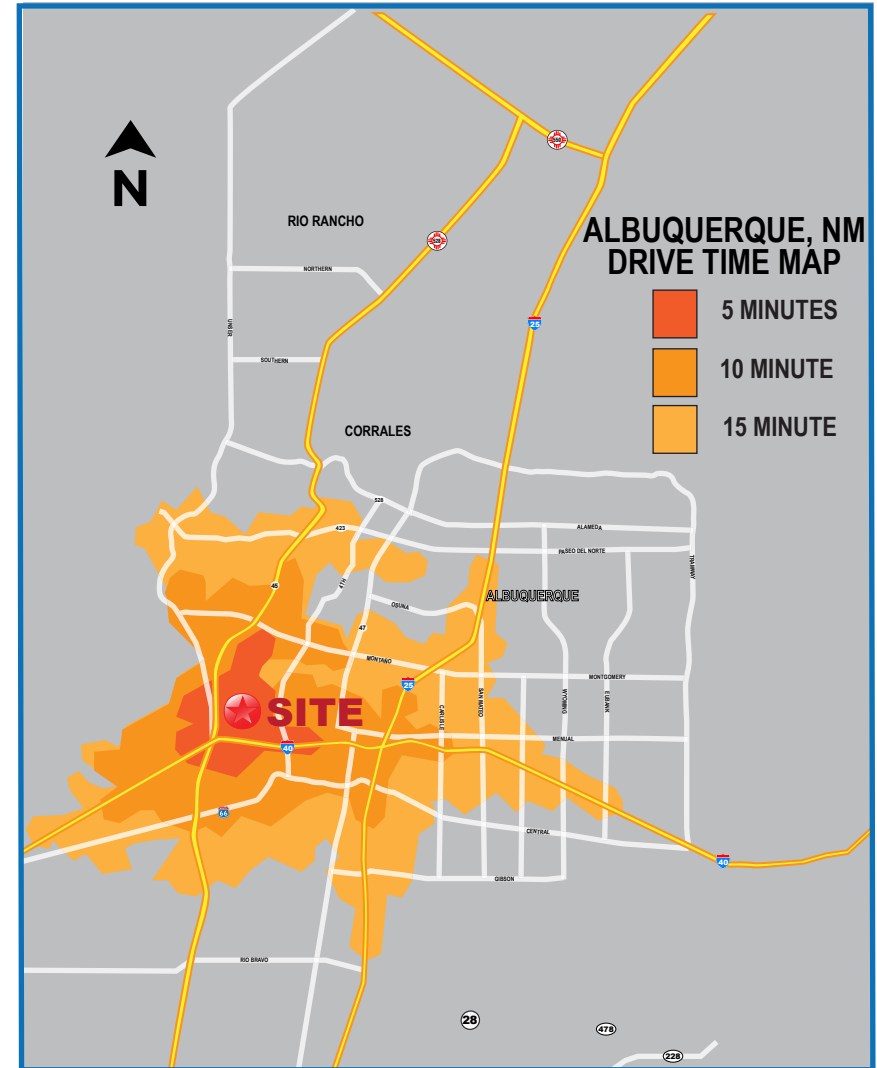
AJ JOHNSON
505.456.6372
AJJOHNSON@PEGASUSGROUPNM.COM

100 SUN AVE NE, SUITE 100
ALBUQUERQUE, NM 87109
505.346.0022
WWW.PEGASUSRETAIL.COM

DOMINANT COMMUNITY SHOPPING CENTER FOR LEASE

Ladera
SHOPPING CENTER

POPULATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION	35,652	125,479	317,123
2030 PROJECTED POPULATION	34,202	120,802	303,834
2020 CENSUS POPULATION	36,136	127,227	322,207
2010 CENSUS POPULATION	35,598	120,904	312,492
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.8%	-0.7%	-0.8%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	-0.3%	-	-
HOUSEHOLDS			
2025 ESTIMATED HOUSEHOLDS	15,246	54,117	135,173
2030 PROJECTED HOUSEHOLDS	14,841	52,758	131,289
2020 CENSUS HOUSEHOLDS	14,868	52,524	131,742
2010 CENSUS HOUSEHOLDS	14,144	48,467	123,587
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.5%	-0.5%	-0.6%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	-0.5%	0.8%	0.6%
MEDIAN AGE	38.5	39.0	37.8
INCOME			
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$92,907	\$95,211	\$88,825
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$73,457	\$73,050	\$68,344
2025 ESTIMATED PER CAPITA INCOME	\$39,832	\$41,231	\$38,045
RACE & ETHNICITY			
2025 ESTIMATED WHITE	49.6%	50.4%	50.7%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN	4.4%	3.9%	4.0%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER	2.4%	2.4%	2.7%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	4.7%	4.5%	4.7%
2025 ESTIMATED OTHER RACES	38.9%	38.9%	37.9%
2025 ESTIMATED HISPANIC	56.1%	55.3%	53.9%
EDUCATION			
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.7%	4.0%	4.6%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	5.7%	6.2%	6.5%
2025 ESTIMATED HIGH SCHOOL GRADUATE	25.0%	22.1%	23.2%
2025 ESTIMATED SOME COLLEGE	23.3%	21.3%	21.4%
2025 ESTIMATED ASSOCIATES DEGREE ONLY	9.2%	8.1%	8.8%
2025 ESTIMATED BACHELORS DEGREE ONLY	21.0%	21.6%	19.9%
2025 ESTIMATED GRADUATE DEGREE	13.1%	16.7%	15.6%
BUSINESS			
2025 ESTIMATED TOTAL BUSINESSES	1,500	8,325	21,522
2025 ESTIMATED TOTAL EMPLOYEES	9,015	66,658	198,346



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 NO 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

100 SUN AVE NE, SUITE 100
ALBUQUERQUE, NM 87109
505.346.0022
WWW.PEGASUSRETAIL.COM