

FOR SALE

HARD CORNER - RETAIL PADS
SW CORNER UNSER @ SAGE



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FOR SALE

RETAIL SUMMARY



PROPERTY LOCATION:

POSITIONED AT UNSER BLVD & SAGE RD,
AN AREA WITH EXPANSIVE GROWTH,
FULL OF HIGH-DENSITY RESIDENTIAL
SUBDIVISION AND COMMERCIAL
DEVELOPMENTS

AVAILABLE:

- LOT 1: ± 1.98 AC
- LOT 2: ± 0.98 AC
- LOT 3: ± 1.88 AC

PRICE:

- CONTACT BROKER



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS

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

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RETAIL LAYOUT



100 SUN AVE NE, SUITE 100
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RETAIL AERIAL



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AREA OVERVIEW



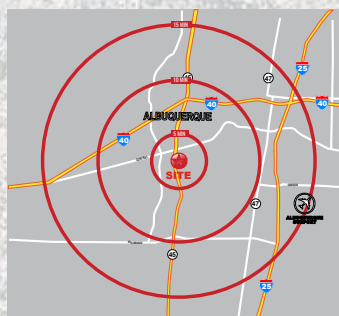
STATE



COUNTY



CITY



POPULATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION	64,431	132,161	207,081
2030 PROJECTED POPULATION	61,019	126,493	198,606
2020 CENSUS POPULATION	67,620	133,874	209,988
2010 CENSUS POPULATION	66,263	129,266	203,498
PROJECTED ANNUAL GROWTH 2025 TO 2030	-1.1%	-0.9%	-0.8%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	-0.2%	0.1%	0.1%

HOUSEHOLDS			
2025 ESTIMATED HOUSEHOLDS	21,281	46,938	80,652
2030 PROJECTED HOUSEHOLDS	20,470	45,671	78,551
2020 CENSUS HOUSEHOLDS	21,078	45,373	78,124
2010 CENSUS HOUSEHOLDS	20,049	42,437	72,789
PROJECTED ANNUAL GROWTH 2025 TO 2030	-0.8%	-0.5%	-0.5%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	0.4%	0.7%	0.7%

MEDIAN AGE	33.1	35.1	36.7
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INCOME			
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$75,324	\$80,784	\$83,171
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$61,041	\$65,007	\$65,027
2025 ESTIMATED PER CAPITA INCOME	\$24,893	\$28,728	\$32,543

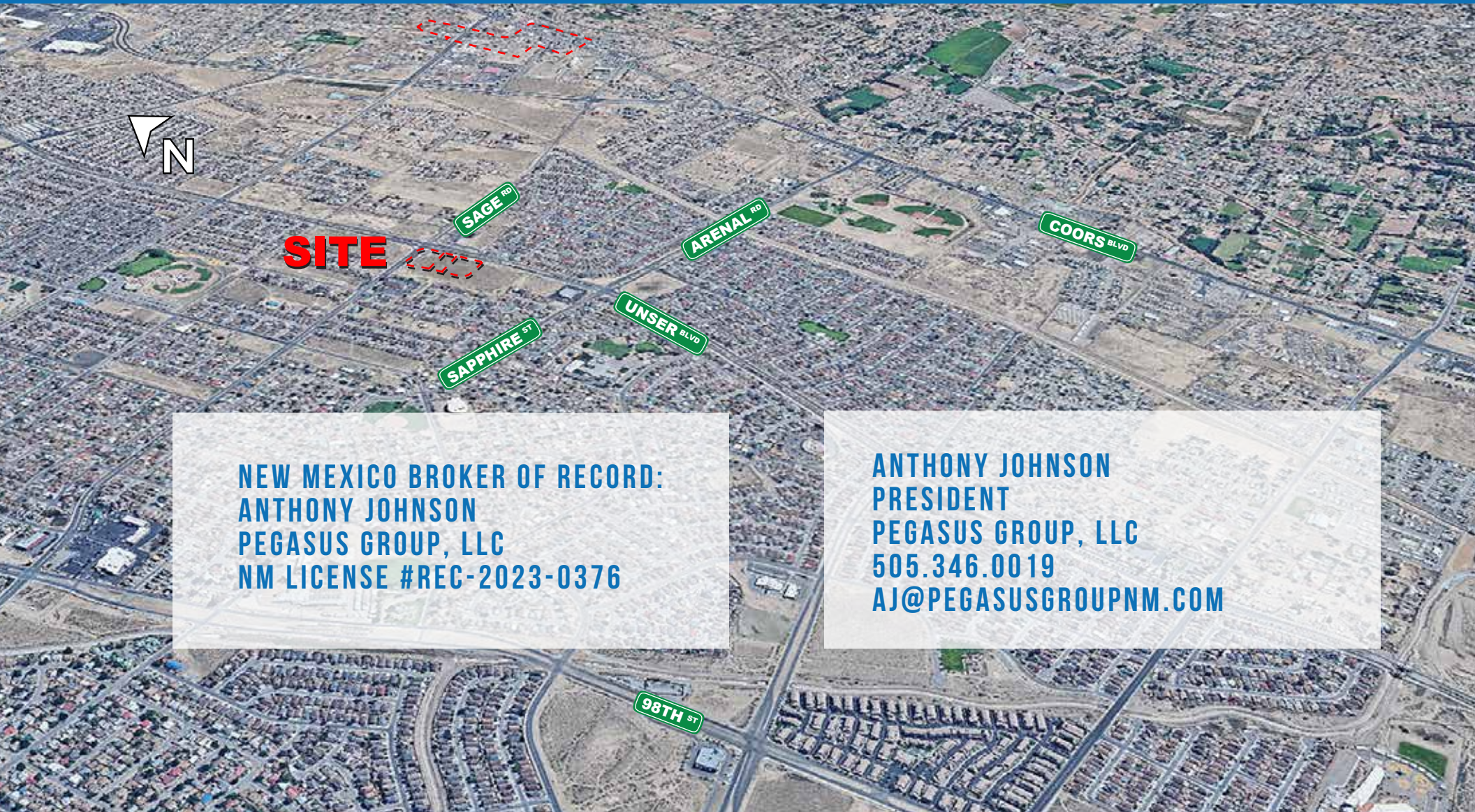
RACE & ETHNICITY			
2025 ESTIMATED WHITE	39.4%	42.3%	45.3%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN	3.7%	3.8%	3.7%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER	1.3%	1.7%	1.8%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	3.7%	3.7%	4.0%
2025 ESTIMATED OTHER RACES	51.9%	48.5%	45.3%
2025 ESTIMATED HISPANIC	72.9%	68.7%	64.0%

EDUCATION			
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	8.7%	7.5%	6.6%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	10.8%	9.1%	8.2%
2025 ESTIMATED HIGH SCHOOL GRADUATE	33.7%	31.5%	27.8%
2025 ESTIMATED SOME COLLEGE	21.1%	21.5%	21.1%
2025 ESTIMATED ASSOCIATES DEGREE ONLY	9.8%	9.1%	8.6%
2025 ESTIMATED BACHELORS DEGREE ONLY	11.1%	13.6%	16.5%
2025 ESTIMATED GRADUATE DEGREE	4.9%	7.6%	11.3%

BUSINESS			
2025 ESTIMATED TOTAL BUSINESSES	1,075	3,163	9,472
2025 ESTIMATED TOTAL EMPLOYEES	7,117	21,522	77,554

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INVESTMENT ADVISORS



NEW MEXICO BROKER OF RECORD:
ANTHONY JOHNSON
PEGASUS GROUP, LLC
NM LICENSE #REC-2023-0376

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