SIERRA VISTA SHOPPING CENTER
SITE DETAILS
9500 E MONTGOMERY BLVD, ALBUQUERQUE, NM 87111

PEGASUS GROUP

XTEAM RETAIL ADVISORS



LEASE RATE:
- See broker

SIGNAGE
- Pylon signage opportunities
- Located at signalized intersection

AVAILABLE:
- ±2,799 SF - ±5,593 SF
- ±16,000 SF
- Pad Site: ±1,356 SF
- Shop Space: ±1,638 SF - ±3,200 SF

PROPERTY HIGHLIGHTS:
- Excellent access from both Eubank & Montgomery
- Ample parking
- Located in a heavily populated residential area

JOIN:

Burlington
HOBBY LOBBY
Marshalls

2024 Drivetime Demographics	5 Minutes	10 Minutes	15 Minutes
Est. Population	54,828	165,803	269,260
Est. Households	26,190	76,990	123,212
Est. Avg HH Income	$96,711	$110,244	$105,833
Est. Daytime Employees	20,667	73,943	153,868

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SITE TRADE AREA
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TOP 100 RETAILERS

Retailers ranked by sales. Numbers according to nrf.com

Marshalls	Burlington	HOBBY LOBBY
NUMBER 27*	NUMBER 48	NUMBER 60

*REPRESENTING TJX, OPERATORS OF TJ MAXX, MARSHALLS, HOMEGOODS AND HOMESENSE

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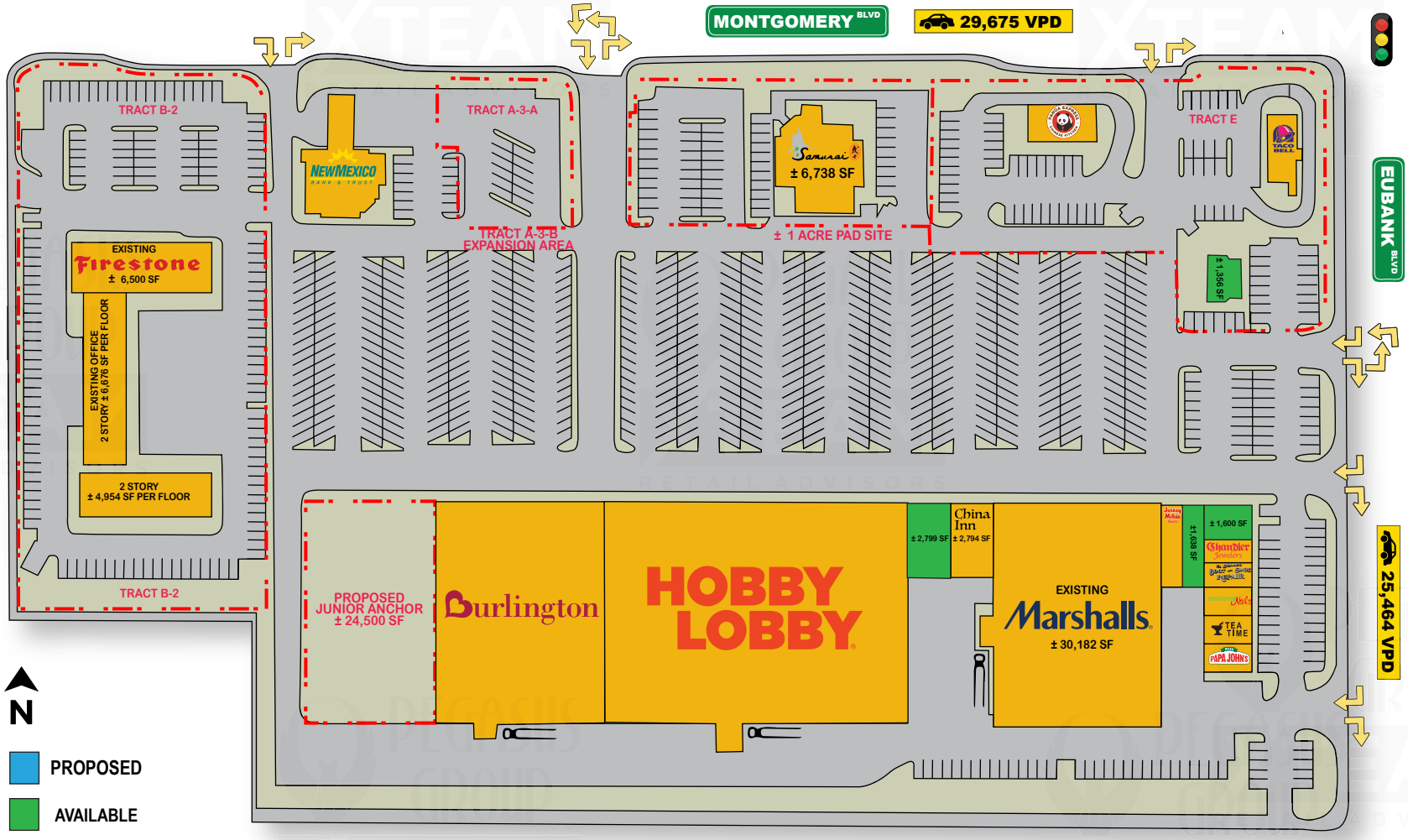

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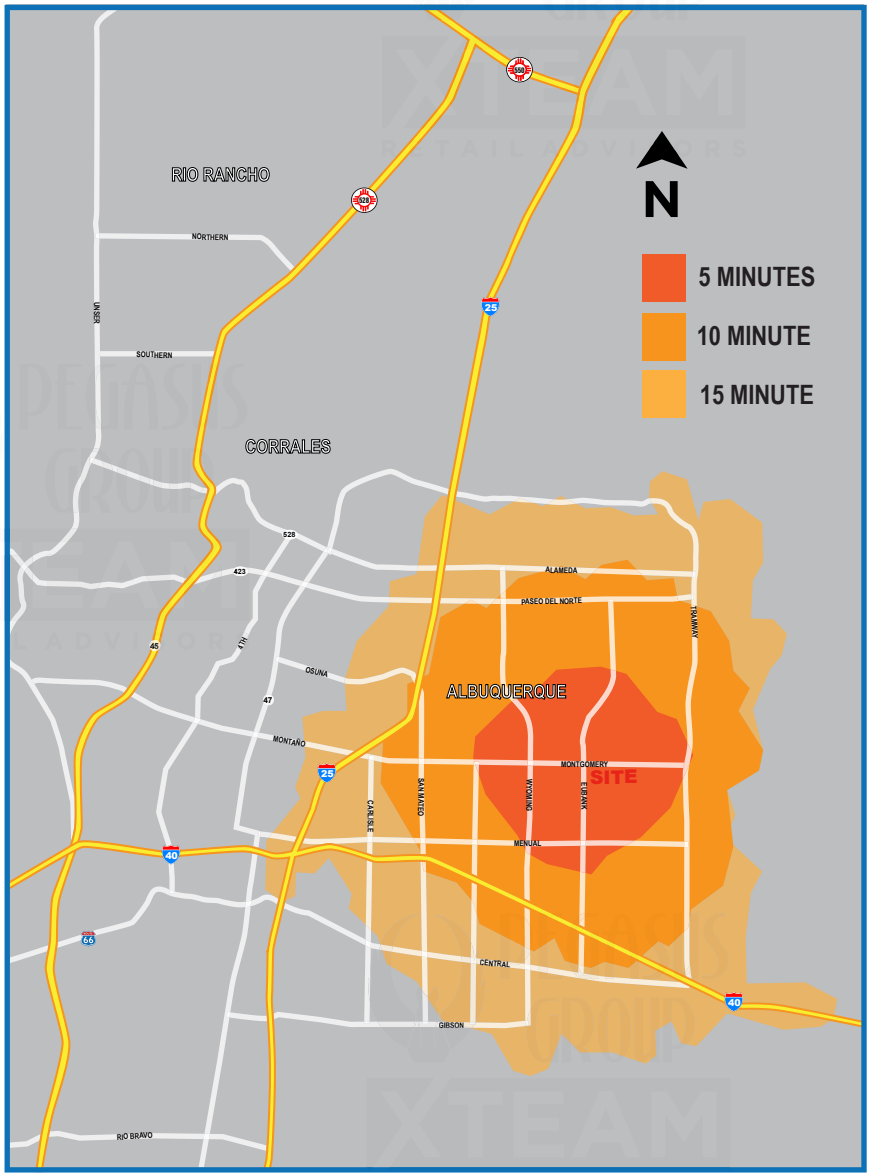
POPULATION	5 MIN	10 MIN	15 MIN
2024 ESTIMATED POPULATION	54,828	165,803	269,260
2029 PROJECTED POPULATION	53,026	160,955	263,813
2020 CENSUS POPULATION	54,760	167,000	270,091
2010 CENSUS POPULATION	56,566	170,088	269,996
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.7%	-0.6%	-0.4%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	-0.2%	-0.2%	-
HOUSEHOLDS			
2024 ESTIMATED HOUSEHOLDS	26,190	76,990	123,212
2029 PROJECTED HOUSEHOLDS	25,462	75,147	121,501
2020 CENSUS HOUSEHOLDS	26,170	76,875	121,102
2010 CENSUS HOUSEHOLDS	26,273	76,171	117,994
PROJECTED ANNUAL GROWTH 2024 TO 2029	-0.6%	-0.5%	-0.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	-	-	0.3%
MEDIAN AGE	42.0	42.6	41.4
INCOME			
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	$96,711	$110,244	$105,833
2024 ESTIMATED MEDIAN HOUSEHOLD INCOME	$70,619	$81,408	$77,070
2024 ESTIMATED PER CAPITA INCOME	$46,315	$51,287	$48,607
RACE & ETHNICITY			
2024 ESTIMATED WHITE	64.1%	62.5%	59.4%
2024 ESTIMATED BLACK OR AFRICAN AMERICAN	3.9%	3.7%	4.0%
2024 ESTIMATED ASIAN OR PACIFIC ISLANDER	3.9%	4.1%	4.6%
2024 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	4.5%	4.2%	4.6%
2024 ESTIMATED OTHER RACES	23.6%	25.5%	27.4%
2024 ESTIMATED HISPANIC	37.1%	38.8%	40.9%
EDUCATION			
2024 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	1.7%	1.8%	2.6%
2024 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	3.2%	3.5%	4.4%
2024 ESTIMATED HIGH SCHOOL GRADUATE	18.6%	18.9%	20.2%
2024 ESTIMATED SOME COLLEGE	21.8%	21.2%	20.7%
2024 ESTIMATED ASSOCIATES DEGREE ONLY	9.8%	9.4%	9.1%
2024 ESTIMATED BACHELORS DEGREE ONLY	24.7%	24.3%	22.9%
2024 ESTIMATED GRADUATE DEGREE	20.1%	21.0%	20.0%
BUSINESS			
2024 ESTIMATED TOTAL BUSINESSES	3,320	10,739	19,358
2024 ESTIMATED TOTAL EMPLOYEES	20,667	73,943	153,868



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