

SIERRA VISTA SHOPPING CENTER SITE LAYOUT

9500 E MONTGOMERY BLVD, ALBUQUERQUE, NM 87111



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



LEASE RATE:

- See broker

CAR COUNTS:

- Montgomery Blvd: 21,500 VPD
- Eubank Blvd: 19,700 VPD

SIGNAGE

- Pylon signage opportunities
- Located at signalized intersection

PROPERTY HIGHLIGHTS:

- Excellent access from both Eubank & and Montgomery
- Excellent exposure within shopping center
- Ample parking
- Located in a heavily populated residential area

2021 Drivetime Demographics

	5 Minutes	10 Minutes	15 Minutes
Est. Population	59,446	184,357	209,585
Est. Households	10,115	22,097	34,632
Est. Avg HH Income	\$77,591	\$84,190	\$82,301
Est. Daytime Employees	22,052	78,292	170,173

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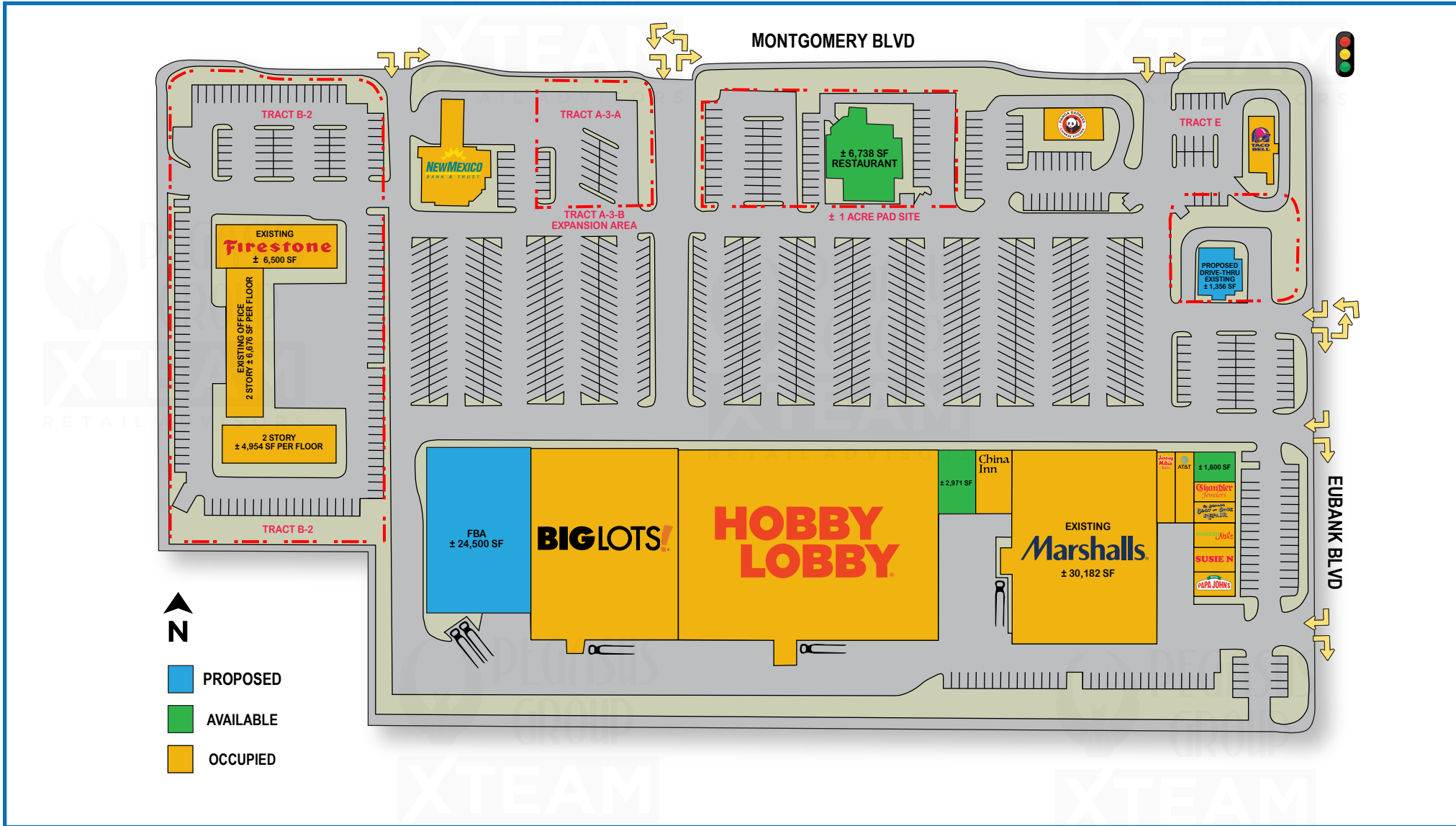
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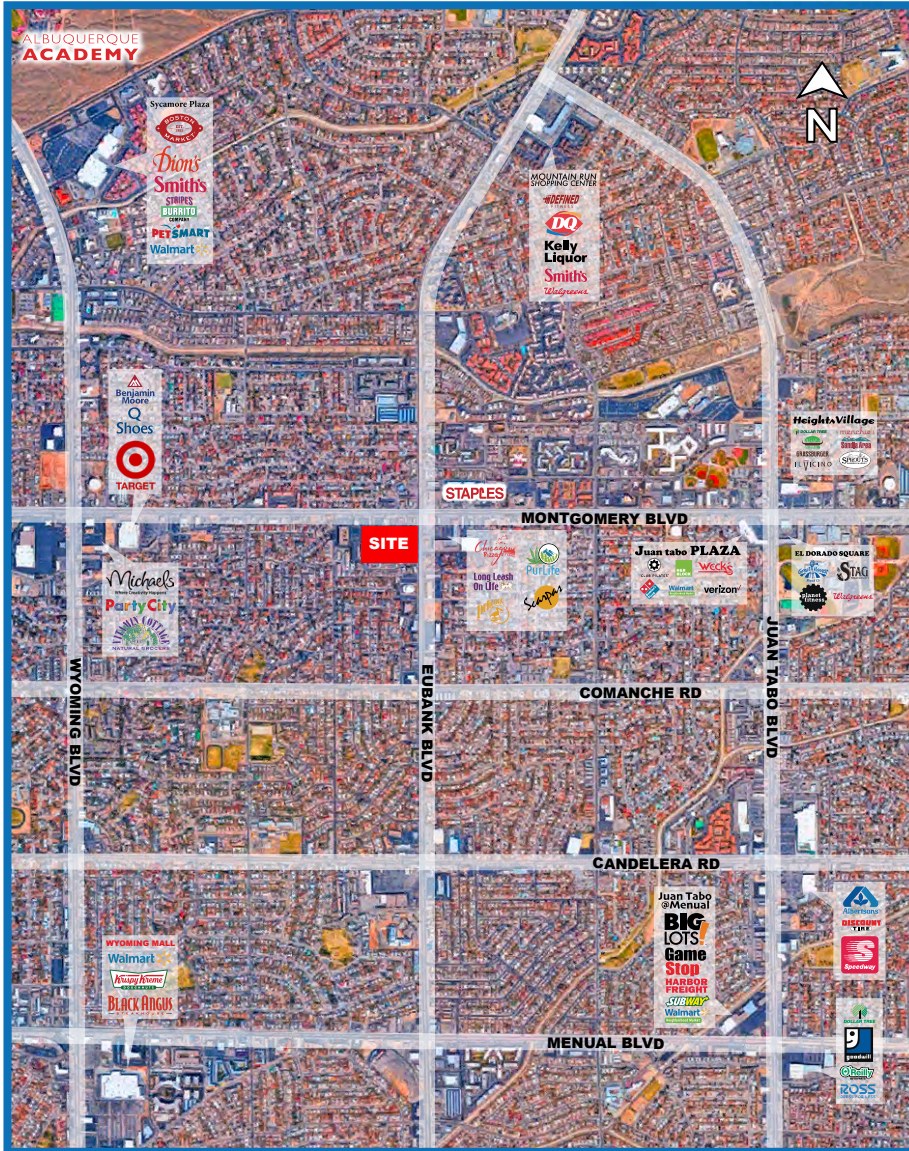
SIERRA VISTA SHOPPING CENTER RETAIL AERIAL/ANALYSIS

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THE MOST POPULAR RETAILERS (Q1 2022)

% of people with positive opinions of a retailers.
Numbers according to yougov.com

BIG LOTS!
8. 57% POPULARITY

Marshalls
11. 55% POPULARITY*

TOP 100 RETAILERS (2021)

% of market share amongst other retailers.
Numbers according to risenews.com/wRatings.

Marshalls
18. 1.08% MARKET SHARE*

BIG LOTS!
53. 0.16% MARKET SHARE

TOP 100 RETAILERS (2021)

Ranked according to retail sales.
Numbers according to National Retail Federation.

Marshalls
18. \$32.4 BILLION*

BIG LOTS!
63. \$6.2 BILLION

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

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POPULATION	5 MIN	10 MIN	15 MIN
2021 ESTIMATED POPULATION	59,446	184,357	290,585
2026 PROJECTED POPULATION	58,896	183,286	290,044
2020 CENSUS POPULATION	59,488	184,520	291,513
2010 CENSUS POPULATION	61,371	186,763	290,464
PROJECTED ANNUAL GROWTH 2021 TO 2026	-0.2%	-0.1%	-
HISTORICAL ANNUAL GROWTH 2010 TO 2021	-0.3%	-0.1%	-

HOUSEHOLDS	5 MIN	10 MIN	15 MIN
2021 ESTIMATED HOUSEHOLDS	10,115	22,097	34,632
2026 PROJECTED HOUSEHOLDS	10,037	21,915	34,345
2020 CENSUS HOUSEHOLDS	9,811	21,862	34,471
2010 CENSUS HOUSEHOLDS	8,243	19,053	30,408
PROJECTED ANNUAL GROWTH 2021 TO 2026	-0.2%	-0.2%	-0.2%
HISTORICAL ANNUAL GROWTH 2010 TO 2021	2.1%	1.5%	1.3%

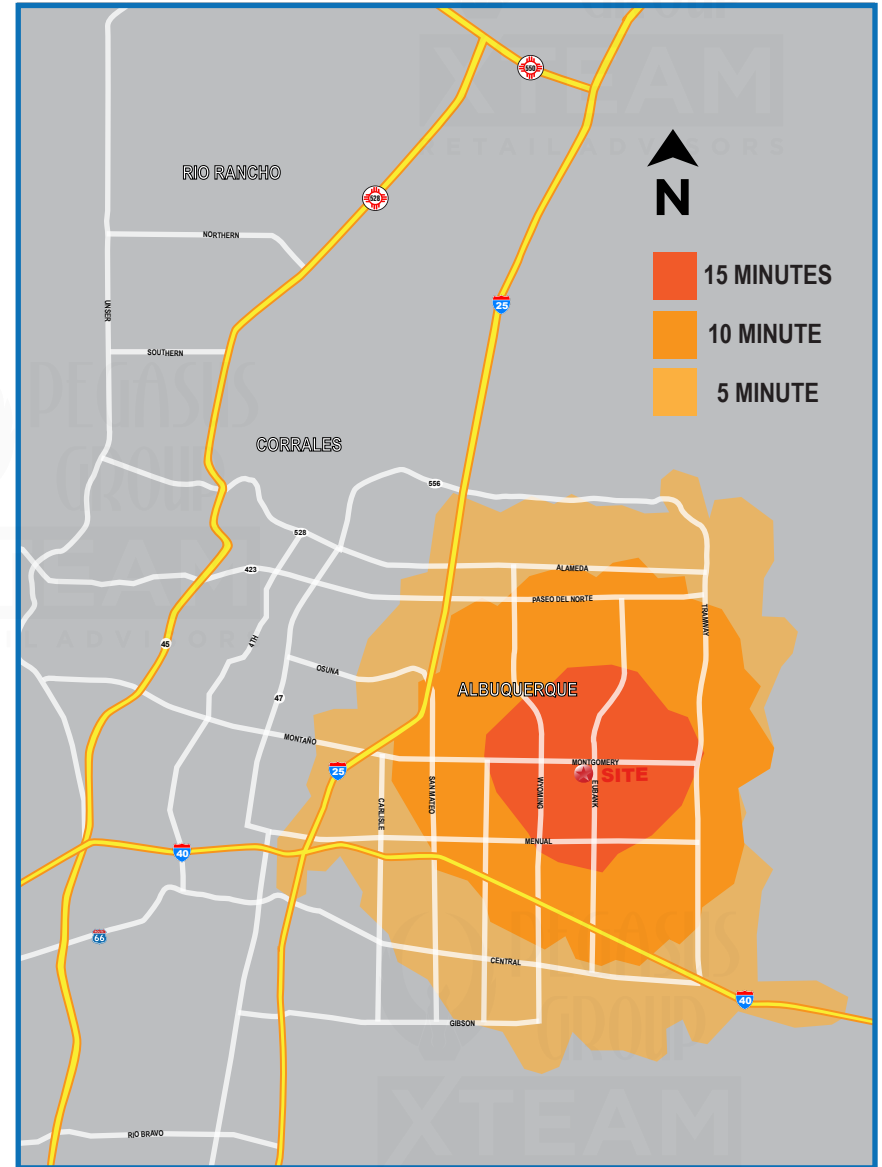
MEDIAN AGE	5 MIN	10 MIN	15 MIN
	43.3	43.3	41.6

INCOME	5 MIN	10 MIN	15 MIN
2021 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$77,591	\$84,190	\$82,301
2021 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$62,748	\$68,152	\$65,286
2021 ESTIMATED PER CAPITA INCOME	\$36,901	\$38,717	\$37,208

RACE & ETHNICITY	5 MIN	10 MIN	15 MIN
2021 ESTIMATED WHITE	64.2%	61.9%	58.9%
2021 ESTIMATED BLACK OR AFRICAN AMERICAN	3.2%	3.2%	3.4%
2021 ESTIMATED ASIAN OR PACIFIC ISLANDER	3.5%	3.8%	4.1%
2021 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	4.7%	4.5%	4.9%
2021 ESTIMATED OTHER RACES	24.4%	26.6%	28.8%
2021 ESTIMATED HISPANIC	34.4%	36.7%	38.9%

EDUCATION	5 MIN	10 MIN	15 MIN
2021 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	1.8%	1.9%	2.8%
2021 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	4.2%	4.5%	5.4%
2021 ESTIMATED HIGH SCHOOL GRADUATE	20.1%	19.8%	20.3%
2021 ESTIMATED SOME COLLEGE	24.1%	23.9%	23.0%
2021 ESTIMATED ASSOCIATES DEGREE ONLY	8.1%	8.3%	8.3%
2021 ESTIMATED BACHELORS DEGREE ONLY	23.0%	22.3%	21.3%
2021 ESTIMATED GRADUATE DEGREE	18.8%	19.2%	19.0%

BUSINESS	5 MIN	10 MIN	15 MIN
2021 ESTIMATED TOTAL BUSINESSES	2,842	9,007	16,422
2021 ESTIMATED TOTAL EMPLOYEES	22,052	78,295	170,173



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