

PRIME GROCERY ANCHORED CENTER SITE AERIAL

10131 COORS BLVD NW, ALBUQUERQUE, NM 87114



BENEFITS

- Dominant grocery anchored center located in the Cottonwood trade area Anchored by high volume national retails; Albertsons, Marshalls, Harbor Freight
- Other tenants include; Bahama Bucks, State Farm, Wecks, Brookline College, Paleta Bar, Meraki Solar, Burn Boot Camp and JoAnn's

LEASE RATE

- See broker

AVAILABLE:

- ±19,200 SF
- ±1,400 SF Endcap

2023 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Est. Population	13,668	63,176	153,116
Est. Households	6,472	26,064	62,230
Est. Avg HH Income	\$111,353	\$120,624	\$117,984
Est. Daytime Employees	7,335	22,060	70,746

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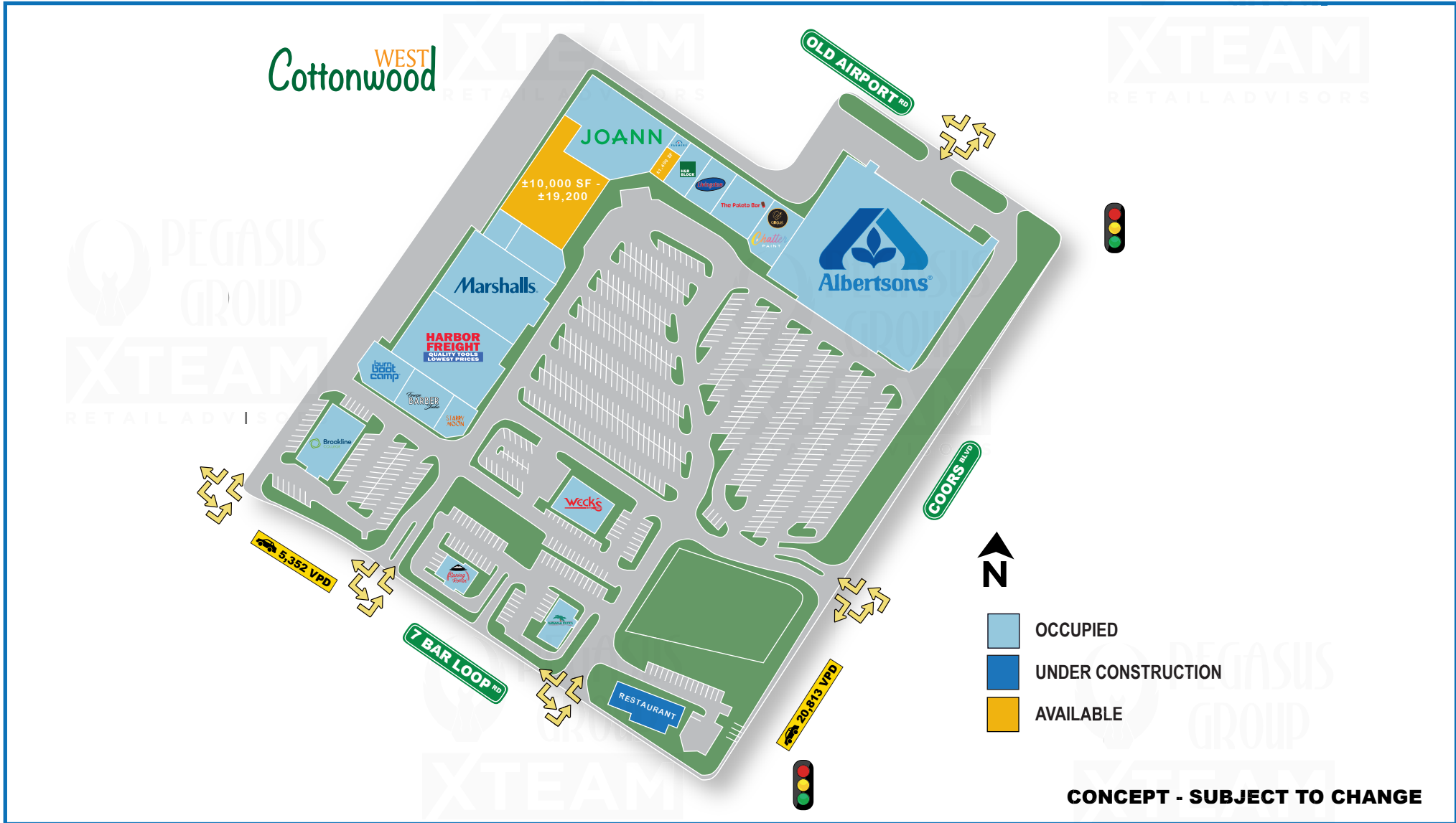
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PRIME GROCERY ANCHORED CENTER SITE LAYOUT

10131 COORS BLVD NW, ALBUQUERQUE, NM 87114



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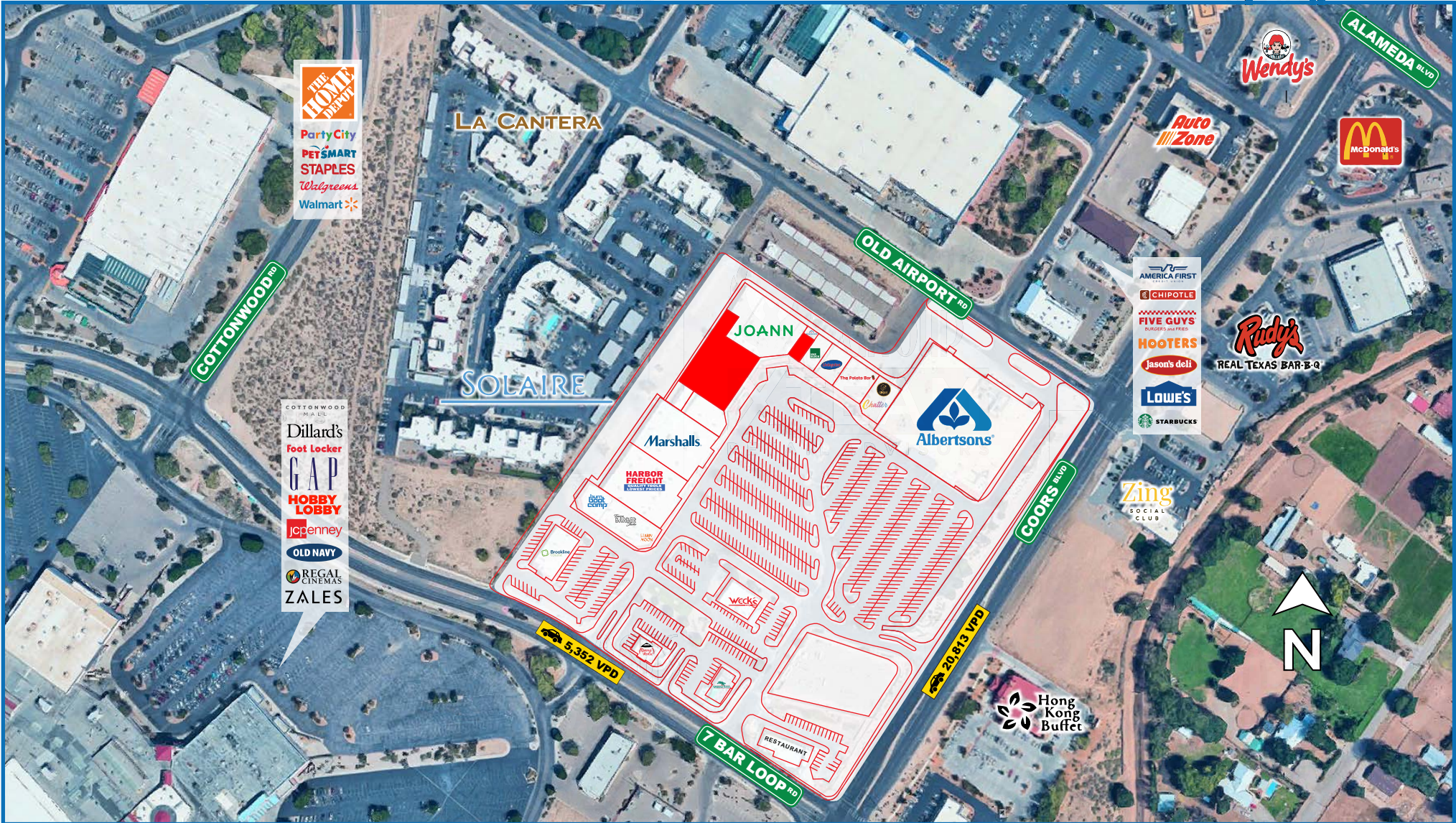
PRIME GROCERY ANCHORED CENTER TRADE AREA

10131 COORS BLVD NW, ALBUQUERQUE, NM 87114



PEGASUS
GROUP

XTEAM
RETAIL ADVISORS



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PRIME GROCERY ANCHORED CENTER

SITE DRIVE TIME/DEMOGRAPHICS

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POPULATION	5 MIN	10 MIN	15 MIN
2023 ESTIMATED POPULATION	13,668	63,176	153,116
2028 PROJECTED POPULATION	13,384	63,226	154,427
2020 CENSUS POPULATION	13,801	63,996	153,435
2010 CENSUS POPULATION	12,296	59,821	143,353
PROJECTED ANNUAL GROWTH 2023 TO 2028	-0.4%	-	0.2%
HISTORICAL ANNUAL GROWTH 2010 TO 2023	0.9%	0.4%	0.5%

HOUSEHOLDS	5 MIN	10 MIN	15 MIN
2023 ESTIMATED HOUSEHOLDS	6,472	26,064	62,230
2028 PROJECTED HOUSEHOLDS	6,301	26,089	62,873
2020 CENSUS HOUSEHOLDS	6,378	25,975	61,495
2010 CENSUS HOUSEHOLDS	5,548	23,783	56,384
PROJECTED ANNUAL GROWTH 2023 TO 2028	-0.5%	-	0.2%
HISTORICAL ANNUAL GROWTH 2010 TO 2023	1.3%	0.7%	0.8%

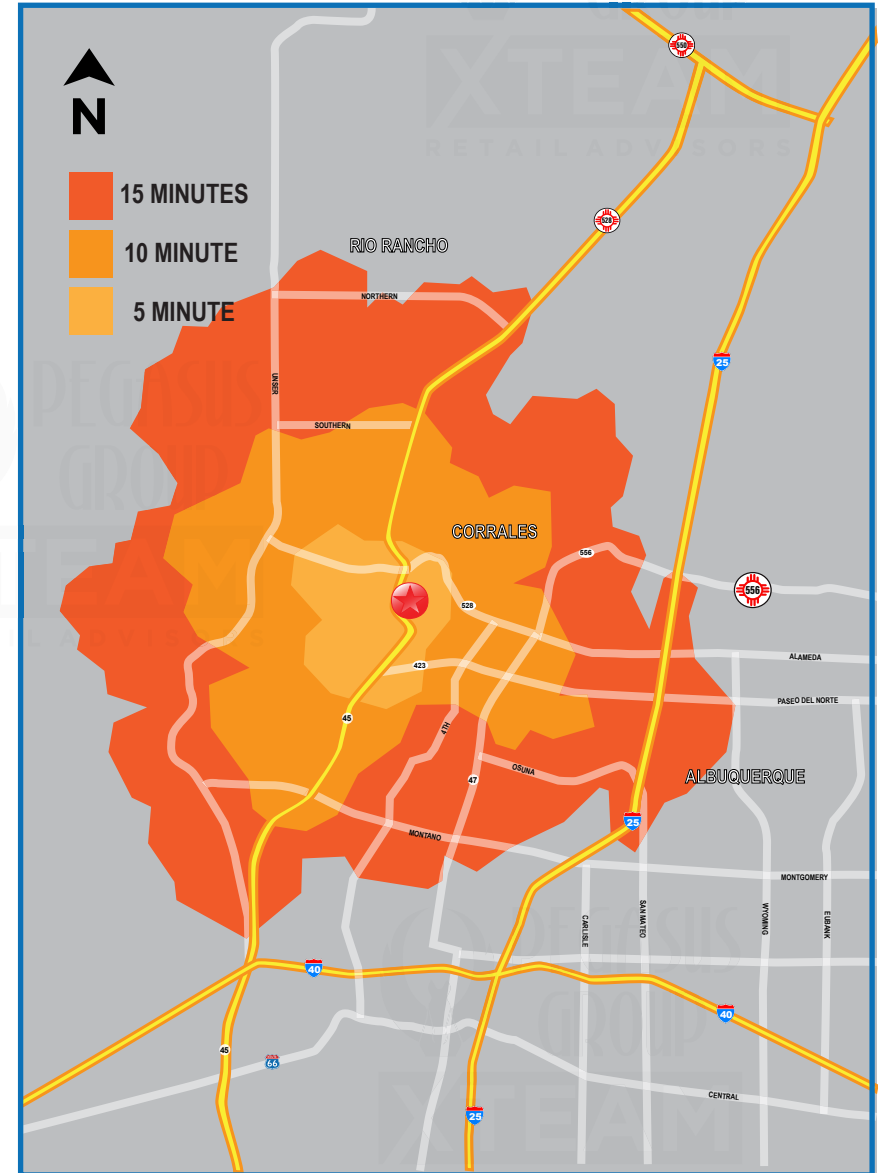
MEDIAN AGE	5 MIN	10 MIN	15 MIN
	37.3	41.0	41.1

INCOME	5 MIN	10 MIN	15 MIN
2023 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$111,353	\$120,624	\$117,984
2023 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$74,168	\$81,281	\$82,783
2023 ESTIMATED PER CAPITA INCOME	\$52,749	\$49,873	\$48,037

RACE & ETHNICITY	5 MIN	10 MIN	15 MIN
2023 ESTIMATED WHITE	55.1%	56.7%	56.4%
2023 ESTIMATED BLACK OR AFRICAN AMERICAN	4.5%	3.7%	3.4%
2023 ESTIMATED ASIAN OR PACIFIC ISLANDER	3.7%	3.3%	3.4%
2023 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	5.7%	4.7%	4.6%
2023 ESTIMATED OTHER RACES	31.0%	31.7%	32.2%
2023 ESTIMATED HISPANIC	44.0%	46.1%	

EDUCATION	5 MIN	10 MIN	15 MIN
2023 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	1.7%	2.3%	1.9%
2023 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	2.9%	4.4%	4.0%
2023 ESTIMATED HIGH SCHOOL GRADUATE	17.7%	20.8%	20.7%
2023 ESTIMATED SOME COLLEGE	21.5%	22.1%	22.6%
2023 ESTIMATED ASSOCIATES DEGREE ONLY	12.7%	10.8%	11.0%
2023 ESTIMATED BACHELORS DEGREE ONLY	26.6%	23.6%	22.4%
2023 ESTIMATED GRADUATE DEGREE	16.8%	16.0%	17.4%

BUSINESS	5 MIN	10 MIN	15 MIN
2023 ESTIMATED TOTAL BUSINESSES	918	3,611	8,688
2023 ESTIMATED TOTAL EMPLOYEES	7,335	22,060	70,746



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