



4-HILLS VILLAGE ANCHORS

SPROUTS
Michaels
ICON CINEMA

- Available $\pm 1,038$ SF - $\pm 9,418$ SF
- Located at signalized intersection
- Excellent visibility and access from I-40, Tramway & Central
- Ample parking
- Located in a heavily populated residential area

2025 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Est. Population	45,130	137,510	258,195
Est. Households	20,698	62,084	120,805
Est. Avg HH Income	\$88,566	\$89,477	\$93,079
Est. Daytime Employees	10,461	62,035	140,0037

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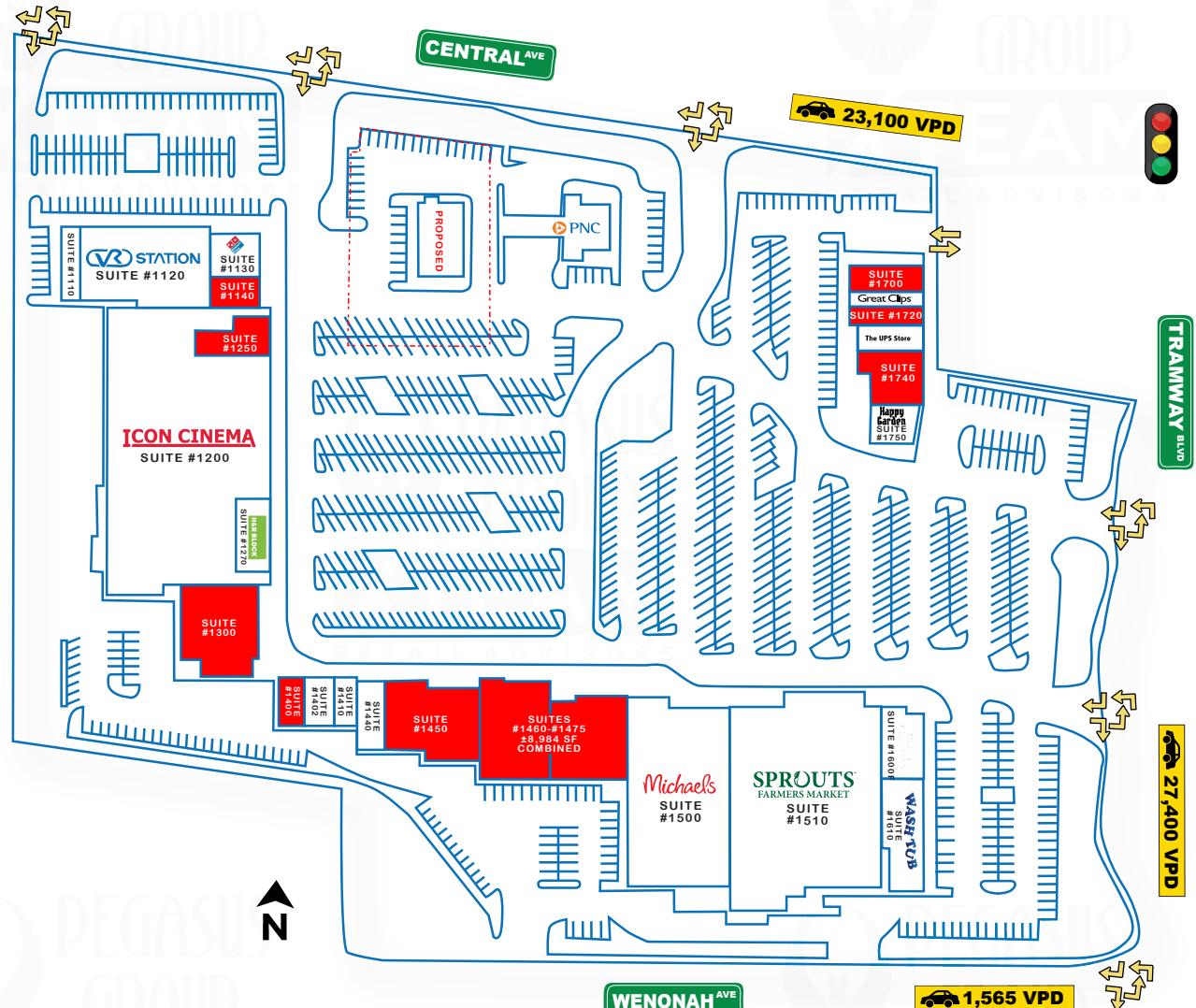
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 505.346.0022
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PEGASUS XTEAM
 RETAIL ADVISORS

SUITES:

- Suite #1110 Subway $\pm 1,350$ SF
- Suite #1120 VR Station $\pm 10,375$ SF
- Suite #1130 Dominos $\pm 2,130$ SF
- Suite #1140 Available $\pm 1,704$ SF
- Suite #1200 Icon Cinema $\pm 59,978$ SF
- Suite #1250 Available $\pm 1,462$ SF
- Suite #1270 H&R Block $\pm 2,545$ SF
- Suite #1300 Available $\pm 9,421$ SF
- Suite #1400 Available $\pm 1,038$ SF
- Suite #1402 Army $\pm 1,784$ SF
- Suite #1410 Envy Spa $\pm 1,200$ SF
- Suite #1440 Perfect Teeth $\pm 2,000$ SF
- Suite #1450 Available $\pm 4,500$ SF
- Suite #1460- Suite #1475 Available $\pm 8,986$ SF
- Suite #1475 Combinable $\pm 19,988$ SF
- Suite #1510 Sprouts $\pm 30,825$ SF
- Suite #1600 Valet Cleaner $\pm 2,930$ SF
- Suite #1610 Laundromat $\pm 5,080$ SF
- Suite #1700 Available $\pm 2,000$ SF
- Suite #1710 Great Clips $\pm 1,360$ SF
- Suite #1720 Available $\pm 1,140$ SF
- Suite #1730 UPS $\pm 1,625$ SF
- Suite #1740 Available $\pm 2,824$ SF
- Suite #1750 Happy Garden $\pm 2,824$ SF



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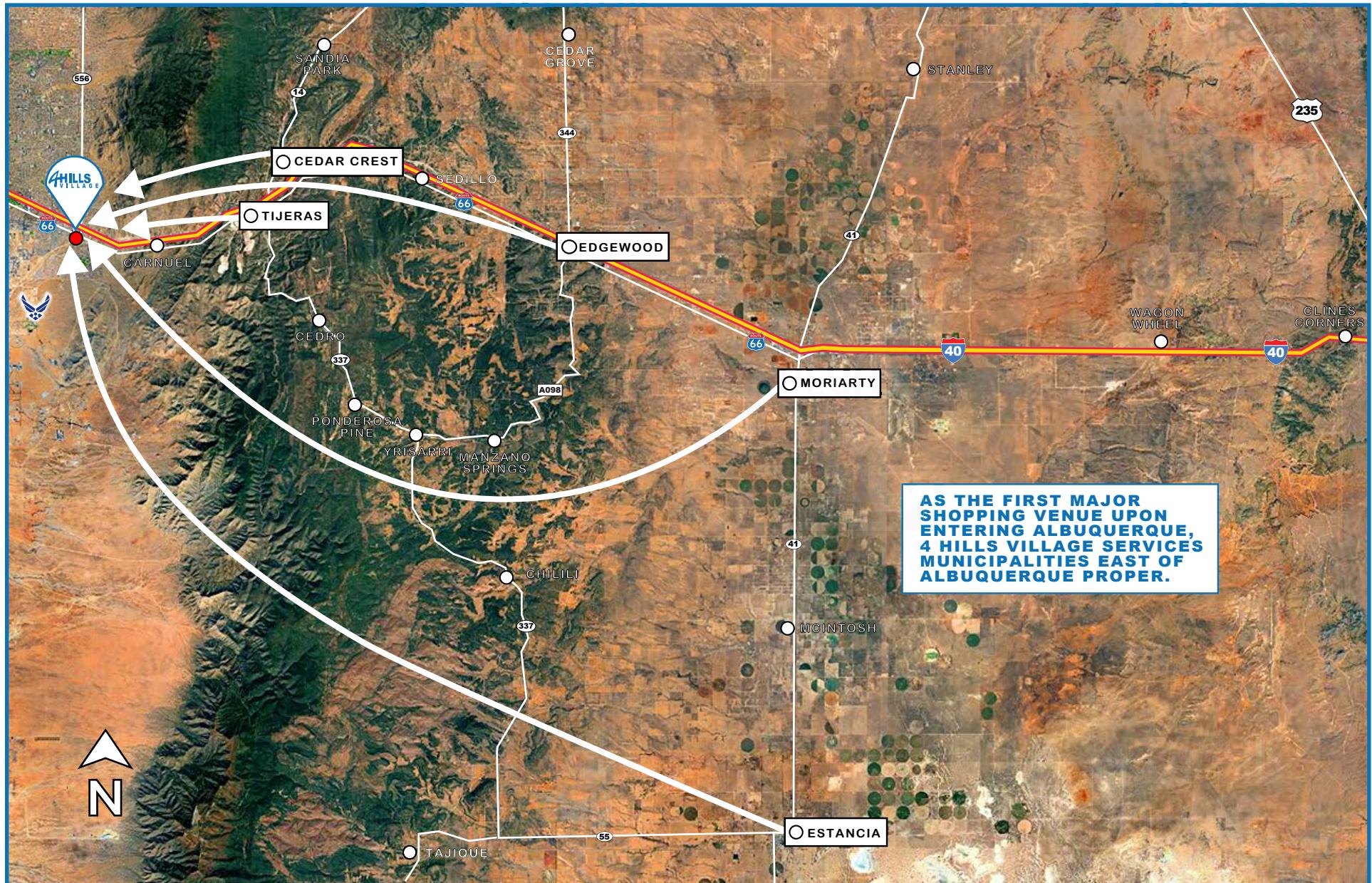


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The logo for Pegasus Group XTeam Retail Advisors. It features a stylized orange and blue winged horse head icon on the left, followed by the text "PEGASUS" in a serif font, "GROUP" in a bold sans-serif font, and "XTTEAM" in a large, bold, orange sans-serif font. Below "XTTEAM" is the tagline "RETAIL ADVISORS" in a smaller, bold, sans-serif font.

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