



# RETAIL SPACE AVAILABLE SITE OVERVIEW

7817 ENCHANTED HILLS BLVD, RIO RANCHO, NM 87144



PEGASUS  
GROUP

**XTEAM**  
RETAIL ADVISORS

CONCEPT - SUBJECT TO CHANGE



## FEATURES

- Strategically located to serve 7-Pueblos, 15-cities & towns; Albuquerque, Rio Rancho, Placitas, Bernalillo, Algodones, Cuba and Jemez
- Anchor to The Block container park





## HIGHLIGHTS

- Strong co-tenancy: Sprouts, Ross, TJ Maxx, Petsmart, Michaels, Turtle Mountain & more
- Zoning: SU-2

## 1-MILE RADIUS HIGHLIGHTS

- Walmart Supercenter, Home Depot, Albertsons, Santa Ana Star Casino & Resort

## 2024 Drivetime Demographics

	5 Minutes	10 Minutes	15 Minutes
 Est. Population	15,797	31,220	54,449
 Est. Households	6,190	12,050	20,871
 Est. Avg HH Income	\$130,968	\$127,103	\$123,917
 Est. Daytime Employees	3,918	7,856	13,532

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# RETAIL SPACE AVAILABLE SITE LAYOUT

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# RETAIL SPACE AVAILABLE SITE PHOTOS

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# RETAIL SPACE AVAILABLE SITE DEMOGRAPHICS

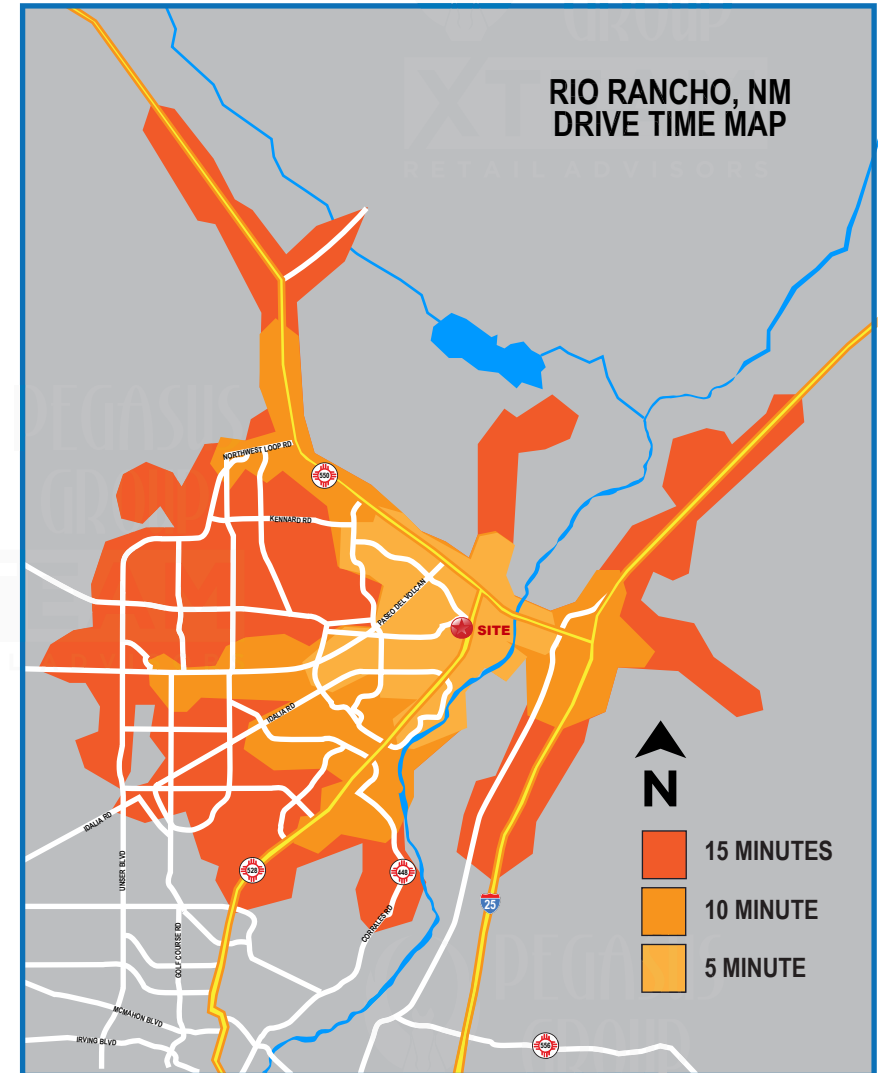
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POPULATION	5 MIN	10 MIN	15 MIN
22024 ESTIMATED POPULATION	15,797	31,220	54,449
2029 PROJECTED POPULATION	17,749	34,372	59,589
2020 CENSUS POPULATION	15,054	29,847	50,960
2010 CENSUS POPULATION	12,086	25,298	41,771
PROJECTED ANNUAL GROWTH 2024 TO 2029	2.5%	2.0%	1.9%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	2.2%	1.7%	2.2%
HOUSEHOLDS			
2024 ESTIMATED HOUSEHOLDS	6,190	12,050	20,871
2029 PROJECTED HOUSEHOLDS	7,061	13,478	23,214
2020 CENSUS HOUSEHOLDS	5,660	11,088	19,003
2010 CENSUS HOUSEHOLDS	4,298	9,005	15,106
PROJECTED ANNUAL GROWTH 2024 TO 2029	2.8%	2.4%	2.2%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	3.1%	2.4%	2.7%
MEDIAN AGE	43.1	42.6	42.0
INCOME			
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$130,968	\$127,103	\$123,917
2024 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$101,454	\$96,890	\$93,522
2024 ESTIMATED PER CAPITA INCOME	\$51,339	\$49,073	\$47,547
RACE & ETHNICITY			
2024 ESTIMATED WHITE	58.0%	57.2%	57.9%
2024 ESTIMATED BLACK OR AFRICAN AMERICAN	3.1%	2.9%	3.0%
2024 ESTIMATED ASIAN OR PACIFIC ISLANDER	2.8%	2.4%	2.2%
2024 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	4.6%	4.4%	4.4%
2024 ESTIMATED OTHER RACES	31.5%	33.2%	32.5%
2024 ESTIMATED HISPANIC	42.2%	43.8%	43.1%
EDUCATION			
2024 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.2%	2.8%	2.7%
2024 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	2.2%	4.5%	4.4%
2024 ESTIMATED HIGH SCHOOL GRADUATE	18.1%	21.1%	22.7%
2024 ESTIMATED SOME COLLEGE	22.6%	22.1%	22.6%
2024 ESTIMATED ASSOCIATES DEGREE ONLY	15.8%	13.9%	11.9%
2024 ESTIMATED BACHELORS DEGREE ONLY	24.2%	22.5%	21.4%
2024 ESTIMATED GRADUATE DEGREE	14.9%	13.1%	14.3%
BUSINESS			
2024 ESTIMATED TOTAL BUSINESSES	452	972	1,636
2024 ESTIMATED TOTAL EMPLOYEES	3,918	7,856	13,532



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