

# RETAIL SPACE AVAILABLE

## SITE OVERVIEW

7821 ENCHANTED HILLS BLVD, RIO RANCHO, NM 87114



### FEATURES:

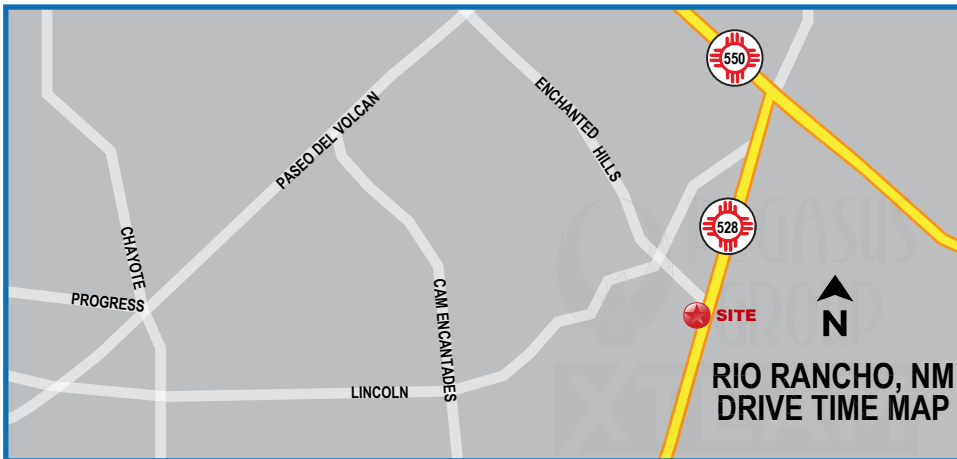
- Various 20' & 40' containers on a ± 1.3 acre tract
- ± 14,000 SF easeable area for food & retail business
- Anchored to The Plaza at Enchanted Hills

### HIGHLIGHTS

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

### 1-MILE RADIUS HIGHLIGHTS

- Walmart Supercenter, Home Depot, Albertsons, Santa Ana Star Casino, Hyatt Tamaya Resort and Golf Club
- Strategically located to serve 7-Pueblos, 15-cities & towns; including Albuquerque, Rio Rancho, Bernalillo, Placitas, Algodones, Cuba and Jemez

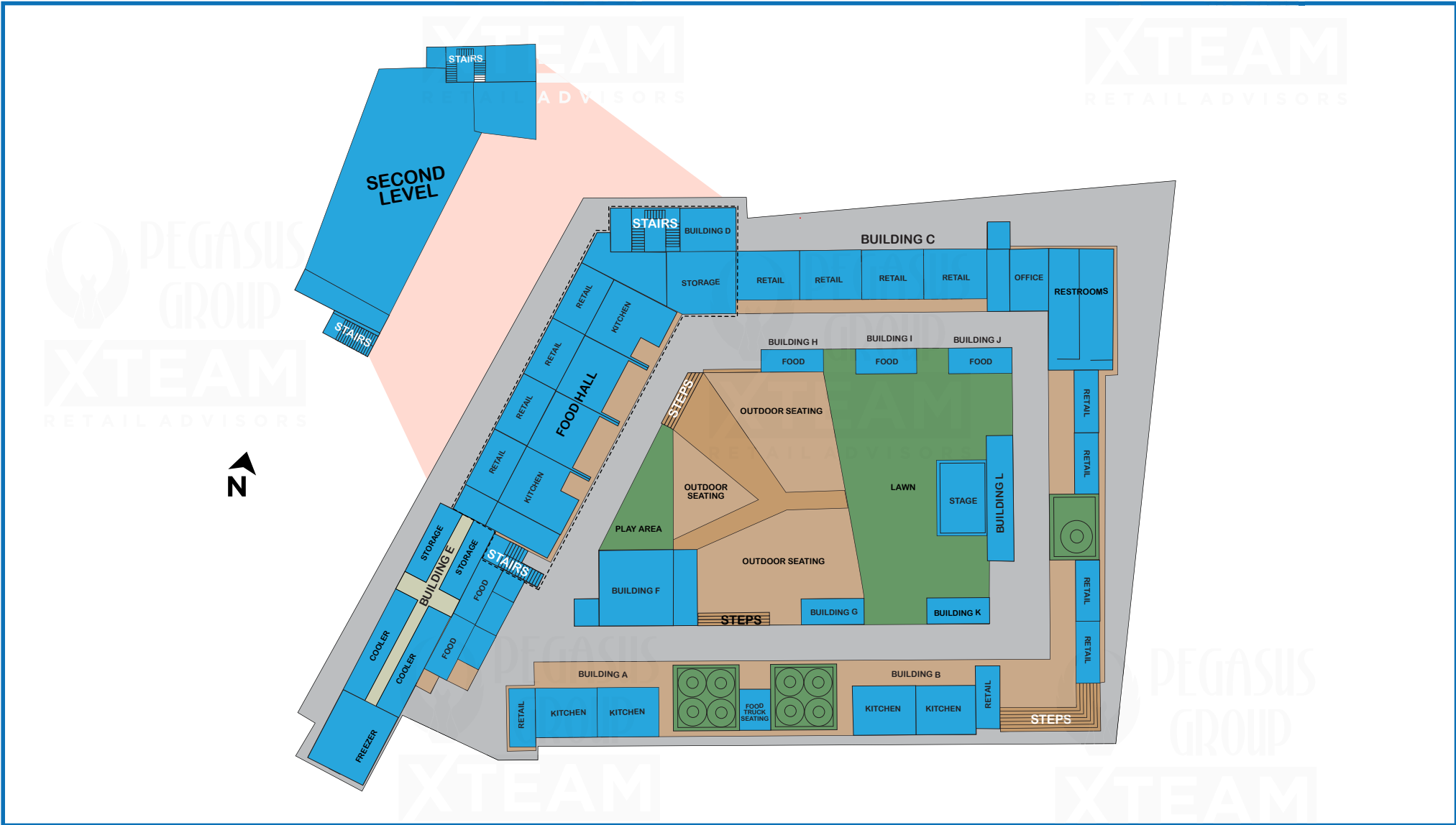


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## SITE LAYOUT

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THE  
**BLOCK**

# RETAIL SPACE AVAILABLE

**SITE IMAGES** - SUBJECT TO CHANGE  
7821 ENCHANTED HILLS BLVD, RIO RANCHO, NM 87114



**PEGASUS  
GROUP**

**XTEAM**  
RETAIL ADVISORS



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ANTHONY JOHNSON

505.346.0019

AJ@PEGASUSGROUPNM.COM

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ANITA MCCULLOUGH

505-331-8975

ANITA@PEGASUSGROUPNM.COM

THE  
**STOCK**

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**SITE IMAGES** - SUBJECT TO CHANGE  
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CONCEPT SUBJECT TO CHANGE

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ANTHONY JOHNSON

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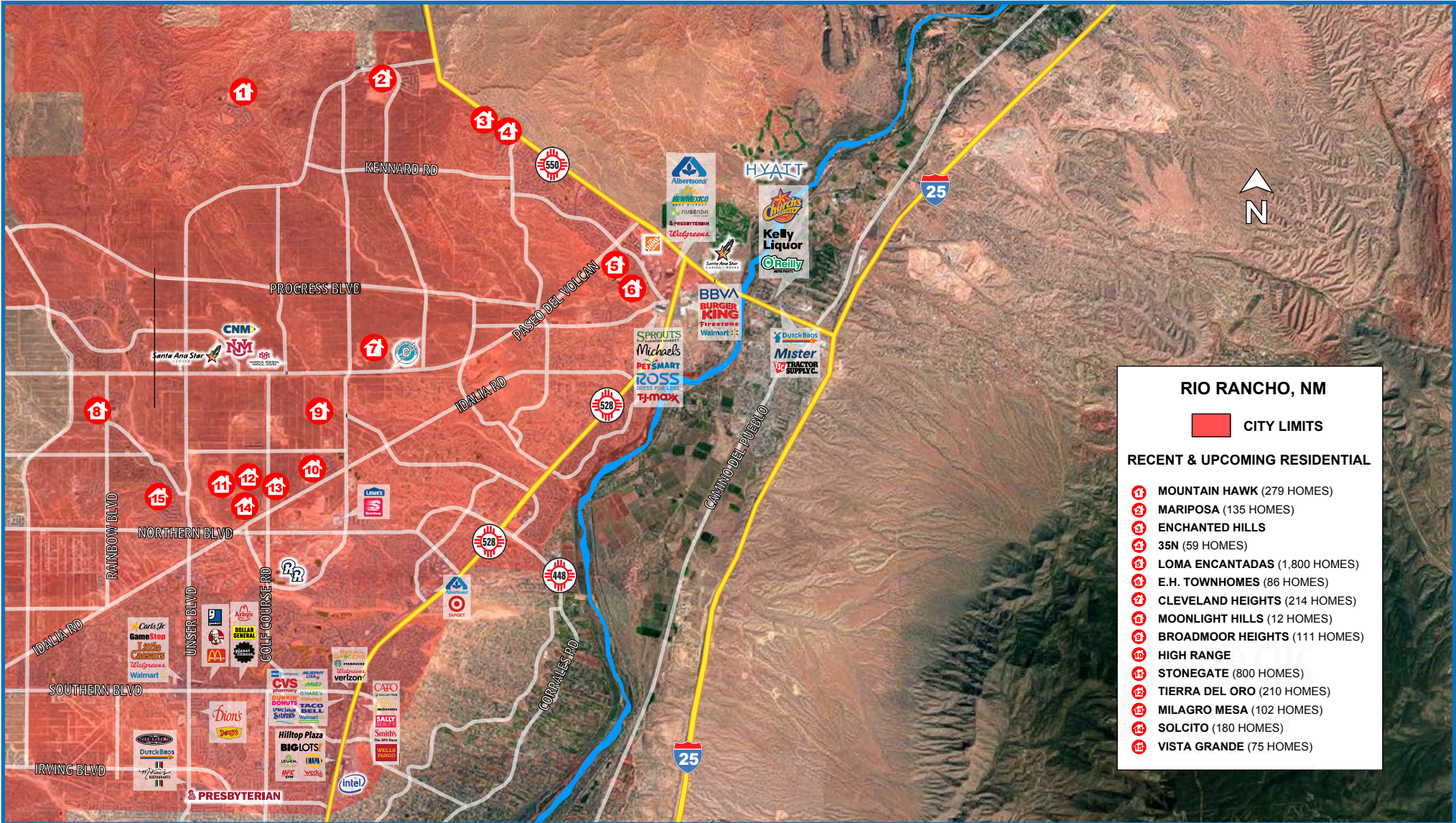
AJ@PEGASUSGROUPNM.COM

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## SITE DRIVE TIME DEMOGRAPHICS

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POPULATION	5 MIN	10 MIN	15 MIN
2023 ESTIMATED POPULATION	16,418	31,245	53,282
2028 PROJECTED POPULATION	17,136	33,399	56,296
2020 CENSUS POPULATION	15,739	29,934	51,476
2010 CENSUS POPULATION	12,759	25,386	42,535
PROJECTED ANNUAL GROWTH 2023 TO 2028	0.9%	1.4%	1.1%
HISTORICAL ANNUAL GROWTH 2010 TO 2023	2.2%	1.8%	1.9%

HOUSEHOLDS	5 MIN	10 MIN	15 MIN
2023 ESTIMATED HOUSEHOLDS	6,192	11,753	20,007
2028 PROJECTED HOUSEHOLDS	6,818	13,243	22,316
2020 CENSUS HOUSEHOLDS	5,877	11,121	19,083
2010 CENSUS HOUSEHOLDS	4,511	9,036	15,253
PROJECTED ANNUAL GROWTH 2023 TO 2028	2.0%	2.5%	2.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2023	2.9%	2.3%	2.4%

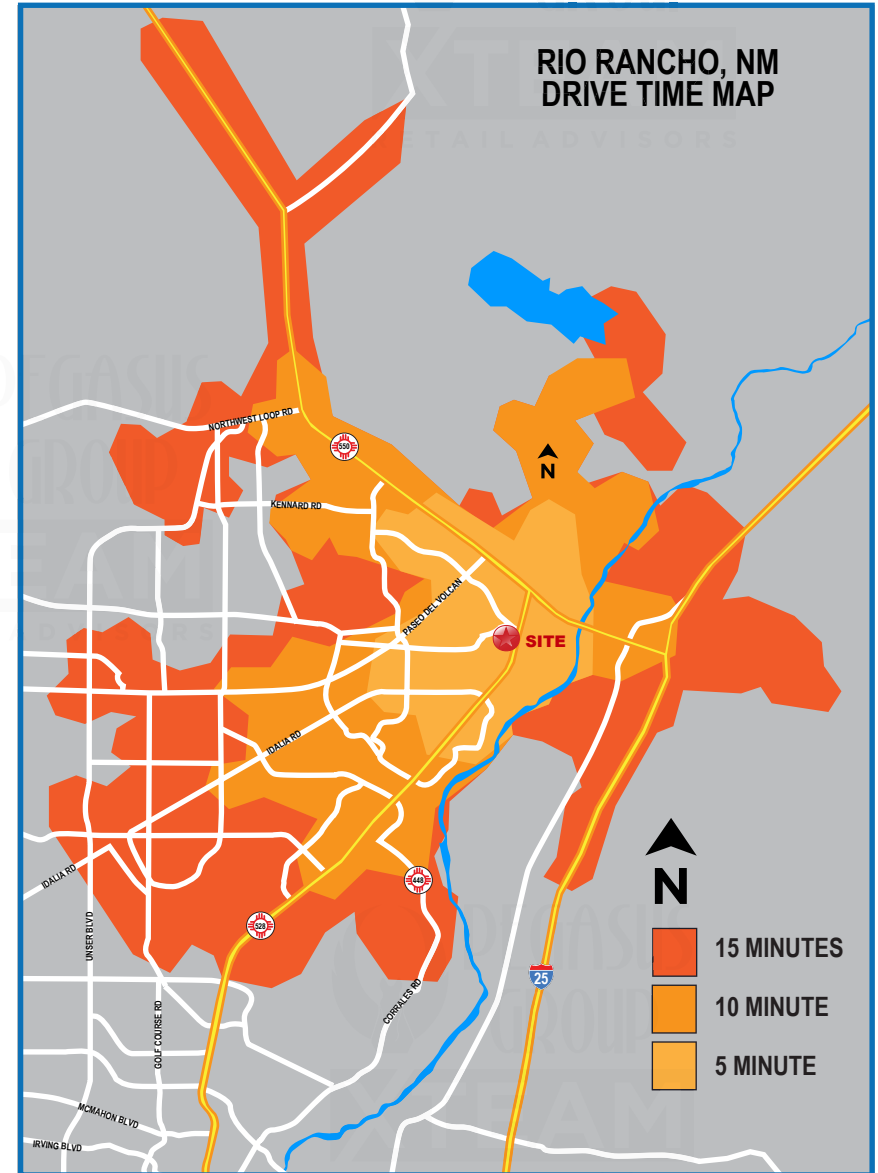
MEDIAN AGE	5 MIN	10 MIN	15 MIN
	41.3	41.8	40.6

INCOME	5 MIN	10 MIN	15 MIN
2023 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$118,550	\$117,208	\$110,797
2023 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$93,929	\$92,975	\$87,306
2023 ESTIMATED PER CAPITA INCOME	\$44,811	\$44,146	\$41,657

RACE & ETHNICITY	5 MIN	10 MIN	15 MIN
2023 ESTIMATED WHITE	59.7%	58.1%	58.5%
2023 ESTIMATED BLACK OR AFRICAN AMERICAN	3.4%	3.0%	3.1%
2023 ESTIMATED ASIAN OR PACIFIC ISLANDER	2.7%	2.2%	2.1%
2023 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	4.4%	4.3%	4.3%
2023 ESTIMATED OTHER RACES	29.9%	32.5%	32.0%
2023 ESTIMATED HISPANIC	42.2%	45.0%	44.5%

EDUCATION	5 MIN	10 MIN	15 MIN
2023 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.1%	3.0%	2.6%
2023 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	3.9%	5.3%	5.1%
2023 ESTIMATED HIGH SCHOOL GRADUATE	19.3%	21.4%	23.0%
2023 ESTIMATED SOME COLLEGE	25.0%	23.4%	23.7%
2023 ESTIMATED ASSOCIATES DEGREE ONLY	16.3%	14.0%	12.2%
2023 ESTIMATED BACHELORS DEGREE ONLY	19.1%	19.5%	19.8%
2023 ESTIMATED GRADUATE DEGREE	14.2%	13.4%	13.7%

BUSINESS	5 MIN	10 MIN	15 MIN
2023 ESTIMATED TOTAL BUSINESSES	458	944	1,598
2023 ESTIMATED TOTAL EMPLOYEES	4,262	7,563	13,188



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