



## SIZE

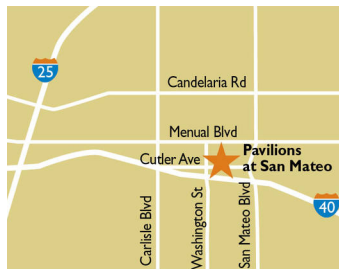
148,749 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
11,437	119,888	284,031
<b>Households</b>		
5,250	56,264	129,898
<b>Median HH Income (\$)</b>		
62,960	49,324	53,706

## MAJOR TENANT(S)

Walmart Neighborhood Market  
Old Navy  
5.11 Tactical  
Sherwin Williams



## LOCATION

4500 Cutler Avenue | Albuquerque, NM 87110

## PROPERTY HIGHLIGHTS

- Anchored by a Walmart Neighborhood Market with key co-tenants including Old Navy, Sherwin Williams, Xfinity and 5.11 Tactical
- Located near the corner of San Mateo Boulevard (45,500 VPD) and Cutler Avenue
- Situated along Interstate 40 with convenient access and prime visibility to nearly 173,000 vehicles per day
- Growing population of more than 119,800 people within 3 miles with average household income more than \$70,600

## LEASING CONTACT

Ashley Sellers  
Mobile (513) 633-0723  
asellers@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



# PAVILIONS AT SAN MATEO

4500 Cutler Avenue | Albuquerque, NM 87110

SPACE TENANT		SQ. FT.	EOH	Sally Beauty Supply	1,659 SF	FOG	Orangetheory Fitness	3,017 SF	Shad1	Refinement House
B0B	Shoe Dept.	15,839 SF	EOK	COMING AVAILABLE	7,065 SF	GOA	AVAILABLE	1,421 SF	Shad2	Pima Medical Institute
BOC	Dollar Tree	10,000 SF	EOP	In Style Nail Salon	1,188 SF	GOB	Visionworks	3,579 SF	Shad3	Eye Productions, Inc.
BOD	Walmart Neighborhood Market	36,926 SF	EOR	Carter's	4,190 SF	HOA	Quick Mobile Repair Southwest	1,517 SF	TOTAL SQ. FT. 148,749	
BOF	Boofys Best for Pets	13,142 SF	EOS	Supercuts	1,224 SF	HOB	Oreck Floor Care Center	2,010 SF		
EOA	5.11 Tactical	5,103 SF	FOA	Chello N Grill	3,040 SF	HOE	Pacific Dental Services	3,500 SF		
EOC	Comcast	5,148 SF	FOB	Einstein Bros. Bagels	2,360 SF	KOA	Sherwin Williams	4,686 SF		
EOD	Old Navy	15,210 SF	FOC	Boba Tea Shop	1,560 SF	KOD	Sam's Smoke Shop	1,325 SF		
			FOD	La Cocina De Juan's	1,300 SF					
			FOE	Nutrishop	2,740 SF					

## SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# PAVILIONS AT SAN MATEO

4500 Cutler Avenue | Albuquerque, NM 87110





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.105244

Longitude: -106.593704

Pavilions at San Mateo Albuquerque, NM		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	11,437	119,888	284,031
	2028 Projected Population	12,020	123,951	294,094
	2010 Census Population	11,558	123,594	290,380
	2000 Census Population	11,558	121,105	282,590
	1990 Census Population	12,201	123,569	285,523
	Historical Annual Growth 1990 to 2000	-0.54%	-0.20%	-0.10%
	Historical Annual Growth 2000 to 2010	0.00%	0.20%	0.27%
	Estimated Annual Growth 2010 to 2023	-0.08%	-0.22%	-0.16%
	Projected Annual Growth 2023 to 2028	1.00%	0.67%	0.70%
	Median Age	42.4	39.3	40.4
Households	Q4 2023 Estimated Households	5,250	56,264	129,898
	2028 Projected Households	5,515	58,232	134,614
	2010 Census Households	5,279	56,719	128,438
	2000 Census Households	5,158	54,399	120,625
	1990 Census Households	5,463	54,650	117,540
	Historical Annual Growth 1990 to 2000	-0.57%	-0.05%	0.26%
	Historical Annual Growth 2000 to 2010	0.23%	0.42%	0.63%
	Estimated Annual Growth 2010 to 2023	-0.04%	-0.06%	0.08%
	Projected Annual Growth 2023 to 2028	0.99%	0.69%	0.72%
	Population per Household	2.17	2.06	2.13
Population by Race	White	42.0%	42.0%	41.5%
	Black or African American	2.4%	3.5%	3.0%
	Asian & Pacific Islander	3.7%	2.8%	2.7%
	Other Races	9.1%	10.4%	8.9%
	Hispanic Population	42.8%	41.4%	44.0%
Income	Average Household Income	\$89,314	\$70,568	\$75,093
	Median Household Income	\$62,960	\$49,324	\$53,706
	Per Capita Income	\$41,163	\$33,705	\$34,918
Education (Age 25+)	Elementary	1.4%	3.3%	3.6%
	Some High School	4.0%	6.2%	5.9%
	High School Graduate	21.8%	19.4%	20.6%
	Some College	22.7%	23.7%	22.6%
	Associates Degree Only	6.3%	8.0%	8.8%
	Bachelors Degree Only	19.4%	20.4%	20.5%
	Graduate Degree	24.5%	19.1%	18.0%
Business	Number of Businesses	938	7,695	14,798
	Total Number of Employees	9,936	109,644	213,213
	Employees per Business	10.59	14.25	14.41
	Residential Population per Business	12.20	15.58	19.19

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.