

SIZE

148,749 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile				
Population 11,437		284,031				
Househo 5,250	Households 5,250 56,264 129,898					
Median H	HH Income 49,324	(\$) 53,706				

MAJOR TENANT(S)

Walmart Neighborhood Market Old Navy 5.11 Tactical Sherwin Williams

LEASING CONTACT

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LOCATION

4500 Cutler Avenue | Albuquerque, NM 87110

PROPERTY HIGHLIGHTS

- Anchored by a Walmart Neighborhood Market with key cotenants including Old Navy, Sherwin Williams, Orangetheory Fitness, Xfinity, Pacific Dental, H&R Block 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



MORE INFO

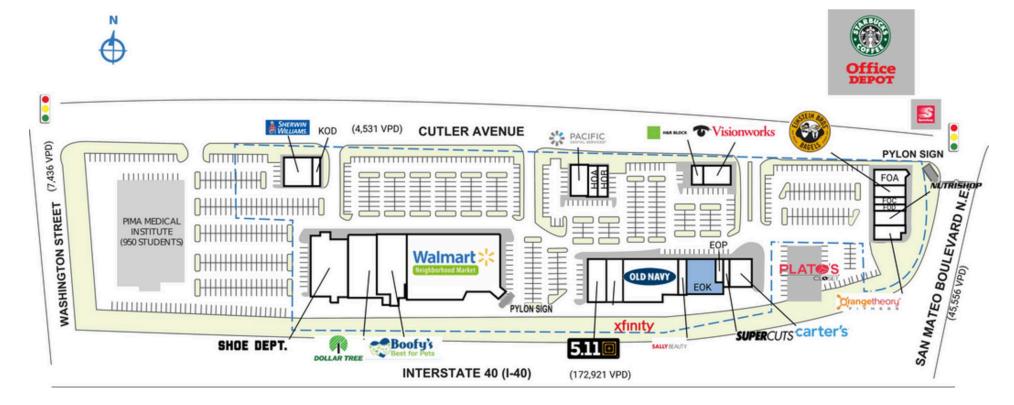
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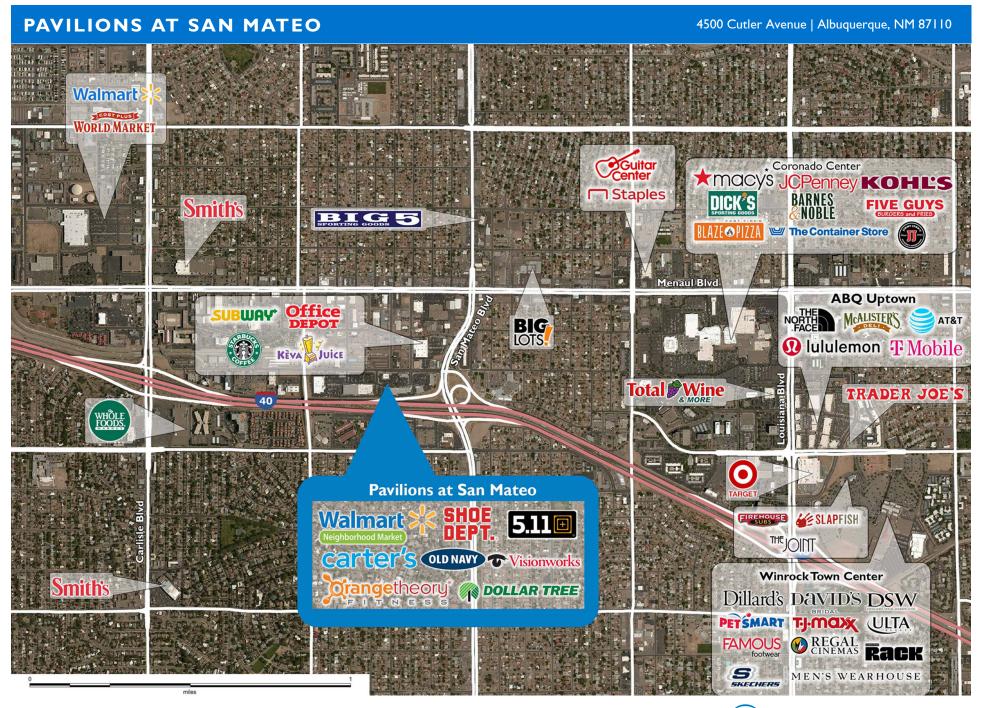


PAVILIONS AT SAN MATEO

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

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





Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Latitude: 35.105244 Longitude: -106.593704

	ions at San Mateo	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Albu	querque, NM			
	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
tio	1990 Census Population	12,201	123,569	285,523
Population	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 to2023	-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
	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
S	2000 Census Households	5,158	54,399	120,625
ploi	1990 Census Households	5,463	54,650	117,540
lseh	Historical Annual Growth 1990 to 2000	-0.57%	-0.05%	0.26%
Households	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
	White	42.0%	42.0%	41.5%
Population by Race	Black or African American	2.4%	3.5%	3.0%
ulatio	Asian & Pacific Islander	3.7%	2.8%	2.7%
op (Other Races	9.1%	10.4%	8.9%
-	Hispanic Population	42.8%	41.4%	44.0%
Φ	Average Household Income	\$89,314	\$70,568	\$75,093
	Median Household Income	\$62,960	\$49,324	\$53,706
Incom	Per Capita Income	\$41,163	\$33,705	\$34,918
	Elementary	1.4%	3.3%	3.6%
5 -	Some High School	4.0%	6.2%	5.9%
Education (Age 25+)	High School Graduate	21.8%	19.4%	20.6%
gr	Some College Associates Degree Only	22.7% 6.3%	23.7% 8.0%	22.6% 8.8%
ш 🔊	Bachelors Degree Only	19.4%	20.4%	20.5%
	Graduate Degree	24.5%	19.1%	18.0%
SS	Number of Businesses	938	7,695	14,798
ine	Total Number of Employees	9,936	109,644	213,213
Business	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.