



## SIZE

148,749 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
11,830	120,192	285,039
<b>Households</b>		
5,445	54,977	125,866
<b>Median HH Income (\$)</b>		
56,213	46,183	49,644

## 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 120,100 people within 3 miles with average household income more than \$65,600

## LEASING CONTACT

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## 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	FOE	Nutrishop	2,740 SF	KOD	Sam's Smoke Shop	1,325 SF
B0B	Shoe Dept.	15,839 SF	EOK	COMING AVAILABLE	7,065 SF	FOG	Orangetheory Fitness	3,017 SF	Shad1	Refinement House	
BOC	Dollar Tree	10,000 SF	EOP	In Style Nail Salon	1,188 SF	GOA AVAILABLE		1,421 SF	Shad2	Pima Medical Institute	
BOD	Walmart Neighborhood Market	36,926 SF	EOR	Carter's	4,190 SF	GOB	Visionworks	3,579 SF	Shad3	Eye Productions, Inc.	
BOF	Boofys Best for Pets	13,142 SF	EOS	Supercuts	1,224 SF	HOA	Quick Mobile Repair Southwest	1,517 SF	TOTAL SQ. FT.		148,749
EOA	5.11 Tactical	5,103 SF	FOA	Chello N Grill	3,040 SF	HOB	Oreck Floor Care Center	2,010 SF			
EOC	Comcast	5,148 SF	FOB	Einstein Bros. Bagels	2,360 SF	HOE AVAILABLE		3,500 SF			
EOD	Old Navy	15,210 SF	FOC	Boba Tea Shop	1,560 SF	KOA	Sherwin Williams	4,686 SF			
			FOD	La Cocina De Juani's	1,300 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, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Pavilions at San Mateo Albuquerque, NM		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	11,830	120,192	285,039
	2027 Projected Population	12,403	124,339	296,035
	2010 Census Population	11,905	123,381	290,675
	2000 Census Population	11,845	120,962	283,273
	1990 Census Population	12,133	123,437	286,492
	Historical Annual Growth 1990 to 2000	-0.24%	-0.20%	-0.11%
	Historical Annual Growth 2000 to 2010	0.05%	0.20%	0.26%
	Estimated Annual Growth 2010 to 2022	-0.05%	-0.21%	-0.15%
	Projected Annual Growth 2022 to 2027	0.95%	0.68%	0.76%
	Median Age	39.8	37.4	38.6
Households	Q2 2022 Estimated Households	5,445	54,977	125,866
	2027 Projected Households	5,704	56,921	130,819
	2010 Census Households	5,477	56,555	128,535
	2000 Census Households	5,349	54,450	121,135
	1990 Census Households	5,395	54,524	117,969
	Historical Annual Growth 1990 to 2000	-0.09%	-0.01%	0.27%
	Historical Annual Growth 2000 to 2010	0.24%	0.38%	0.59%
	Estimated Annual Growth 2010 to 2022	-0.05%	-0.22%	-0.16%
	Projected Annual Growth 2022 to 2027	0.94%	0.70%	0.77%
	Population per Household	2.17	2.11	2.20
Population by Race	White	44.5%	44.5%	43.4%
	Black or African American	2.6%	3.4%	2.9%
	Asian & Pacific Islander	3.6%	2.5%	2.4%
	Other Races	6.9%	8.5%	7.1%
	Hispanic Population	42.4%	41.1%	44.1%
Income	Average Household Income	\$81,661	\$65,640	\$69,250
	Median Household Income	\$56,213	\$46,183	\$49,644
	Per Capita Income	\$37,659	\$30,608	\$31,144
Education (Age 25+)	Elementary	1.9%	3.4%	3.7%
	Some High School	4.1%	6.1%	6.1%
	High School Graduate	21.2%	19.4%	20.7%
	Some College	22.7%	24.3%	23.1%
	Associates Degree Only	7.2%	7.9%	8.7%
	Bachelors Degree Only	18.4%	20.3%	19.9%
	Graduate Degree	24.5%	18.7%	17.8%
Business	Number of Businesses	980	6,544	12,633
	Total Number of Employees	11,722	104,235	202,698
	Employees per Business	11.96	15.93	16.05
	Residential Population per Business	12.07	18.37	22.56

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