

Retail 24/7.

# Four Hills Village

SWQ OF TRAMWAY & I-40 :: ALBUQUERQUE, NM

NOW AVAILABLE

## WELL ESTABLISHED GROCERY ANCHORED SHOPPING CENTER

- 770 - 43,253± SF available
- \$10.00 - \$15.00/SF NNN
- Exceptional visibility and access
- High traffic gateway into Albuquerque servicing the east mountain communities of Sandia Park, Tijeras, Edgewood as well as the affluent Four Hills Country Club neighborhood



FOR MORE INFORMATION CONTACT:

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**CBRE**

# Four Hills Village

13170 Central Ave SE :: Albuquerque, NM

## SITE PLAN



## AVAILABLE SUITES

Suite	SF
1120	12,800± SF
1200	43,253± SF
1260	2,239± SF
1400	1,010± SF
1405	770± SF
1440	2,000± SF
1460	2,400± SF
1470	1,675± SF



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## AERIAL



Google

Imagery ©2013, DigitalGlobe, NMRGIS, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

CBRE

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AERIAL

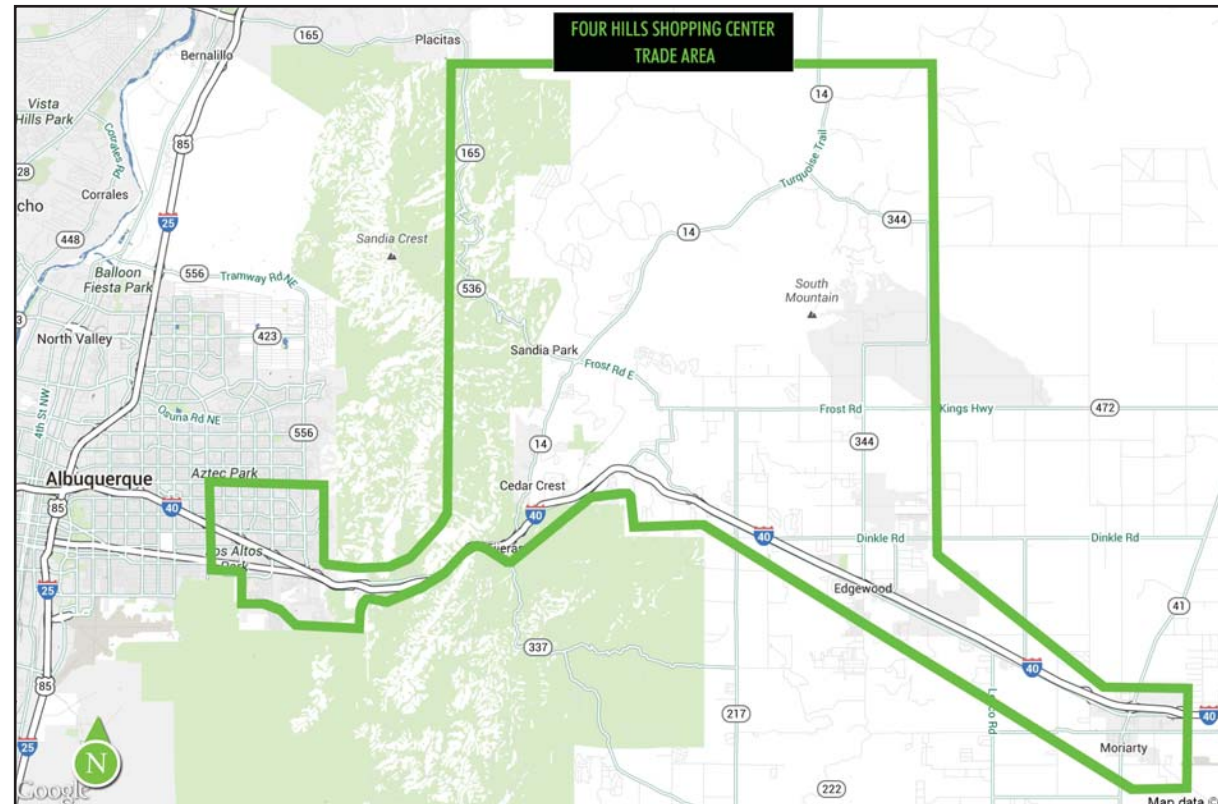


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## DEMOGRAPHICS

	Trade Area	
<b>POPULATION</b>	2013 Estimated Population	99,332
	2018 Projected Population	102,579
	2010 Census Population	97,604
	2000 Census Population	90,025
	Growth 2010-2013	1.77%
	Growth 2013-2018	3.27%
<b>HOUSEHOLDS</b>	2013 Estimated Median Age	41.38
	2013 Estimated Average Age	40.37
	2013 Estimated Households	42,380
	2018 Projected Households	44,199
	2010 Census Households	41,239
	2000 Census Households	36,789
<b>INCOME</b>	Growth 2010-2013	2.77%
	Growth 2013-2018	4.29%
	2013 Est. Average Household Size	2.34
	2013 Est. Median Household Income	\$48,184
	2018 Prj. Median Household Income	\$51,130
	2000 Cen. Median Household Income	\$41,455
<b>HOUSING</b>	2013 Est. Average Household Income	\$63,828
	2013 Estimated Per Capita Income	\$27,232
	2013 Estimated Housing Units	45,467
	2013 Estimated Occupied Units	42,380
	2013 Estimated Vacant Units	3,087
	2013 Est. Owner Occupied Units	29,147
2013 Est. Renter Occupied Units	13,232	
2013 Est. Median Housing Value	\$177,881	
2013 Est. Average Housing Value	\$213,855	



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