



RENAISSANCE & CULTURE

SWC of Renaissance Blvd. & Culture Dr.
Albuquerque, NM

Comments: Located on 174 acres, Renaissance Center is Comprised of Approximately 950,000 sq ft of retail, office, residential, and industrial uses featuring Sportsman's Warehouse, Costco, Sam's Club, Home Depot, Office Depot, Fed Ex and many national small scale retailers and restaurants. Renaissance Center is located at the northwest corner of Montano Rd./Montgomery Blvd. and I-25. This unique mixed-use environment is centrally located to serve the entire Albuquerque trade area with over 887,000 people with in the MSA. The project will not only compliment the existing trade of 630,000 sq ft of retail but will also benefit from the prime corner location serving the more than 100,000 people who work within a three mile radius of this intersection.

Available: Sale, Ground Lease or Build to Suit (zoned for drive-thru, fast casual restaurants and retail)

Zoning: SU-I for C-2 uses

Land Area: 1.52 acres/66.212sf +/- available (can be subdivided)

Area Tenants: Home Depot, Costco, Sam's Club, PetSmart, Office Depot, REI, Sports Authority, Fed-Ex, Subway, Panda Express, Starbuck's and McDonald's

Demographics:	1 Mile	3 Mile	5 Mile
Population:	7,157	84,825	257,201
Median HH Income:	\$32,747	\$43,129	\$48,034
Traffic Counts:	Renaissance. 8,800	Montanoo 47,600	Total 56,400

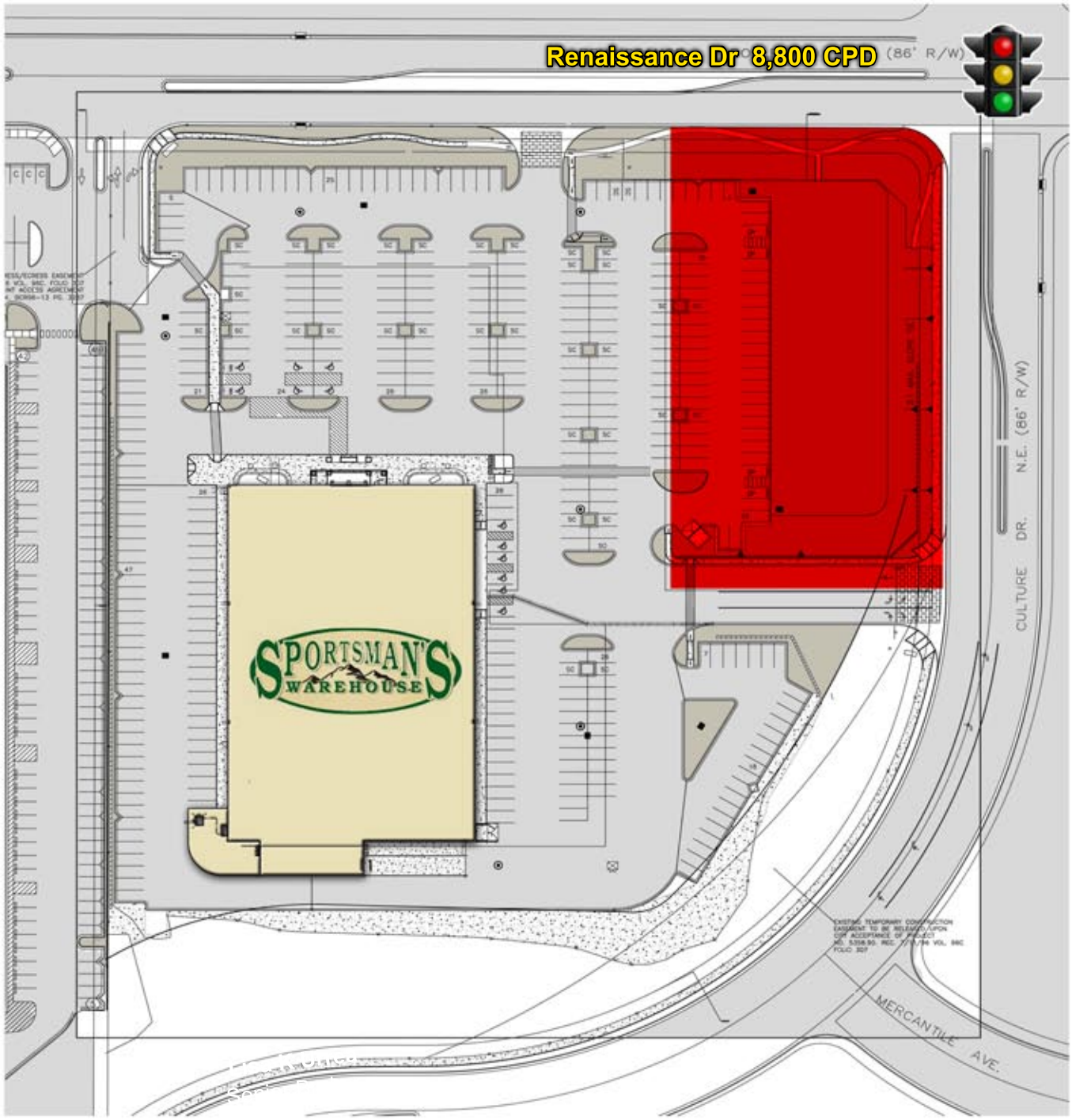


Scan this qr code to download to your mobile device.

Lisa K. Urrea
office: (505) 855-7614
cell: (505) 340-9622
lisak@SedberryNM.com

John Sedberry
office: (505) 855-7650
john@SedberryNM.com





WEST ELEV



Lisa K. Urrea, Senior Broker
 office: (505) 855-7614
 cell: (505) 340-9622
 lisak@SedberryNM.com

John Sedberry
 office: (505) 855-7650
 john@SedberryNM.com

RENAISSANCE & CULTURE

The information above has been obtained from sources believed reliable. While we do not doubt the accuracy, we have to verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups

Lat/Lon: 35.13525/-106.6122

Montano Rd & Mercantile Ave

Albuquerque, NM

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	7,157	84,825	257,201
	2015 Projected Population	7,820	88,732	269,994
	2000 Census Population	5,630	80,368	243,770
	1990 Census Population	5,769	82,556	234,233
	Historical Annual Growth 1990 to 2010	1.2%	0.1%	0.5%
	Projected Annual Growth 2010 to 2015	1.9%	0.9%	1.0%
HOUSEHOLDS	2010 Est. Households	3,066	37,370	111,369
	2015 Proj. Households	3,312	38,671	115,805
	2000 Census Households	2,359	34,865	104,053
	1990 Census Households	2,307	34,447	96,846
	Historical Annual Growth 1990 to 2010	1.6%	0.4%	0.7%
	Projected Annual Growth 2010 to 2015	1.6%	0.7%	0.8%
AGE	2010 Est. Population 0 to 9 Years	14.8%	12.1%	11.9%
	2010 Est. Population 10 to 19 Years	13.5%	11.7%	11.7%
	2010 Est. Population 20 to 29 Years	17.5%	14.8%	14.7%
	2010 Est. Population 30 to 44 Years	19.6%	19.1%	19.7%
	2010 Est. Population 45 to 59 Years	15.2%	19.3%	20.2%
	2010 Est. Population 60 to 74 Years	12.5%	14.7%	13.6%
	2010 Est. Population 75 Years Plus	6.8%	8.4%	8.2%
	2010 Est. Median Age	33.1	38.2	38.6
MARITAL STATUS & SEX	2010 Est. Male Population	49.1%	48.4%	48.9%
	2010 Est. Female Population	50.9%	51.6%	51.1%
	2010 Est. Never Married	36.6%	32.0%	31.1%
	2010 Est. Now Married	34.7%	43.1%	44.7%
	2010 Est. Separated or Divorced	21.1%	17.8%	17.7%
	2010 Est. Widowed	7.5%	7.1%	6.5%
INCOME	2010 Est. HH Income \$200,000 or More	0.5%	1.8%	2.1%
	2010 Est. HH Income \$150,000 to \$199,999	1.4%	2.8%	3.5%
	2010 Est. HH Income \$100,000 to \$149,999	6.8%	7.9%	10.1%
	2010 Est. HH Income \$75,000 to \$99,999	7.7%	9.2%	10.5%
	2010 Est. HH Income \$50,000 to \$74,999	11.6%	17.5%	18.0%
	2010 Est. HH Income \$35,000 to \$49,999	16.9%	16.7%	15.2%
	2010 Est. HH Income \$25,000 to \$34,999	17.5%	14.6%	12.7%
	2010 Est. HH Income \$15,000 to \$24,999	15.8%	13.2%	12.1%
	2010 Est. HH Income \$0 to \$14,999	21.8%	16.4%	15.8%
	2010 Est. Average Household Income	\$45,439	\$57,137	\$62,795
	2010 Est. Median HH Income	\$32,747	\$43,129	\$48,034
	2010 Est. Per Capita Income	\$19,655	\$25,580	\$28,397
2010 Est. Number of Businesses	928	7,729	19,292	
2010 Est. Total Number of Employees	14,415	100,903	242,238	

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

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 35.13525/-106.6122

Montano Rd & Mercantile Ave

Albuquerque, NM

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	62.9%	71.5%	74.0%
	2010 Est. Black Population	4.5%	3.0%	3.1%
	2010 Est. Asian & Pacific Islander	2.1%	1.8%	2.3%
	2010 Est. American Indian & Alaska Native	6.9%	4.4%	4.0%
	2010 Est. Other Races Population	23.6%	19.4%	16.6%
HISPANIC	2010 Est. Hispanic Population	3,717	39,897	106,995
	2010 Est. Hispanic Population Percent	51.9%	47.0%	41.6%
	2015 Proj. Hispanic Population Percent	54.2%	49.5%	44.2%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	4,484	58,506	178,223
	2010 Est. Elementary (0 to 8)	6.3%	5.9%	5.6%
	2010 Est. Some High School (9 to 11)	12.3%	7.8%	6.6%
	2010 Est. High School Graduate (12)	30.0%	26.2%	22.9%
	2010 Est. Some College (13 to 16)	24.8%	22.9%	22.6%
	2010 Est. Associate Degree Only	8.9%	6.7%	6.9%
	2010 Est. Bachelor Degree Only	9.6%	16.0%	18.9%
	2010 Est. Graduate Degree	8.2%	14.6%	16.6%
HOUSING	2010 Est. Total Housing Units	3,398	41,005	121,833
	2010 Est. Owner Occupied Percent	38.2%	52.6%	53.5%
	2010 Est. Renter Occupied Percent	52.0%	38.5%	37.9%
	2010 Est. Vacant Housing Percent	9.8%	8.9%	8.6%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.3%	1.1%	1.5%
	2000 Homes Built 1995 to 1998	4.4%	3.5%	5.6%
	2000 Homes Built 1990 to 1994	3.6%	3.9%	5.2%
	2000 Homes Built 1980 to 1989	18.6%	15.8%	15.9%
	2000 Homes Built 1970 to 1979	44.8%	26.6%	22.1%
	2000 Homes Built 1960 to 1969	13.5%	16.3%	15.3%
	2000 Homes Built 1950 to 1959	10.4%	21.9%	19.5%
	2000 Homes Built Before 1949	3.3%	10.9%	14.8%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.8%	1.1%
	2000 Home Value \$400,000 to \$499,999	-	0.6%	0.8%
	2000 Home Value \$300,000 to \$399,999	0.5%	1.5%	2.1%
	2000 Home Value \$200,000 to \$299,999	5.4%	8.5%	11.1%
	2000 Home Value \$150,000 to \$199,999	9.1%	16.3%	20.3%
	2000 Home Value \$100,000 to \$149,999	47.0%	41.2%	40.6%
	2000 Home Value \$50,000 to \$99,999	36.2%	29.6%	22.3%
	2000 Home Value \$25,000 to \$49,999	0.8%	0.9%	1.1%
	2000 Home Value \$0 to \$24,999	1.1%	0.5%	0.5%
	2000 Median Home Value	\$111,227	\$128,628	\$141,211
	2000 Median Rent	\$429	\$486	\$468

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

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups

Lat/Lon: 35.13525/-106.6122

Montano Rd & Mercantile Ave

Albuquerque, NM

		1 Mile	3 Miles	5 Miles
LABOR FORCE	2010 Est. Labor: Population Age 16+	5,585	68,876	209,319
	2010 Est. Civilian Employed	58.3%	60.7%	61.4%
	2010 Est. Civilian Unemployed	5.6%	3.5%	3.7%
	2010 Est. in Armed Forces	0.2%	0.2%	0.3%
	2010 Est. not in Labor Force	35.8%	35.6%	34.6%
	2010 Labor Force: Males	48.3%	47.9%	48.5%
	2010 Labor Force: Females	51.7%	52.1%	51.5%
OCCUPATION	2000 Occupation: Population Age 16+	2,556	39,360	119,966
	2000 Mgmt, Business, & Financial Operations	6.5%	11.9%	13.2%
	2000 Professional & Related	14.3%	24.1%	27.1%
	2000 Service	22.6%	16.2%	15.4%
	2000 Sales and Office	36.8%	29.9%	28.0%
	2000 Farming, Fishing, and Forestry	-	-	0.1%
	2000 Construction, Extraction, & Maintenance	7.5%	8.4%	7.8%
	2000 Production, Transport, & Material Moving	12.3%	9.4%	8.3%
	2000 Percent White Collar Workers	57.6%	65.9%	68.4%
	2000 Percent Blue Collar Workers	42.4%	34.1%	31.6%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	75.0%	78.3%	76.2%
	2000 Drive to Work in Carpool	16.4%	12.2%	11.9%
	2000 Travel to Work by Public Transportation	2.0%	1.7%	1.8%
	2000 Drive to Work on Motorcycle	0.1%	0.2%	0.3%
	2000 Walk or Bicycle to Work	3.7%	3.8%	5.4%
	2000 Other Means	0.6%	0.6%	0.5%
	2000 Work at Home	2.2%	3.2%	3.9%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	39.9%	38.0%	35.6%
	2000 Travel to Work in 15 to 29 Minutes	46.6%	47.8%	48.2%
	2000 Travel to Work in 30 to 59 Minutes	11.0%	11.2%	13.2%
	2000 Travel to Work in 60 Minutes or More	2.4%	3.0%	3.1%
	2000 Average Travel Time to Work	16.6	17.2	17.9
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$126 M	\$1.78 B	\$5.64 B
	2010 Est. Apparel	\$6.00 M	\$84.6 M	\$269 M
	2010 Est. Contributions & Gifts	\$7.32 M	\$109 M	\$354 M
	2010 Est. Education & Reading	\$3.25 M	\$46.8 M	\$152 M
	2010 Est. Entertainment	\$6.88 M	\$98.3 M	\$313 M
	2010 Est. Food, Beverages & Tobacco	\$20.9 M	\$289 M	\$909 M
	2010 Est. Furnishings & Equipment	\$5.21 M	\$75.9 M	\$244 M
	2010 Est. Health Care & Insurance	\$9.42 M	\$130 M	\$409 M
	2010 Est. Household Operations & Shelter & Utilities	\$37.8 M	\$532 M	\$1.69 B
	2010 Est. Miscellaneous Expenses	\$2.18 M	\$30.3 M	\$95.4 M
	2010 Est. Personal Care	\$1.85 M	\$25.9 M	\$82.0 M
2010 Est. Transportation	\$25.1 M	\$355 M	\$1.13 B	

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