



Downtown Housing Study – City of Albuquerque

Summary - Current Year - unless otherwise indicated

Employees	15,617	Vehicles	46,7
1999 Median Housing Value	\$126,645	Change Vehicles 90-99	38.3
Pop. Density	2,937.51	Avg. HH Size	2

Population & Housing	1990	% Current Year	1990	% Current Year	5 Year Projection	% Change 90-CY	Change C
Total Population	41		65,665		68,414	33.1%	4.
Total Household	04		24,498		25,833	38.4%	5.
Male Population	55	48.3%	31,757	48.4%	33,991	49.7%	7.
Female Populati	86	51.7%	33,908	51.6%	34,424	50.3%	1.
Race Estimates	90	% Current Year					Change C
White	75	93.2%	59,608	90.8%	63,413	92.7%	6.
Black	26	2.3%	2,413	3.7%	2,218	3.2%	-8.
American Indian	46	3.5%	2,541	3.9%	1,977	2.9%	-22.
Asian/Pacific Isla	52	0.9%	1,103	1.7%	806	1.2%	-26.
Ethnicity Estimates & Projections	1990	% Current Year			5 Year Projection	% Change 90-CY	Change C
Hispanic Origin	31,580	64.0%	35,665	54.3%	37,283	54.5%	4.
Non-Hispanic Origin	17,761	36.0%	30,000	45.7%	31,131	45.5%	3.
Race (includes 'Other' category)	1990 Census	%		Ethnicity	1990 Census		
White	34,921	70.8%		Hispanic	27,187	55.	
Black	1,086	2.2%		Non-Hispanic	22,154	44.	
American Indian/Eskimo	1,602	3.2%					
Asian/Pacific Islander	405	0.8%					
Other	11,327	23.0%					

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Demographics

Demographics

dem·o·graph·ics (dēm'ə-grăf'iks, dē'mə-) 

n. (used with a pl. verb)

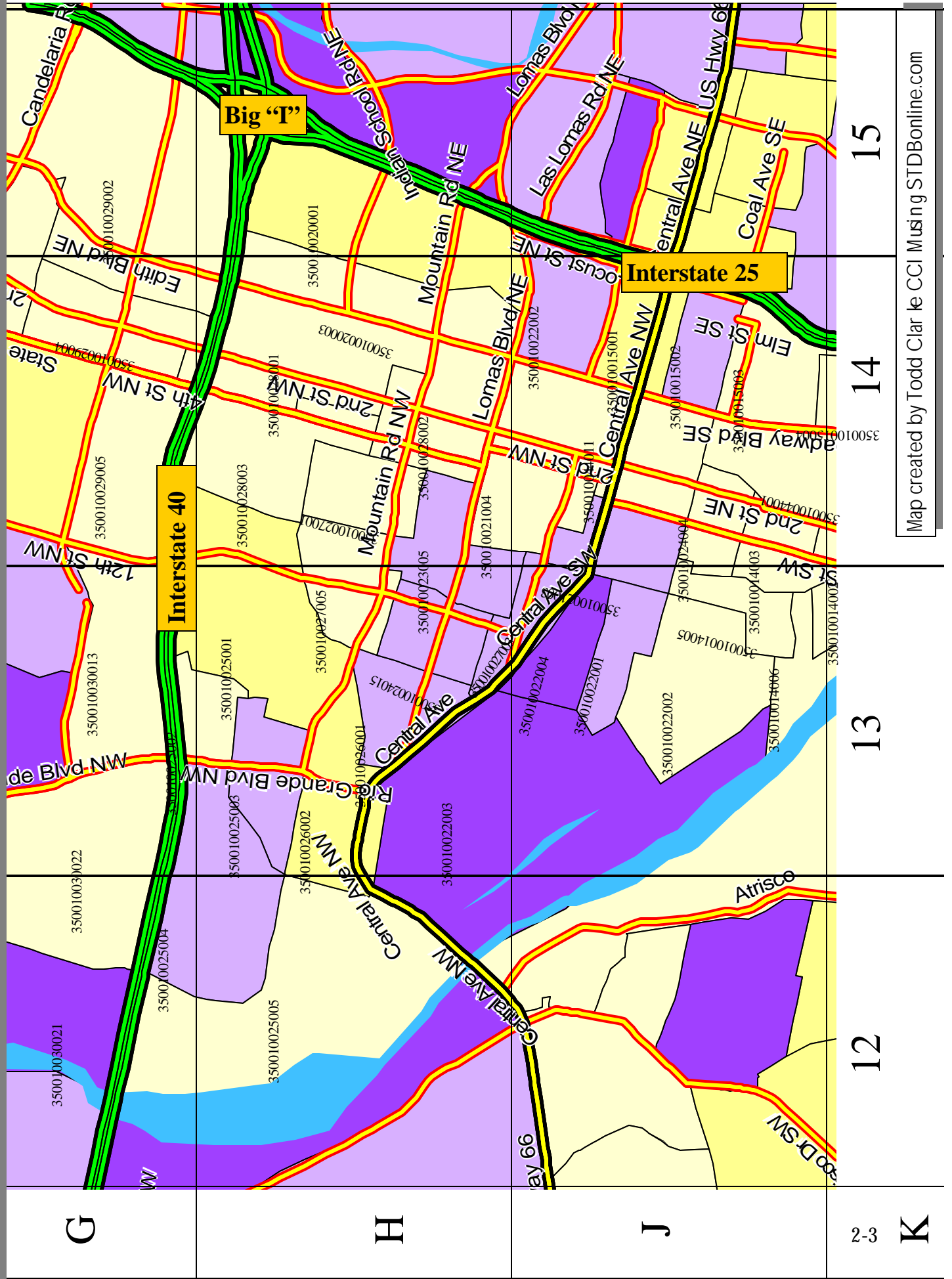
The characteristics of human populations and population segments, especially when used to identify consumer markets: *The demographics of the Southwest indicate a growing population of older consumers.*

Trade Area

For the purposes of the study, the boundaries will be contained using the typically defined boundary - within one mile radius of Downtown Core as identified in downtown 2010 plan. (walking distance to downtown)

For the purposes of data collection, the boundary will be expanded to include: Menaul/ Indian School to the north, I-25 to the east, Bridge/Avenida Cesar Chavez to the South, and the Rio Grande River to the west. Said boundaries will include and parcels that front on these boundaries as well.

Map **Downtown Albuquerque**— Identification of Census Block Groups in side of market boundaries





Downtown Demographics—Population

	Total Households	Total Population	# pph	% change
Population 1990	10,119	25,557	2.53	
Population 2000	10,361	25,533	2.46	0%
Population 2005	10,496	25,865	2.46	1%

Gender

% Male	50.2%
% Female	49.8%

There are an estimated 25,533 residents in Downtown Albuquerque as of 2000. This represents only about 4% of the residents of the 683,016 residents that reside in City of Albuquerque. This is a small decrease (24 residents) from the 1990 census, while Albuquerque’s population blossomed 15.9% in the same time frame.

Population

0 to 4	7.00%
5 to 9	6.30%
10 to 14	6.10%
15 to 19	7.40%
20 to 24	9.10%
25 to 29	8.00%
30 to 34	6.70%
35 to 39	7.20%
40 to 44	7.30%
45 to 49	6.40%
50 to 54	5.40%
55 to 59	4.20%
60 to 64	3.80%
65 to 69	3.50%
70 to 74	3.60%
75 to 79	3.40%
80 to 84	2.50%
85+	2.10%

The slight decrease in downtown population is mirrored in many other downtowns across the country.

Approximately 84.20% of the downtown population is evenly distributed in 5 year segments between 0 to 54, with a median age of 34.6 years. Although a similar trend exists in the overall age demographics for Albuquerque, the downtown population, on the whole, is slightly older than the median Albuquerque residents age of 32.

In strong contrast to the City’s average density of 114.77 residents per square mile, Downtown residents are 3,175 persons per square mile (or about 5 per acre).

Although the number of males exceeds the number of females, the 121 person difference is almost not worth recognizing. Similar age distributions are shared between the two sexes, with the small exception that females, on average, live longer than males.

Median Age	34.6
Population Density	3,175.75

Male Population by Age

Male Population	12,827
Age 0 to 5	8.40%
Age 6 to 13	10.00%
Age 14 to 17	5.80%
Age 18 to 24	12.80%
Age 25 to 34	15.90%
Age 35 to 44	15.60%
Age 45 to 54	12.10%
Age 55 to 64	7.20%
Age 65 to 74	5.90%
Age 75 to 84	4.50%
Age 85 +	1.80%

Female Population by Age

Female Population	12,706
Age 0 to 5	8.20%
Age 6 to 13	9.70%
Age 14 to 17	5.50%
Age 18 to 24	11.40%
Age 25 to 34	13.60%
Age 35 to 44	13.30%
Age 45 to 54	11.60%
Age 55 to 64	8.70%
Age 65 to 74	8.20%
Age 75 to 84	7.20%
Age 85 +	2.50%



Downtown Demographics—Income by Age

Income		HH Income Age 45 to 54	
Median HH Income	\$21,943	Less than \$9,999	305
Average HH Income	\$38,074	\$10,000 to \$14,999	237
Per Capita Income	\$16,206	\$15,000 to \$24,999	226
		\$25,000 to \$34,999	218
		\$35,000 to \$49,999	274
Household Income		\$50,000 to \$74,999	210
Less than \$9,999	24.40%	\$75,000 to \$99,999	136
\$10,000 - \$14,999	15.60%	\$100,000 Plus	95
\$15,000 - \$24,999	20.80%		
\$25,000 - \$34,999	13.70%	HH Income Age 55 to 64	
\$35,000 - \$49,999	10.40%	Less than \$9,999	336
\$50,000 - \$74,999	7.90%	\$10,000 to \$14,999	151
\$75,000 - \$99,999	3.70%	\$15,000 to \$24,999	230
\$100,000 - \$124,999	1.00%	\$25,000 to \$34,999	167
\$125,000 - \$149,999	0.60%	\$35,000 to \$49,999	129
\$150,000 Plus	1.10%	\$50,000 to \$74,999	141
		\$75,000 to \$99,999	61
HH Income Age 15 to 24		\$100,000 Plus	60
Less than \$9,999	350		
\$10,000 to \$14,999	200	HH Income Age 65 to 74	
\$15,000 to \$24,999	194	Less than \$9,999	403
\$25,000 to \$34,999	74	\$10,000 to \$14,999	232
\$35,000 to \$49,999	33	\$15,000 to \$24,999	333
\$50,000 to \$74,999	24	\$25,000 to \$34,999	161
\$75,000 to \$99,999	8	\$35,000 to \$49,999	110
\$100,000 Plus	1	\$50,000 to \$74,999	58
		\$75,000 to \$99,999	35
HH Income Age 25 to 34		\$100,000 Plus	74
Less than \$9,999	335		
\$10,000 to \$14,999	215	HH Income Age 75 Plus	
\$15,000 to \$24,999	368	Less than \$9,999	405
\$25,000 to \$34,999	351	\$10,000 to \$14,999	305
\$35,000 to \$49,999	240	\$15,000 to \$24,999	390
\$50,000 to \$74,999	106	\$25,000 to \$34,999	92
\$75,000 to \$99,999	30	\$35,000 to \$49,999	82
\$100,000 Plus	21	\$50,000 to \$74,999	81
		\$75,000 to \$99,999	41
HH Income Age 35 to 44		\$100,000 Plus	27
Less than \$9,999	397		
\$10,000 to \$14,999	277		
\$15,000 to \$24,999	409		
\$25,000 to \$34,999	358		
\$35,000 to \$49,999	213		
\$50,000 to \$74,999	202		
\$75,000 to \$99,999	77		
\$100,000 Plus	73		

The substantial difference between the mean (average) and the median indicates that there is a large disparity in income amongst downtown residents.

In comparison to the Albuquerque MSA, income levels in downtown are substantially lower—with the median household income for downtown residents being \$21,943, much lower than the average for the City of Albuquerque of \$37,517, a trend again reflected in per capita income comparisons (\$16,206 versus \$22,504) and Average Household Income (\$38,074 versus \$58,434).

Missing from the income mix in downtown that exists in the overall City are the higher income residents who make \$50,000 or more, reflected in the lack of quality housing.



Downtown Demographics—Employment/Education

Employment

Current Year Employees 41,574

Employment - 90 Census

Total Age 16 Plus 19,746
 In Armed Forces 0.17%
 Employed Civilians 51.82%
 Unemployed Civilians 7.12%
 Not in Labor Force 40.89%

White Collar Occupations 52.70%

Blue Collar Occupations 47.30%

Employment by Occupation - 90 Census

Total Employed Age 16 Plus 10,232
 Admin Support, incl Clerical 13.70%
 Executive, Admin, & Mgmt. 9.71%
 Farm, Forest, & Fish 1.96%
 Operators & Laborers 13.18%
 Precision Production, Craft & Repair 10.11%
 Private Household 0.63%
 Professional Specialty 15.72%
 Protective Service 1.39%
 Sales 9.08%
 Other Services 20.04%
 Tech & Related Support 4.49%

Employment by Industry - 90 Census

Total Employed Age 16 Plus 10,232
 Agri., Forestry & Fisheries 1.74%
 Business & Repair Services 5.63%
 Communication & Public Utils 2.37%
 Construction 7.33%
 Entertain. & Recreation Svcs 2.17%
 Finance, Ins. & Real Estate 4.10%
 Manufacturing 10.01%
 Mining 0.20%
 Personal Services 6.73%
 Prof & Related Svcs: Education 8.83%
 Prof & Related Svcs: Healthcare 7.82%
 Prof & Related Svcs: Other 8.39%
 Public Administration 7.55%
 Retail Trade 19.62%
 Transportation 3.70%
 Wholesale Trade 3.80%

Educational Attainment - 90 Census

Population Over Age 25 16,265
 Less than 9th Grade 18.52%
 9th - 12th Grade 20.00%
 High School Graduate 23.46%
 Some College, No Degree 16.81%
 Associate Degree 3.44%
 Bachelor's Degree 10.40%
 Graduate or Prof. Degree 7.38%

School Enrollment - 90 Census

Total Age 3 Plus 24,364
 Public Preprimary 0.93%
 Private Preprimary 0.55%
 Public Elementary/High 15.98%
 Private Elementary/High 1.48%
 Public College 7.61%
 Private College 0.63%
 Not Enrolled 72.82%



Downtown Housing Study – City of Albuquerque

Downtown Demographics—Business Employment

	# Businesses			# Employees			Per Business		
	Downtown	Albuquerque		Downtown	Albuquerque		Downtown	Albuquerque	
Total Businesses	1,000	32,000	3%	41,574	339,927	12%	42	11	382%
Agriculture	24	552	4%	90	2,592	3%	4	5	80%
Construction	205	3,890	5%	1,842	21,976	8%	9	6	150%
Finance-Insurance-Real Estate	206	2,771	7%	1,909	19,105	10%	9	7	129%
Manufacturing	199	1,912	10%	3,169	33,777	9%	16	18	89%
Mining	13	58	22%	33	343	10%	3	6	50%
Public Administration	74	308	24%	3,318	11,290	29%	45	37	122%
Transportation & Communication	116	977	12%	6,798	20,498	33%	59	21	281%
Unclassified	0	3	0%	0	3	0%	N/A	1	
Wholesale Trade	210	1,848	11%	5,861	27,161	22%	28	15	187%
Retail Trade Detail	640	6,141	10%	4,717	75,915	6%	7	12	58%
Apparel Stores	37	362	10%	137	3,577	4%	4	10	40%
Appliances	0	39	0%	0	145	0%	N/A	4	
Bakeries	9	70	13%	436	1,086	40%	48	16	300%
Bars	25	135	19%	381	1,450	26%	15	11	136%
Books & Stationary	13	130	10%	50	885	6%	4	7	57%
Camera & Photography	2	11	18%	2	52	4%	1	5	20%
Candy & Confectionary Stores	4	29	14%	8	71	11%	2	2	100%
Catalog & Mail Order	10	197	5%	39	1,886	2%	4	10	40%
Department Stores	1	35	3%	1	3,778	0%	1	108	1%
Drug Stores	7	85	8%	98	1,566	6%	14	18	78%
Florists	13	94	14%	66	435	15%	5	5	100%
Furniture Stores	20	289	7%	63	1,453	4%	3	5	60%
Gasoline Services Stations	9	185	5%	43	2,641	2%	5	14	36%
Grocery Stores	38	428	9%	453	8,088	6%	12	19	63%
Hardware	1	35	3%	1	188	1%	1	5	20%
Hobby, Toy & Game Shops	8	160	5%	8	446	2%	1	3	33%
Jewelry Stores	30	214	14%	127	785	16%	4	4	100%
Liquor Stores	1	35	3%	51	325	16%	51	9	567%
Lumber & Building Materials	7	85	8%	7	85	8%	2	17	12%
Motor Vehicle Dealers	36	439	8%	348	8,883	4%	10	20	50%
Nurseries, Lawn & Garden	3	29	10%	15	120	13%	5	4	125%
Optical Goods	1	62	2%	1	874	0%	1	14	7%
Other Retail Establishments	158	1,037	15%	417	4,254	10%	3	4	75%
Paint & Wallpaper	7	50	14%	24	1,415	2%	3	28	11%
Radio, TV & Consumer Electronics	10	221	5%	39	2,646	1%	4	12	33%
Recreational Vehicle Dealers	1	60	2%	1	356	0%	1	6	17%
Restaurants	168	1,261	13%	1,770	24,626	7%	11	20	55%
Shoe Stores	4	64	6%	4	827	0%	1	13	8%
Sporting Goods & Bicycles	8	165	5%	85	837	10%	11	5	220%
Variety & Other General Merchandise	9	135	7%	33	769	4%	4	6	67%
Services Detail	1,609	13,630	12%	13,837	127,267	11%	9	9	100%
Amusement & Recreational Services	35	516	7%	279	6,308	4%	8	12	67%
Auto & Truck Rental	7	71	10%	782	1,975	40%	112	28	400%
Auto Repair	76	683	11%	1,255	3,770	33%	17	6	283%
Business Services	251	2,838	9%	1,706	22,260	8%	7	8	88%
Car Washes	16	171	9%	16	171	9%	3	5	60%
Child Day Care Services	16	261	6%	86	1,762	5%	5	7	71%
Educational Services	33	420	8%	773	9,645	8%	23	23	100%
Engineering Services	57	577	10%	477	5,272	9%	8	9	89%
Hospitals	9	46	20%	519	3,310	16%	58	72	81%
Hotels & Motels	39	271	14%	1,274	6,013	21%	33	22	150%
Laboratories	19	231	8%	578	2,642	22%	30	11	273%
Legal Services	480	907	53%	2,520	4,203	60%	5	5	100%
Management Services	93	1,447	6%	638	32,639	2%	7	23	30%
Membership Organizations Excluding Religious	70	472	15%	291	1,646	18%	4	3	133%
Miscellaneous Repair Services	51	502	10%	202	1,362	15%	4	3	133%
Motion Picture Theatres	1	18	6%	1	187	1%	1	10	10%
Nursing & Personal Care Facilities	2	201	1%	130	4,769	3%	65	24	271%
Offices & Clinics of Health Practition	104	1,284	8%	543	5,653	10%	5	4	125%
Other Services	101	785	13%	1,034	4,345	24%	10	6	167%
Parking	7	13	54%	22	67	33%	3	5	60%
Personal Services	96	1,433	7%	392	6,140	6%	4	4	100%
Religious Organizations	44	443	10%	283	2,174	13%	6	5	120%
Video Tape Rental	2	40	5%	2	238	1%	1	6	17%

As it relates to Albuquerque, downtown businesses - 33% of all Transportation, Communications and Public Utilities employees, 29% of all public administration employees, and 22% of all wholesale trade are located downtown.

Downtown business on the average have a tendency to employ four times as many employees as the typical Albuquerque business.



Downtown Demographics—Transportation

Transportation to Work - 90 Census

Total Workers Reporting	10,039
Bicycle	1.45%
Bus & Trolley bus	3.00%
Car/Truck/Van:Alone	69.69%
Car/Truck/Van:Carpooled	15.25%
Ferryboat	0.00%
Motorcycle	0.90%
Other Means	1.20%
Railroad	0.00%
Streetcar/Trolley Car	0.00%
Subway or Elevated	0.00%
Taxicab	0.05%
Walked	6.00%
Worked at Home	2.47%

The acquisition of railroads, subways, and public transportation by the large automotive manufactures eliminated many forms of public transportation by WW II.

Travel Time to Work - 90 Census

Total Worked Outside Home	9,791
Less than 5 Minutes	3.92%
5 to 14 Minutes	36.41%
15 to 29 Minutes	43.89%
30 to 59 Minutes	12.52%
60 to 89 Minutes	2.40%
90 or More Minutes	0.86%
Avg. Minutes Traveled	17.3

Workers in Families - 90 Census

1 Worker	35.11%
2 Workers	37.42%
3 Plus Workers	8.85%
No Workers	18.63%



Downtown Demographics— Household Formation

Household Size - 90 Census

1 Person	37.31%
2 Persons	27.55%
3 Persons	14.54%
4 Persons	10.43%
5 Persons	6.22%
6 Persons	2.13%
7 Plus Persons	1.82%

In comparison to Albuquerque, there are more 1 person residents in downtown households by 12.9%, and 4% less 2 person households.

On average, there are 13% more family households in the Albuquerque area than downtown, and 7% more single households downtown than in Albuquerque.

1990 Marriage & Family

1990 Families with Children	1,690
1990 Non-Family with 2+ Persons	841
1990 Non-Family Male Householder	523
1990 Non-Family Female House-	1,605

HHs w/ Kids 2,776

Population in Families - 90 Census

Population in Families	18,286
Householder	30.59%
Spouse	18.57%
With Children	42.14%
Other Relatives	5.50%
Non-Relatives	3.19%
Average Family Size	3.2

Race

White	89.70%
Black	5.00%
American Indian/Eskimo	4.20%
Asian/Pacific Islander	1.10%

Ethnicity

Hispanic	67.90%
Non Hispanic	32.10%

Population in Non-Families - 90

Population in Non-Families	5,533
Male Hhldr - Living Alone	29.84%
Male Hhldr - Not Living Alone	10.41%
Female Hhldr - Living Alone	38.79%
Female Hhldr - Not Living Alone	3.80%
Non-Relatives	17.17%

Hispanic Race - 90 Census

American Indian/Eskimo	1.20%
Asian/PI	0.30%
Black	0.80%
Other Race	42.40%
White	55.20%

Hispanic Origin - 90 Census

Cuban	0.20%
Mexican	62.00%
Puerto Rican	0.20%
Other	37.60%

Historical National Census information

of persons per household

1950 - 3.37
1970 - 3.14
1990 - 2.63

A large portion (69%) of the existing downtown population are made of of single residents living alone.



Downtown Demographics— Profile of typical residents

What the demographics indicate:

Source of Residents:

Please note in the current Downtown demographics that a majority of the tenants will come from outside of the Downtown market area (as indicated by the average commute time of those residents who live in Downtown, as well as income levels).

Residents with Vehicles:

According to the demographics, 20% of the potential residents will not own a vehicle and thus will be dependent on public transportation. The presence of a Downtown circulator shuttle (that circles the Downtown core area) and a Downtown-airport, non-stop shuttle will become viable necessities.

Population Increase:

Contrary to the demographics forecast, it is expected that the presence of Downtown housing will curb this trend.

Income Demographics:

27.6% of the Downtown residents make \$50,000 or more per year, while an additional 25% are above the county's average income level.

Age Demographics:

The largest segment of the Downtown population is 40 to 49 years old, but as the generation x'ers see the focus on Downtown housing, it is expected to pull the 20 to 35 crowd into the Downtown core area.

Household Types:

42% of the current Downtown population is single, while an additional 29% are married; the balance are mixed households.

Population by Occupation:

Approximately 56% of the current Downtown population are occupied in white/gray collar jobs, while another 20% are in service oriented careers; the balance are primarily located in blue collar jobs.

Population by Transportation:

68% of the population drives alone to work, while an additional 18% use carpools or public transportation. Approximately 8% walk to work. The average commute time is 16.68 minutes.

Population by Education:

24% of the population holds a college degree, while an additional 36% have completed high school and some college.

*It is the market study's belief that the 1999-2000 forecast information is understated (the average household income is higher); therefore as soon as 2000 Census information is available, these numbers should be updated.

Downtown Demographics— Profile of typical residents

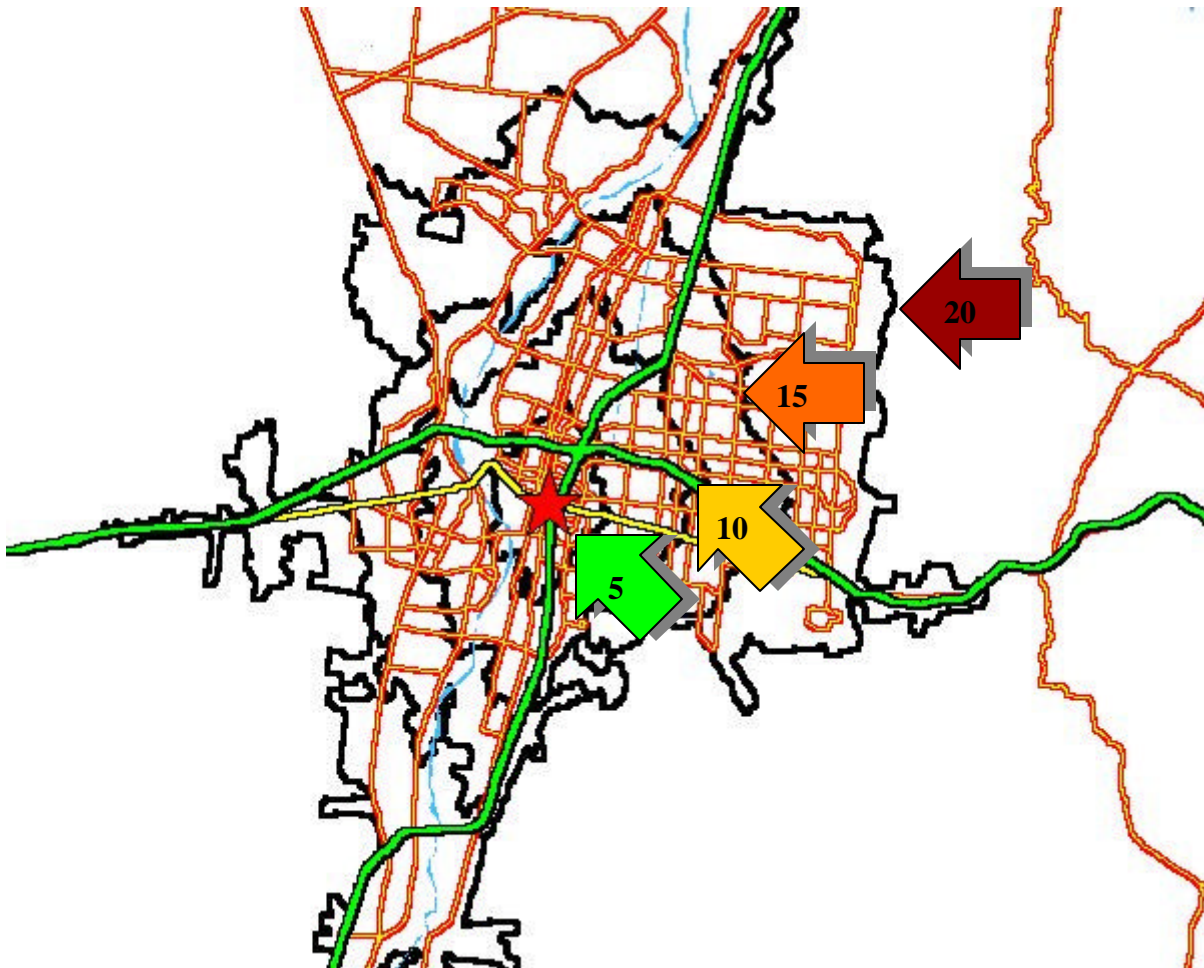
Based on the interviews with the apartment communities in the market area and the Albuquerque Economic Development office, the following represents the typical profile of tenants for downtown

1. **A Downtown or Cultural-Amenity by Choice Residents** – as the nation goes, so will Albuquerque. Frustrated with long commutes, travel costs, and lack of cultural amenities, a decade long trend of reurbanization has become prevalent in many major markets including: Denver, San Francisco, San Diego, Dallas-Ft. Worth, Austin, Portland and New York. Each of these metro markets has seen under-performing or blighted real estate renovated into expensive (\$100 to \$400 per square foot) residential type uses. The ability to walk to work, shopping, or cultural amenities has become top on the list of most of these residents.
2. **Young Urban Professionals** (paralegal, nurse, accountants, graduate assistants, etc.) – these individuals are typically in their late 20's to early 30's and are starting out on their professional careers. Typically single, or recently married, they work long hours, and do not have time to shop, eat, commute, or enjoy life. What little free time they enjoy will focus on close by cultural amenities and “cocooning” in their above average residence.
3. **Empty Nester** – Couples who have recently sent their kids off to college (and do not want room for them to move back in) and are looking for a “simple life (like the book) with less commute and easy access to amenities. Although there will always be individuals who prefer Downtown, more retail [i.e. Starbucks, Borders, Dean & DeLuca (groceries)] will have to be within walking distance.
4. **Upper echelon transitional lifestyle resident** – This individual (not a couple), has recently undergone a divorce or separation or mid-life crisis. Primary concern during their brief tenure (less than one year) is ease of access to work, gyms, and singles hangouts, i.e., bars and restaurants.
4. **Close to Airport Residents** - These sales or services professionals are individuals or couples who travel with frequently (2 to 6 times a month) for short day or overnight trips. Their long work hours and harried work schedules encourage them to maximize quality home time by avoiding long commutes to work or to the Airport. Currently their housing needs are being serviced by the Alvarado Apartments & Lake & Racquet. These same individuals may currently work out of their home and, as such, may require an extra bedroom or “home office.”
5. **Student Residents** -Student housing has gone through twenty year demand cycles, with the end of another cycle starting this year. Although the actual cause of demand is difficult to pinpoint, the expense of housing, long travel distance to campus, turnover of grandfathered zoning conversions, and increase in enrollment (thanks to the NM lottery program) have caused a recent demand for student housing. (UNM intends to address this when land leases along the Lomas/University corridor expire in the next couple of years.)
6. **Families who want proximity to award winning education** -Both APS and the Catholic school systems have elementary level schools located in the Downtown area. The lack of quality affordable housing in the area has kept this class of tenant out of this sub-market.



Downtown Demographics — Drive time Profiles

Drive time—the following map demonstrates how far a downtown resident can drive in Albuquerque in 5 minutes, 10 minutes, 15 minutes, and 20 minutes.

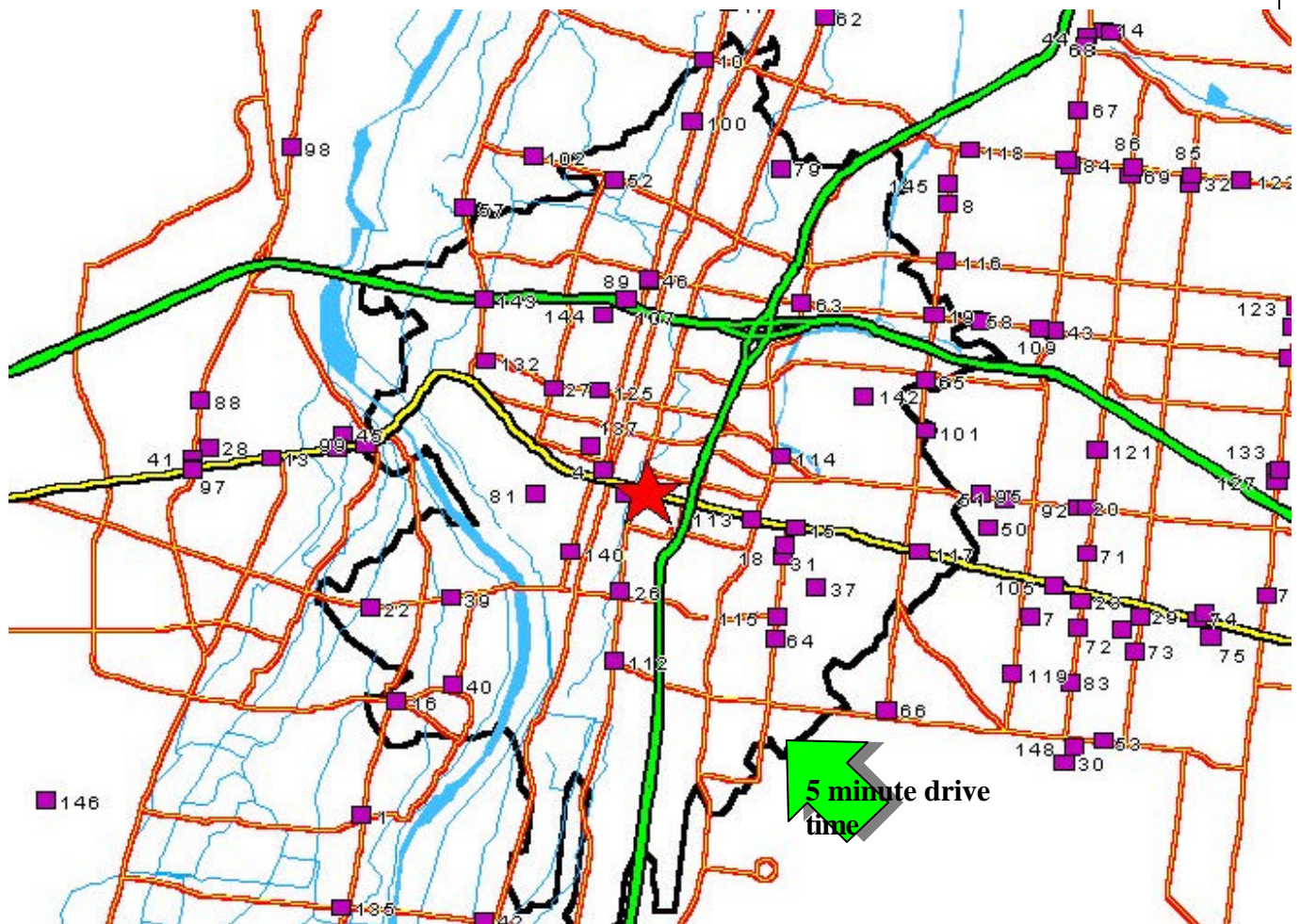


Downtown Linkages— Grocery Stores

Previous demographics demonstrate Downtown Albuquerque residents spend twice as much on groceries as compared to other downtown residents in six similar cities. An often heard complaint is the lack of grocery stores in the downtown core. The following Site-To-Do-Business map shows downtown Albuquerque (the star), a 5 minutes drive time from the downtown core, and all grocery stores (as defined by sic code #5411) within 3 miles.

As part of the housing study, a majority of the downtown grocery stores were visited. Although no empirical data methodologies were used, a cursory review of the grocery stores indicates that the current stores offer food and groceries, but are lacking in pharmacies, film development, movie rental, and other services associated with the larger grocery store trends.

It would appear that there is a demand for a downtown Target or Wal-Mart and for a gourmet grocer (like Dean & DeLuca) or a natural foods grocery (like Wild Oats).



Downtown Linkages— Grocery Stores

#	Name	Address	Phone		Dist.	Dir.
4	PLAZA NEWS STAND	200 3RD ST NW	(505) 246-2292	541103	0.4	W
15	SINGH AUDIO & VIDEO	107 HARVARD DR SE	(505) 266-8597	541105	1.3	E
16	SMITH'S FOOD & DRUG CTR	1601 ARENAL RD SW	(505) 877-4183	541105	2.8	SW
18	SMITH'S FOOD & DRUG CTR	320 YALE BLVD SE	(505) 266-0201	541105	1.3	E
19	SMITH'S FOOD & DRUG CTR	2620 CARLISLE BLVD NE	(505) 884-0455	541105	2.9	NE
22	SO-LO FRESHMART	1720 BRIDGE BLVD SW	(505) 242-6818	541105	2.5	SW
26	STADIUM VALUE-WAY	1312 BROADWAY BLVD SE	(505) 242-1219	541105	0.9	S
27	SUNSHINE FOOD MARKET	912 12TH ST NW	(505) 242-1492	541105	1.2	NW
31	TRI H CONVENIENCE STORE	225 YALE BLVD SE	(505) 765-5999	541103	1.2	E
37	GARFIELD MARKET	2628 GARFIELD AVE SE	(505) 255-0603	541105	1.7	E
39	GASMAN INC	1312 BRIDGE BLVD SW	(505) 242-7148	541103	1.9	SW
40	GASMAN INC	937 ISLETA BLVD SW	(505) 877-8429	541103	2.3	SW
45	HECTOR'S SNACK BAR	313 46TH ST NW	(505) 768-2127	541104	2.6	W
46	HI-LO MARKET	2513 4TH ST NW	(505) 247-0549	541105	1.9	N
50	INDOPAK CONVENIENCE STORE	4514 CENTRAL AVE SE	(505) 254-8199	541105	2.9	E
51	JOHN BROOKS FOOD TOWN	4910 LOMAS BLVD NE	(505) 266-3247	541105	3	E
52	JOHN BROOKS SUPERMARKET	1130 CANDELARIA RD NW	(505) 345-3014	541105	2.8	N
57	LA MONTANITA NATIONAL FOOD	2400 RIO GRANDE BLVD NW	(505) 242-8800	541101	2.9	NW
63	CIRCLE K	2001 MENAUL BLVD NE	(505) 881-2138	541103	2.1	NE
64	CIRCLE K	1316 YALE BLVD SE	(505) 255-7816	541103	1.7	SE
65	CIRCLE K	2019 CARLISLE BLVD NE	(505) 265-0817	541103	2.5	NE
66	CIRCLE K	1600 CARLISLE BLVD SE	(505) 268-3180	541103	2.8	SE
81	COUNTRY CLUB FOOD STORE	1002 COAL AVE SW	(505) 247-1989	541105	0.9	W
89	ECONOMY GAS & FOOD MART	2523 4TH ST NW	(505) 243-3180	541103	1.9	N
99	FURR'S SUPERMARKET	4201 CENTRAL AVE NW # 883	(505) 836-7179	541105	2.4	W
101	FURR'S SUPERMARKET	3701 CONSTITUTION AVE NE	(505) 256-9423	541105	2.4	E
107	LOVE'S COUNTRY STORE INC	2200 6TH ST NW	(505) 842-6514	541105	1.7	N
108	LOWES	LOMAS BLVD NE & 11TH ST NW	(505) 247-8399	541105	0.2	W
112	7-ELEVEN FOOD STORE	2120 BROADWAY BLVD SE	(505) 242-9607	541103	1.5	S
113	7-ELEVEN FOOD STORE	1720 CENTRAL AVE SE	(505) 843-7082	541103	0.9	E
114	7-ELEVEN FOOD STORE	1800 LOMAS BLVD NE	(505) 242-2393	541103	1.2	E
115	7-ELEVEN FOOD STORE	1010 YALE BLVD SE	(505) 265-6098	541103	1.5	SE
117	7-ELEVEN FOOD STORE	3801 CENTRAL AVE NE	(505) 268-9724	541105	2.3	E
125	TURQUOISE MOUNTAIN EMPO-	601 MOUNTAIN RD NW	(505) 243-5435	541104	1	NW
132	A MOVEABLE FEAST	400 SAN FELIPE ST NW # 5	(505) 842-5100	541104	1.8	NW
137	ALCOVE	505 MARQUETTE AVE NW # 1	(505) 842-0812	541103	0.6	NW
140	ARROW SUPER MARKET	1101 4TH ST SW	(505) 247-3823	541105	0.8	SW
141	ATRISCO 66	4617 CENTRAL AVE NW	(505) 831-5778	541103	2.6	W
142	BROOKS GROCERY EMPORIUM	1403 GIRARD BLVD NE	(505) 265-6771	541105	2	NE
143	BUBBA'S CONVENIENCE CTR	1111 RIO GRANDE BLVD NW	(505) 242-1840	541103	2.2	NW
144	BUBBA'S CONVENIENCE CTR	2012 7TH ST NW	(505) 843-9594	541103	1.6	NW

Downtown Linkages— Restaurants

According to a Santa Fe loft developer, one of his prime criteria for selection of a site for development is that it must be in close proximity to nice restaurants. Using the demographics mapping available on the Site-to-Business, all of the restaurants (as classified by the Standard Industrial Classification Code system) in the vicinity of downtown have been mapped out below.

