

Fully-Improved Retail Site

NWC Northern & Loma Colorado Blvds. NE | Rio Rancho, NM 87124

Land For Sale



LOMA COLORADO



SHADOW-ANCHORED

Loma Colorado is a premier 19.4-acre retail center in the growing, underserved Northern Rio Rancho area.

got space

NAI SunVista

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FOR MORE INFORMATION:

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Land For Sale

AVAILABLE

Price:

\$2,500,000 (\$2.99/SF)

Land:

±19.4 Acres

Zoning:

SU-Rio Rancho

- Allows for general retail uses

Highlights:

- Site is fully entitled
- Site is fully improved, including all asphalt, utilities and landscaping
- All offsites are completed
- All pylon signs are completed

All site plans shown are conceptual and subject to change.



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Rio Rancho is the **fastest growing** city in New Mexico with a population of more than 100,000



Loma Colorado sits at the intersection of Northern & Loma Colorado with more than **20K** cars per day



There are **37,162** households in Rio Rancho



The average household income is **\$72,962**



The median disposable income in Rio Rancho is **\$48,160**



Rio Rancho has **2,286** total businesses with **24,454** employees

2020 ESRI Demographics

A High-Income, High-Growth, Underserved Trade Area

Rio Rancho is the **2ND-MOST UNDERSERVED** Trade Area in the Albuquerque Market

RETAIL SF PER SHOPPER PER TRADE AREA

Southwest Mesa:	10 SF of Retail
Rio Rancho	14.5 SF of Retail
North Valley:	19 SF of Retail
University:	20 SF of Retail
Downtown:	25 SF of Retail
Far NE Heights:	32 SF of Retail
SE Heights:	30 SF of Retail
NE Heights:	49 SF of Retail
North I-25:	121 SF of Retail
Uptown:	396 SF of Retail
Cottonwood:	459 SF of Retail



497

New
Home Starts
in 2018

57

Completed Single-
Family Residences
in 2018

955

Completed
Homes from
2015 to 2018

Information based on Q1 2017 housing data



STRENGTHS

- ↑ Rio Rancho is a business-friendly city
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

CHALLENGES

- ↓ Rio Rancho experiences significant retail leakage of approx. **\$400 million** into the City of Albuquerque.

OPPORTUNITIES

- ➔ Investors can bridge the gap of needs and retail services in Rio Rancho

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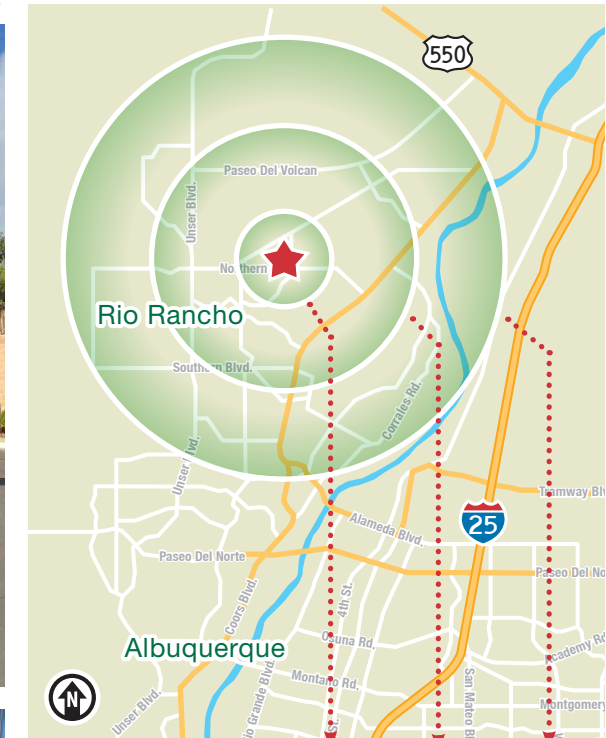
Site Highlights & Demographics

- Strong Lowe's anchor tenant
- Pad sites and in-line retail opportunities
- Surrounded by Rio Rancho Schools: high school, junior high, mid-school, elementary and pre-school along with the McDermott Athletic Center
- Across the street from a ±300 bed retirement community
- Multiple full-access points & signalized intersection
- Great signage available along Northern & Loma Colorado Blvds.
- Great visibility along Northern Blvd.
- More than 300 new homes planned for the immediate area in the next year
- Average Household Income within one mile is \$75,224
- Extraordinarily affordable opportunity



Land For Sale

1, 3 & 5 Miles



2020 Demographics	1 mile	3 mile	5 mile
Total Population	5,332	47,055	113,475
Average HH Income	\$75,224	\$73,338	\$76,894
Daytime Employment	911	14,443	28,922

Infograph web sources: ESRI 2020 Demographic & Mapping and the New Mexico Economic Development Department (Demographic information is sourced and is deemed reliable but is not guaranteed.)

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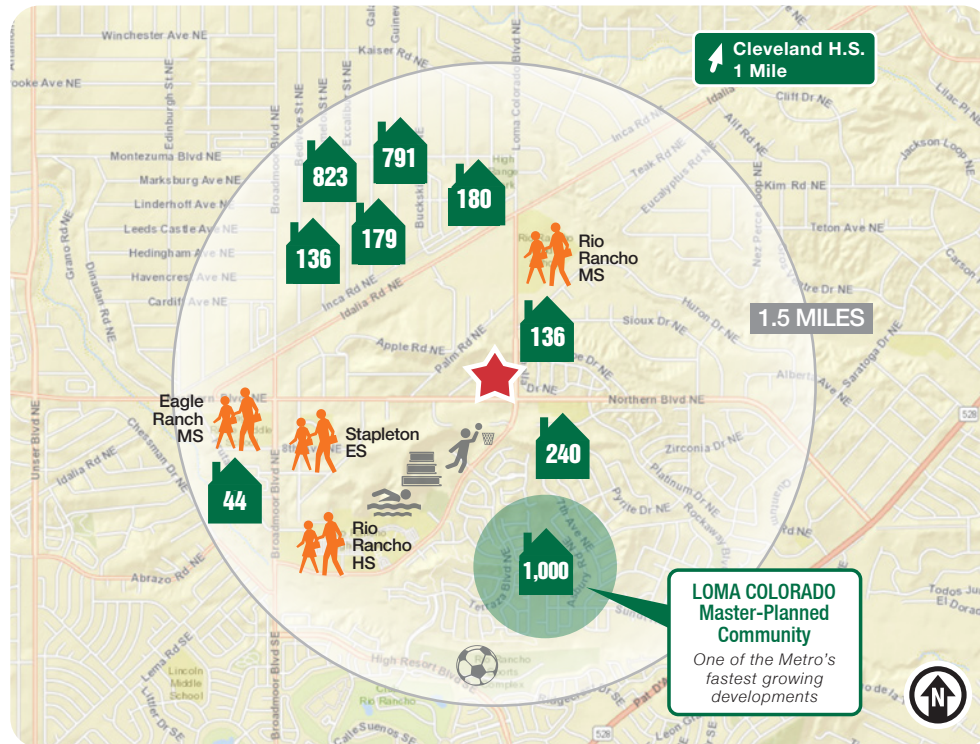
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Homes, Schools and Amenities within 1.5 Miles



Map Legend

- Housing Development (# of planned homes)
- Rio Rancho School
- Loma Colorado Main Library
- Rio Rancho Aquatic Center
- The McDermott Athletic Center
- Rio Rancho Sports Complex

SURROUNDING HOUSING

3,529
DWELLING UNITS
within 1.5 Miles of Site

Housing Development	Dwelling Units
Tierra Del Oro	791
Stonegate	823
Melon Ridge	136
Solcito	179
High Range	180
LaVida Liena	240
Loma Colorado	1,000
Diamond Ridge	136

SURROUNDING SCHOOLS



7,964
K-12 STUDENTS
within 3 Miles of Site

School	Student Pop.	Employees
Cleveland HS	2,461	200
Rio Rancho HS	2,597	211
Rio Rancho MS	1,173	104
Eagle Ridge MS	937	80
Stapleton ES	796	92

SELLING
24 HOMES
PER MONTH
in Trade Area



Information based on Q1 2017 housing data

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Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM West Campus



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



National Retailers



Intel Rio Rancho



New Presbyterian Rust Medical Center



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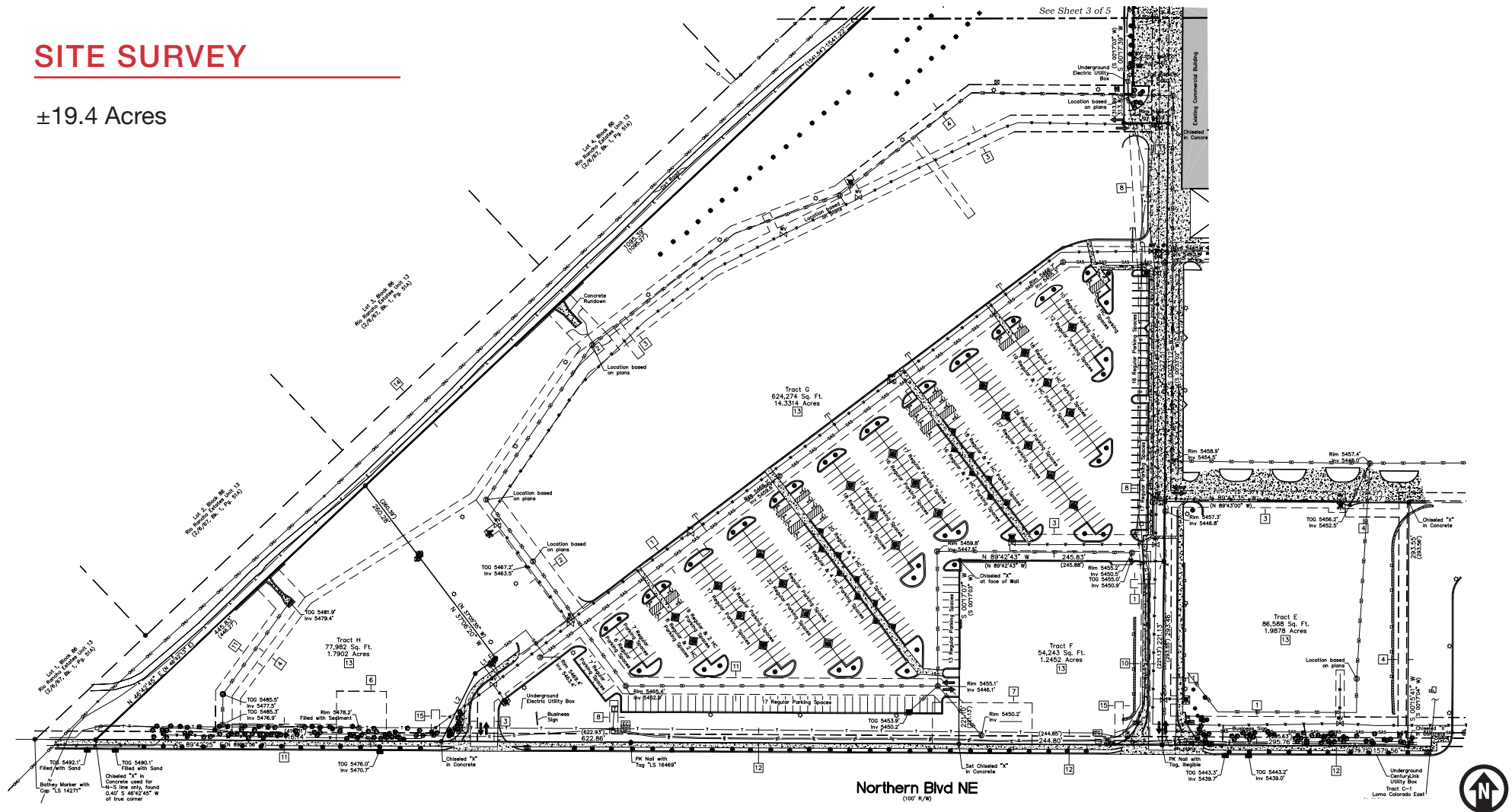
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SITE SURVEY

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