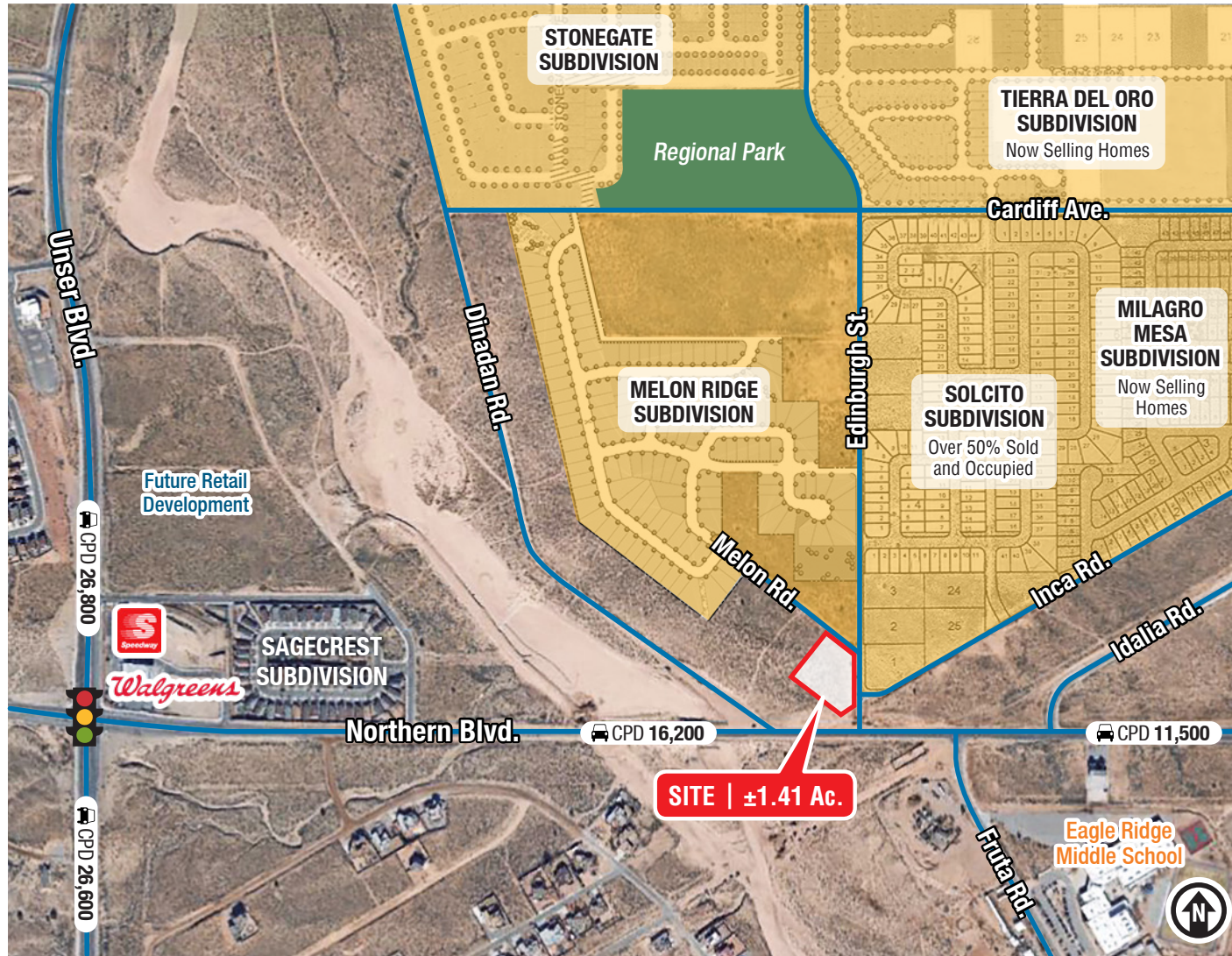


For Sale

Retail Land In High-Traffic Area

LOCATED IN UNDERSERVED NORTHERN RIO RANCHO

NWC Northern Blvd. & Edinburgh St. NE | Rio Rancho, NM 87124



SALE PRICE

- \$552,780 (\$9.00/SF)

AVAILABLE

- Land: ±1.41 Acres (±61,420 SF)

ZONING

- C-1

PROPERTY HIGHLIGHTS

- Strong retail corner
- Close to Unser Blvd.
- Close to Stapleton Elementary, Eagle Ridge Middle School and Rio Rancho High School
- All utilities present at site
- Unique size and shape gives excellent access to large user

got space

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

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FOR MORE INFORMATION:

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For Sale

Retail Land In High-Traffic Area

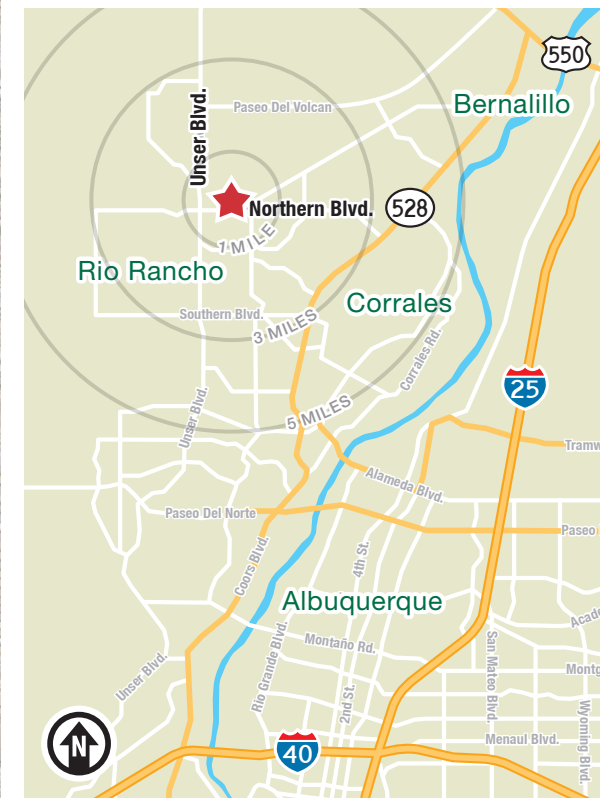
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LOCATION

2019 Demographics	1 mile	3 mile	5 mile
Total Population	3,031	50,914	113,274
Average HH Income	\$72,457	\$69,399	\$74,722
Daytime Employment	396	9,543	19,472
2019 Forecasted by Esri			



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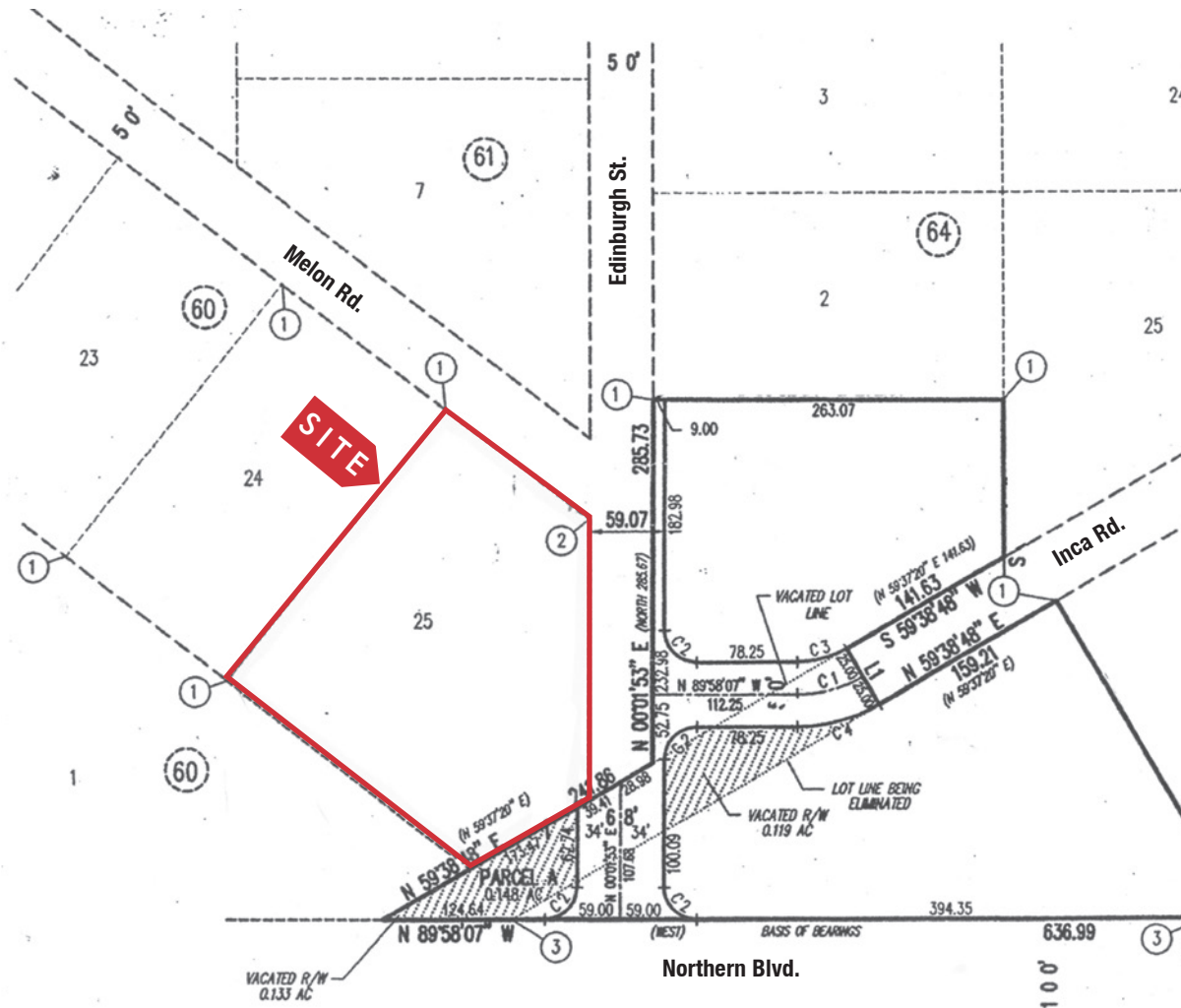
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SITE SURVEY



SITE SURVEY

±1.41 Acres

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TRADE AREA



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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Rio Rancho

TRADE AREA ANALYSIS

Rio Rancho | The "City of Vision"

The City of **Rio Rancho** is part of the Albuquerque Metropolitan Statistical Area. At only 31-years-old, Rio Rancho is considered the fastest-growing city in New Mexico. The City is strategically located in the northwest quadrant of the MSA and comprises over 100 square miles of land. The City is just 45 minutes from Santa Fe, the cultural center of the Southwest. Rio Rancho's adjacency to Albuquerque allows it to draw from the largest labor pool in New Mexico — approximately 400,000 workers. The metro area offers a capable and quality workforce to prospective employers.

Rio Rancho by the Numbers (ESRI 2020 Demographics)



Rio Rancho is the **FASTEST GROWING City in NM & the 2nd MOST UNDERSERVED TRADE AREA** in Albuquerque

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



ABQ RETAIL REPORT CARD

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
 Cottonwood - 459 SF of Retail
 Uptown - 396 SF of Retail

STRENGTHS

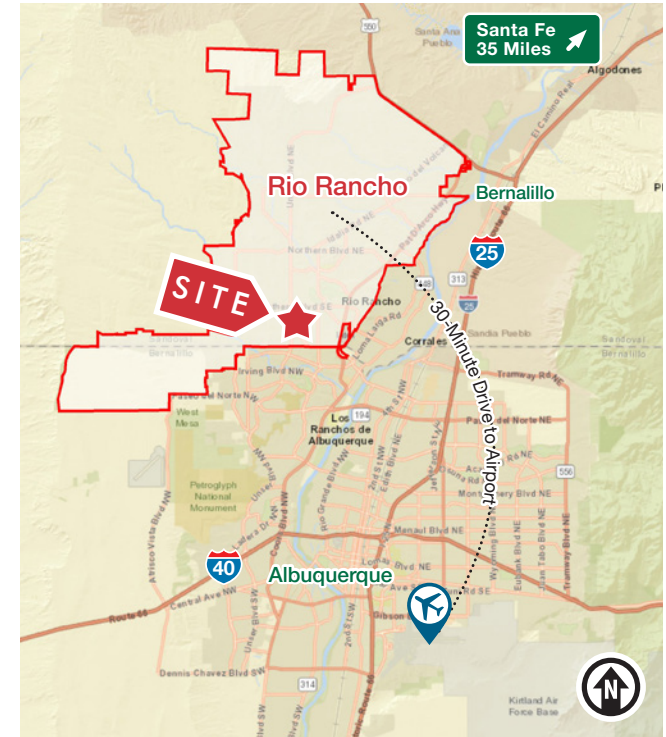
- ↑ Rio Rancho is a business-friendly location
- ↑ Low Crime Rates
- ↑ Excellent Public Education System
- ↑ Diverse Housing Options
- ↑ Growing list of quality of life amenities

CHALLENGES

- ↓ Rio Rancho experiences a significant level of retail leakage into the City of Albuquerque. Approx. \$400 Million in leakage

OPPORTUNITIES

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



Rio Rancho "City of Vision"

Number 38 in *USA Today's* "America's 50 Best Cities to Live"

Ranked as one of the "100 best places to live in America" by *Money Magazine*

Ranked as the "The top 100 best places to live & launch a business in the US" by *Fortune Small Business Magazine*

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