

FOR SALE

NEC Unser & Cabezon Blvds. NE | Rio Rancho, NM 87124

Retail/Medical Lots

IN A RETAIL/
MEDICAL CORRIDOR

Walmart 
Walgreens  **PRESBYTERIAN**
 **PREMIERE CINEMAS**



SALE PRICE \$9.75/SF to \$15.00/SF
AVAILABLE ±1.10 Acres to ± 2.78 Acres
(±169,013 SF Improved Land)
ZONING C-1

PROPERTY HIGHLIGHTS

- Located at the main entrance to Cabezon Residential Community with ±3,300 existing RUs

- Right In/Right Out on Unser Blvd.
- All utilities on improved land/property
- High traffic counts on Unser Blvd.
- 1 mile from Presbyterian Rust Medical Center

NA SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com    



FOR MORE INFORMATION:

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Alex Pulliam
alex@sunvista.com
505 350 5729

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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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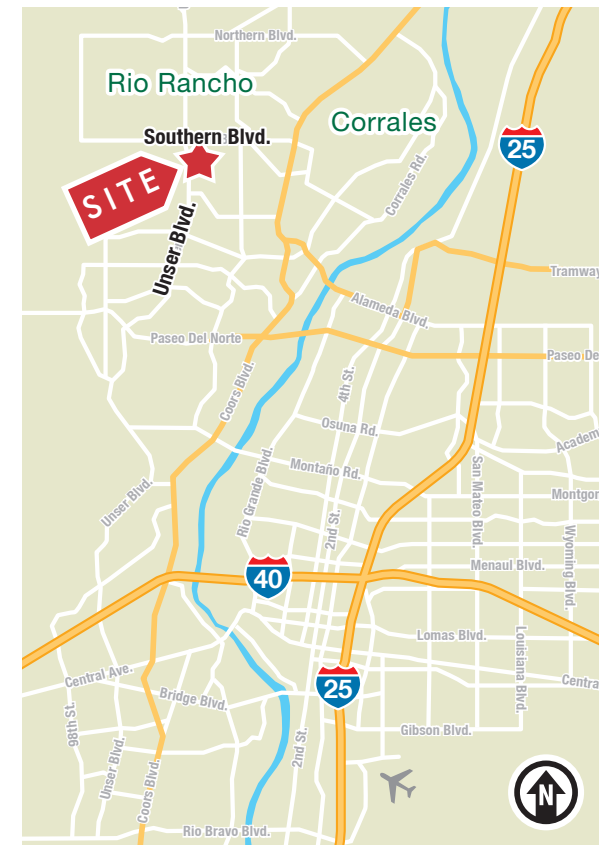
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2019 Demographics	1 mile	3 mile	5 mile
Total Population	10,476	83,579	153,260
Average HH Income	\$94,857	\$75,617	\$80,965
Daytime Employment	3,389	15,480	31,858
2019 Forecasted by Esri			



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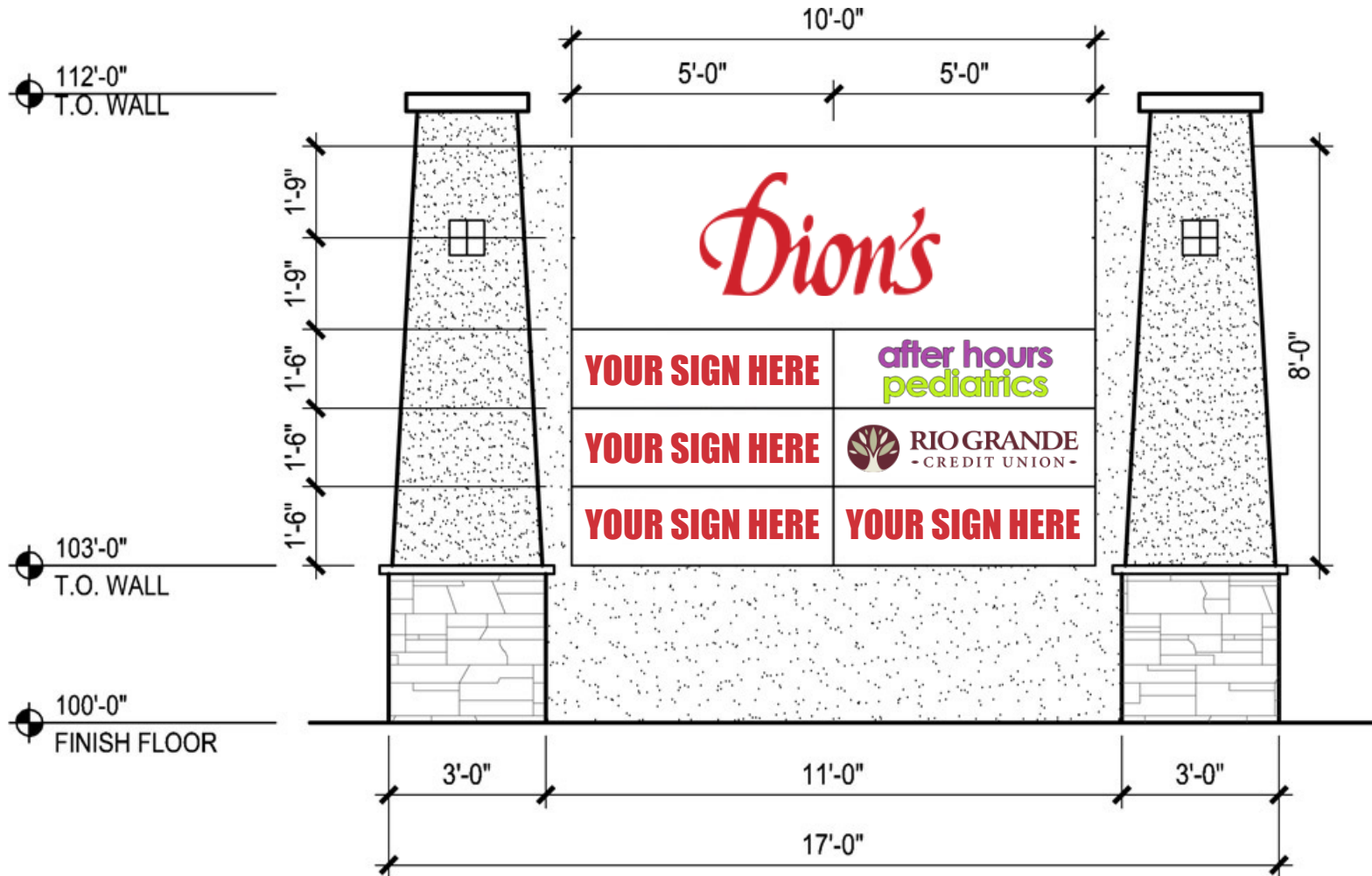
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Rio Rancho

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

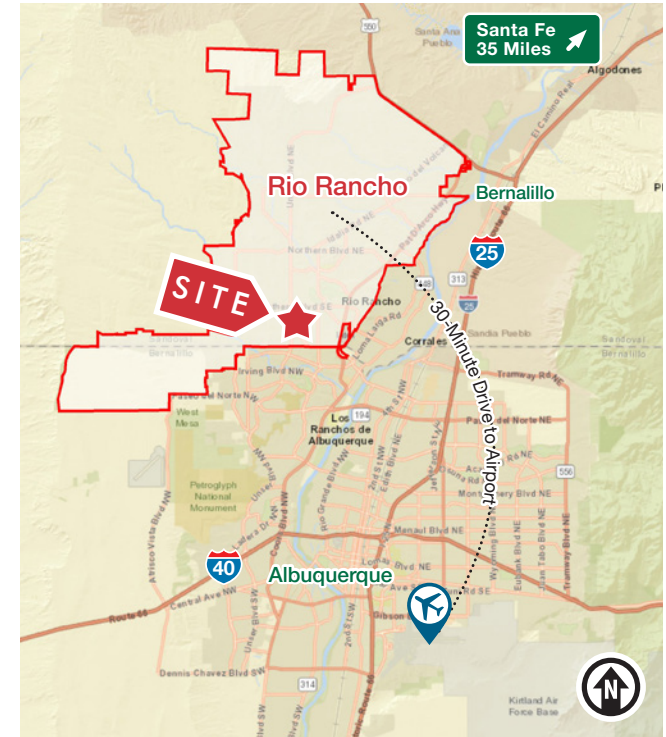
- ↑ Rio Rancho is a business-friendly location
- ↑ Low Crime Rates
- ↑ Excellent Public Education System
- ↑ Diverse Housing Options
- ↑ Growing list of quality of life amenities

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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