

For Sale, Lease
or Build-to-Suit

Retail Land on Northern Blvd.

LOCATED ON A HARD CORNER SURROUNDED BY SCHOOLS

SEC Northern Blvd. & Walpi NE | Rio Rancho, NM 87124



SALE PRICE \$392,040
LEASE RATE \$3,330/Mo. Ground Lease
AVAILABLE ±1.5 Acres
ZONING C-1

PROPERTY HIGHLIGHTS

- 272' of frontage on Northern Blvd.
- Fantastic views, great restaurant site

- Rapidly increasing population density and traffic count (10,000 cars per day)

- Build-to-suit, land lease or seller financing considered
- Full city utilities
- Drive-thru's permitted

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com



FOR MORE INFORMATION:

Keith Meyer, CCIM, SIOR

Owner/Broker

keithmeyer@sunvista.com | 505 715 3228

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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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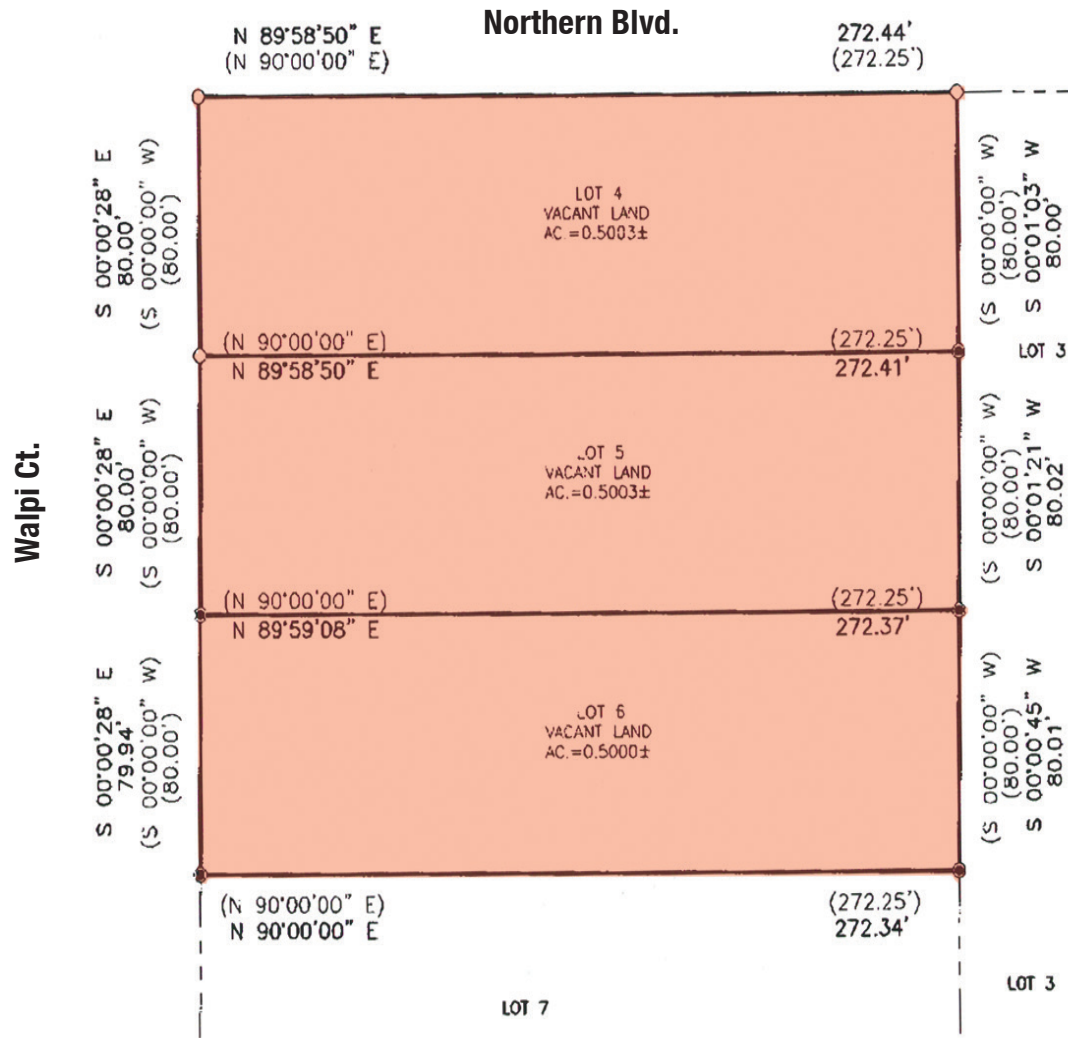
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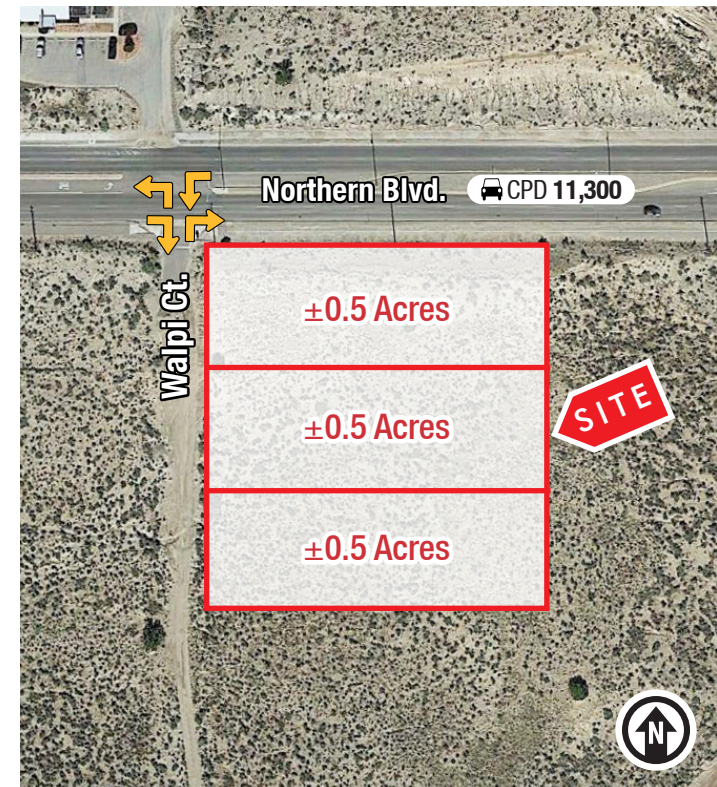
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SITE

2020 Demographics	1 mile	3 mile	5 mile
Total Population	4,481	51,057	119,002
Average HH Income	\$79,565	\$70,843	\$76,705
Daytime Employment	919	16,336	27,826
2020 Forecasted by Esri			



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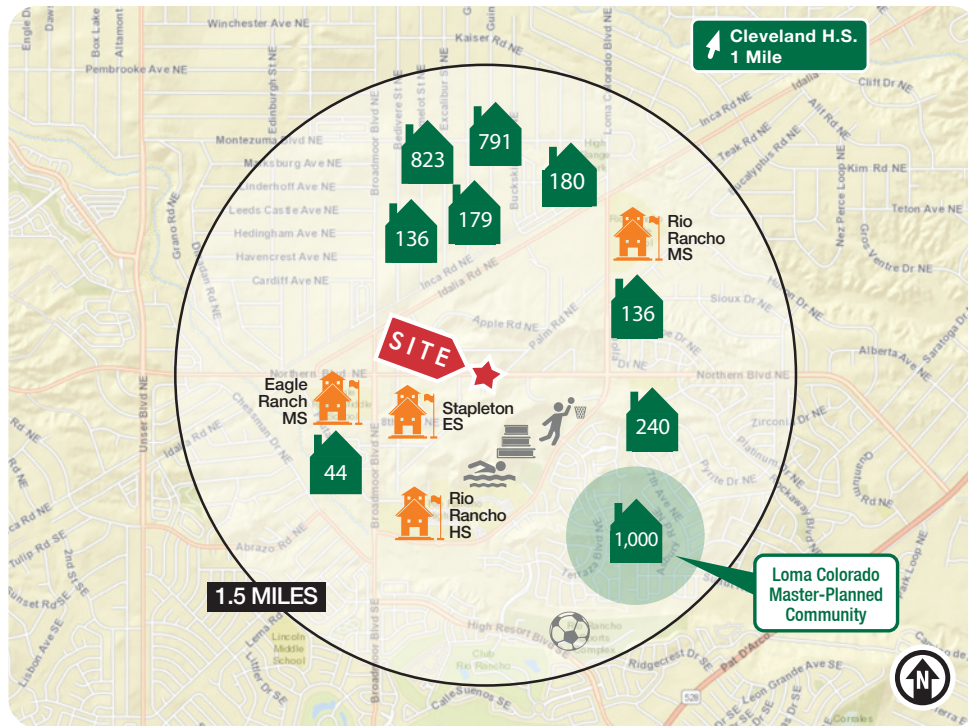
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AMENITIES

HOME, SCHOOLS & LIFE AMENITIES WITHIN 1.5 MILES OF SITE



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 <i>One of the Metro's fastest growing developments</i>	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

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

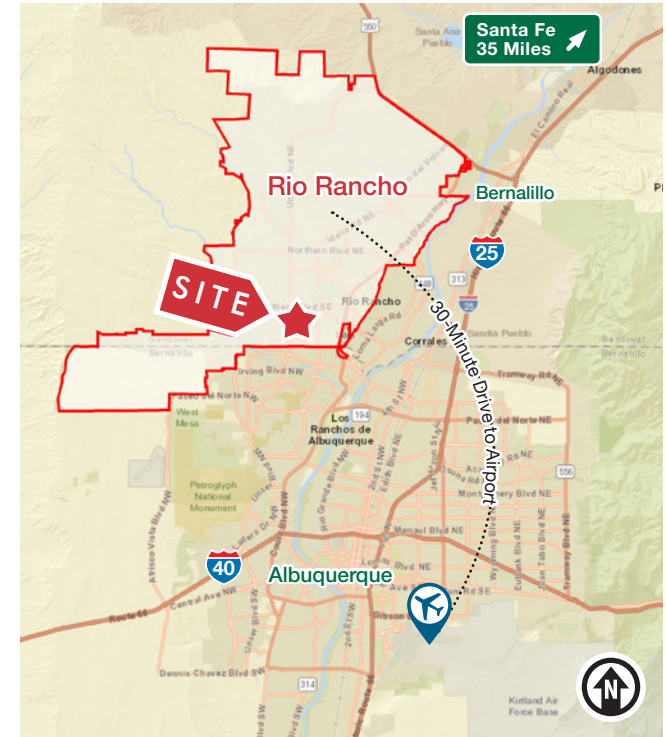
- ↑ Rio Rancho is a business-friendly location
- ↑ Low Crime Rates
- ↑ Excellent Public Education System
- ↑ Diverse Housing Options
- ↑ Growing list of quality of life amenities

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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