

**FOR SALE**

NEC Northern & Broadmoor Blvds. NE | Rio Rancho, NM 87124

# Large-Tract Retail Pad Site

LOCATED IN THE EMERGING  
NORTH RIO RANCHO TRADE AREA



**SALE PRICE** \$3,209,065 (\$6.96/SF)

**AVAILABLE** ±10.6 Acres

**ZONING** C-1

## PROPERTY HIGHLIGHTS

- Surrounded by new and expanding master planned residential developments
- Flat, level site – all utilities present
- Excellent visibility
- At the signalized intersection of Northern & Broadmoor
- Located in the center of the Rio Rancho school system
- Northern Blvd. is the newest retail trade area in Rio Rancho

**NAI SunVista**

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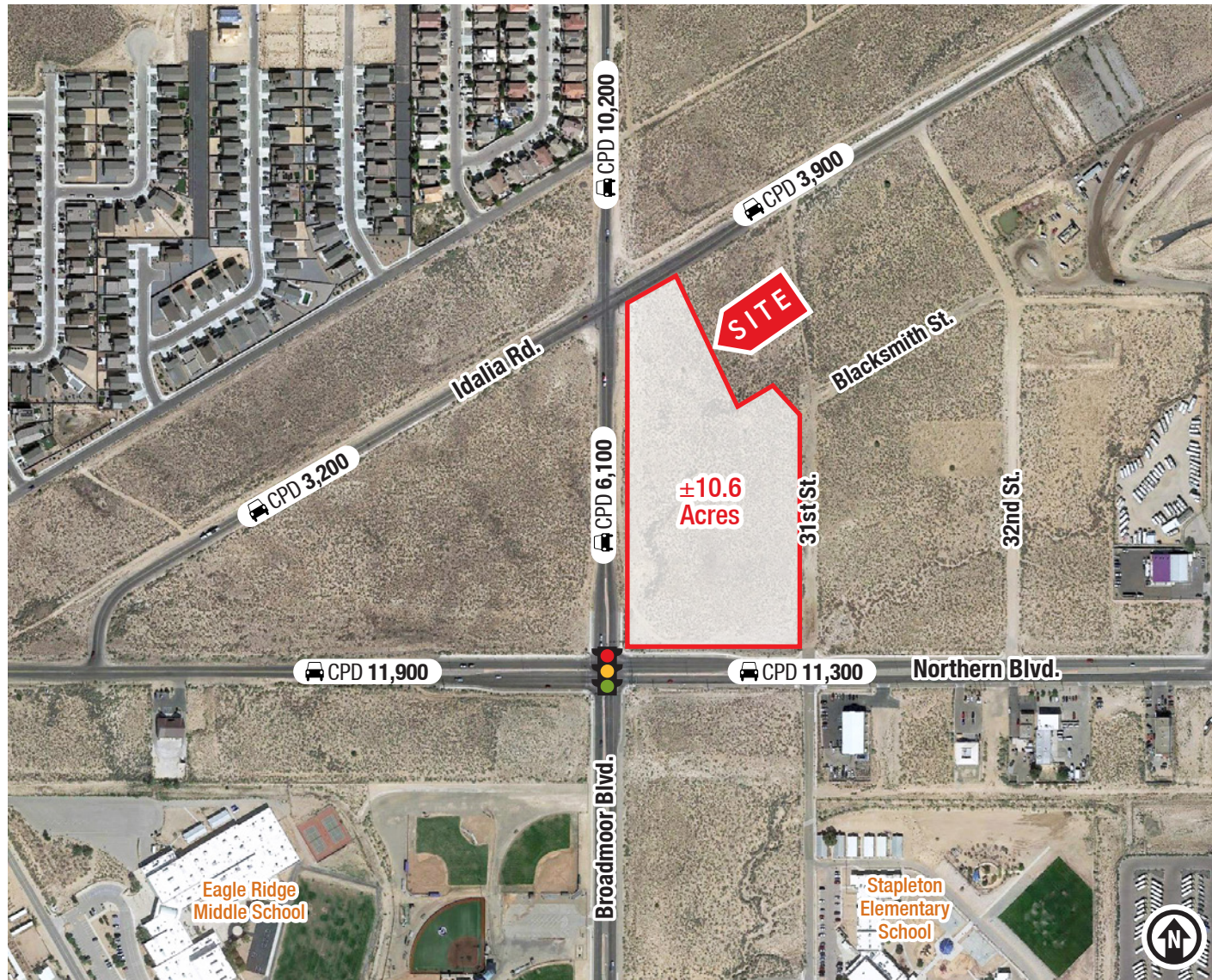


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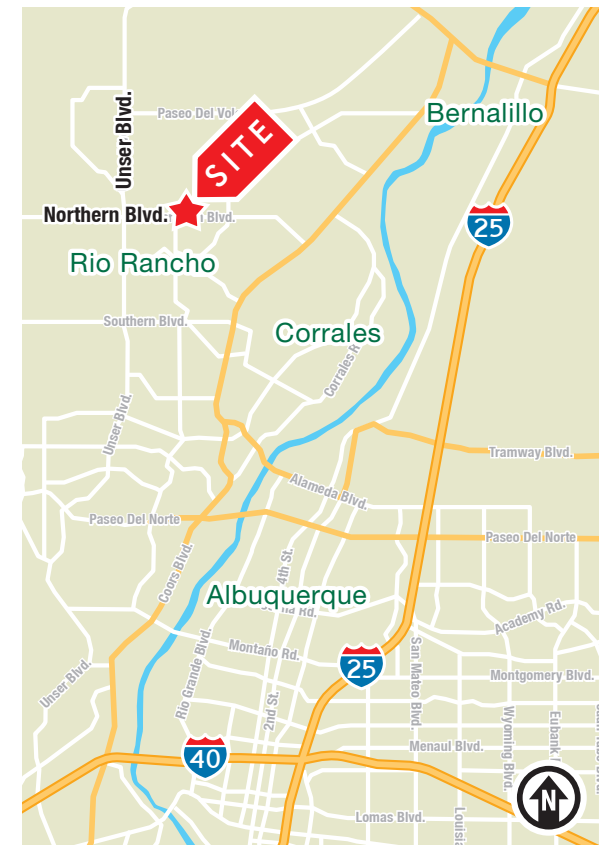
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2020 Demographics	1 mile	3 mile	5 mile
Total Population	5,408	52,455	117,605
Average HH Income	\$79,657	\$70,289	\$75,892
Daytime Employment	1,018	13,434	25,913
2020 Forecasted by Esri			



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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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# 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

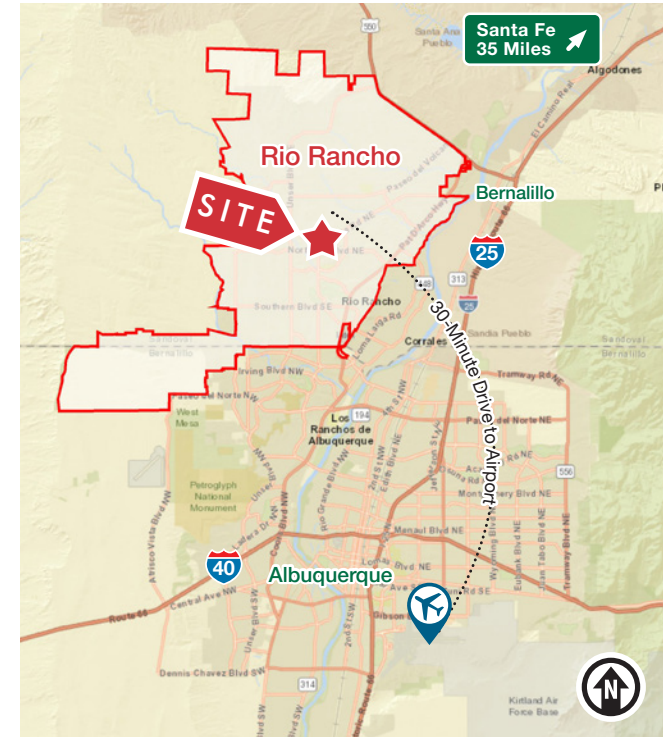
- ↑ Rio Rancho is a business-friendly location
- ↑ Low Crime Rates
- ↑ Excellent Public Education System
- ↑ Diverse Housing Options
- ↑ Growing list of quality of life amenities

### 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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