

# For Sale

## Retail Land on Northern Blvd.

DEVELOPMENT OPPORTUNITY IN FAST-GROWING CORRIDOR

NEC Northern Blvd. & Lumberman Rd. NE | Rio Rancho, NM 87124

NWQ Northern & Loma Colorado Blvds. NE



**SALE PRICE** \$425,000

**AVAILABLE**

- Land: ±2.012 Acres

**ZONING** C-2

### PROPERTY HIGHLIGHTS

- 350' of frontage on Northern Blvd.
- Wide range of permissive uses included in C-2 zoning
- Drive-thru's permitted
- Centrally located to major home developments
- Located near high traffic generating Lowe's, athletic center, library & aquatic center
- Great location for restaurants, banks, urgent care center or car wash
- Full access to city utilities
- More than 13,000 cars per day

**NAI SunVista**

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FOR MORE INFORMATION:

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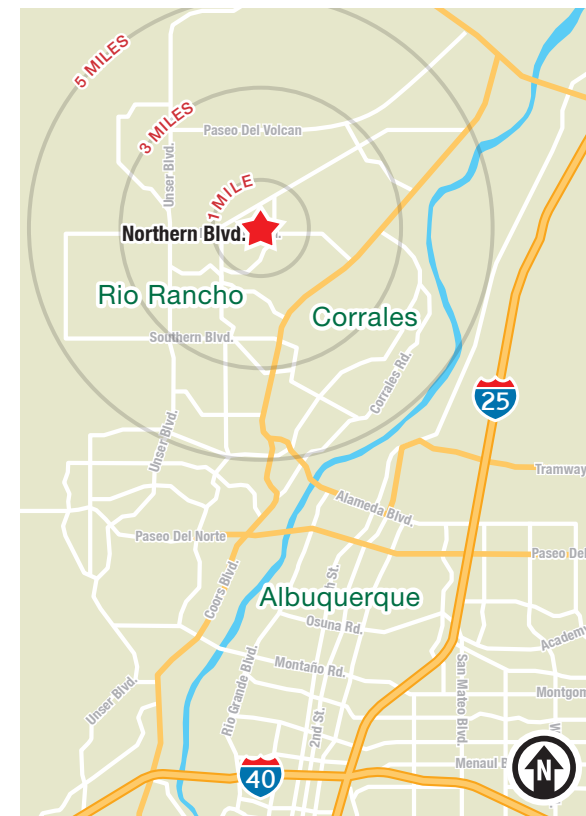
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### LOCATION

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

2020 Forecasted by Esri



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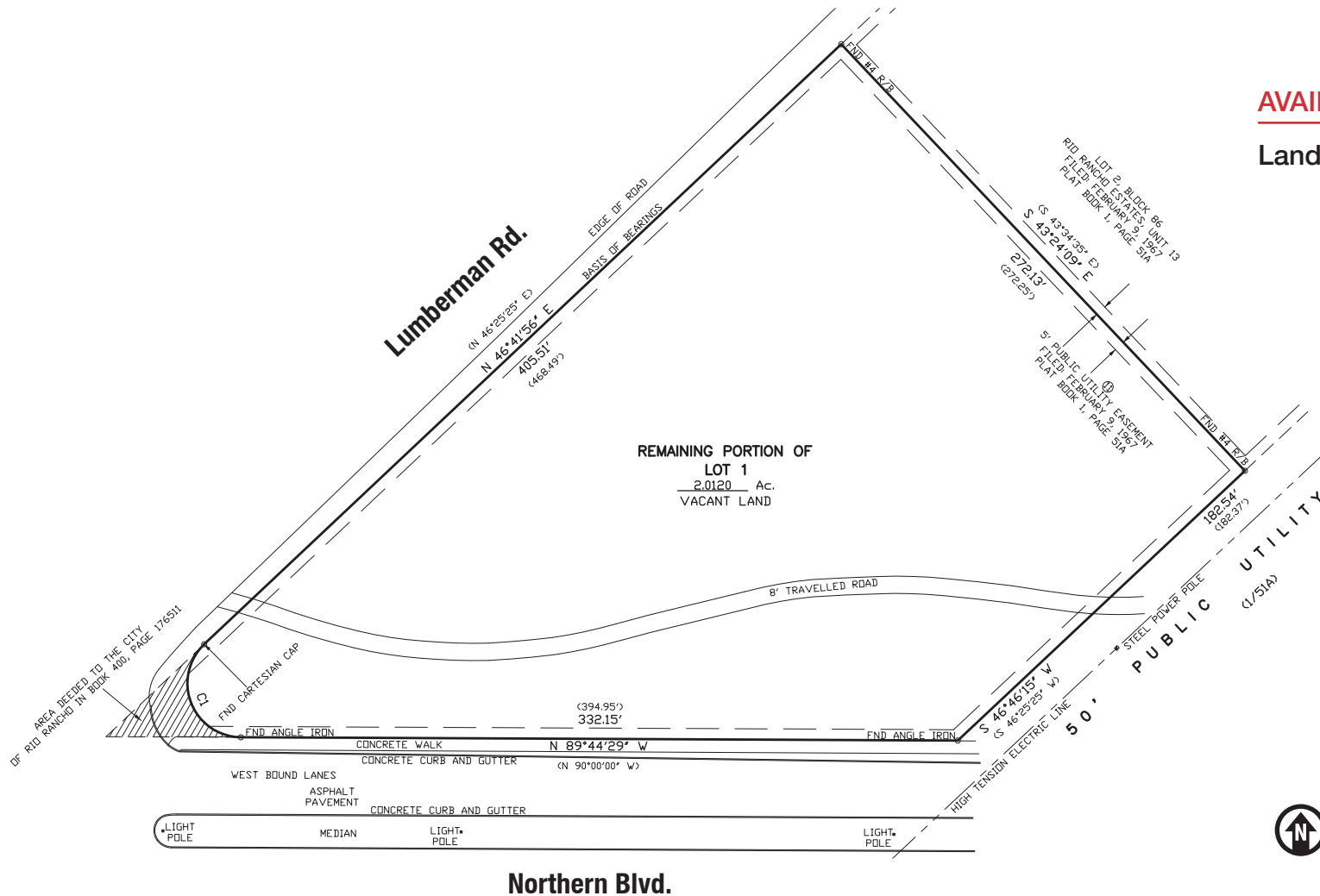
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SITE SURVEY

AVAILABLE

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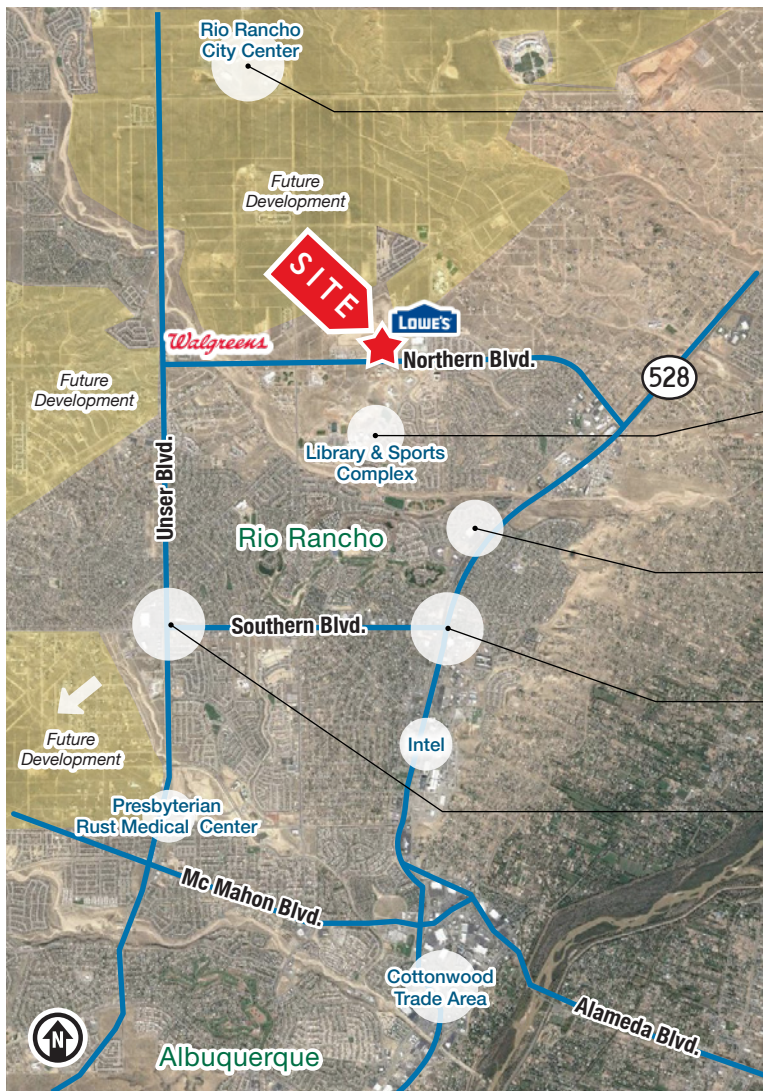
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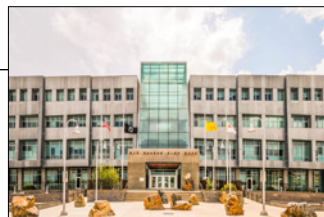
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### LOCATION



Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM West Campus



Loma Colorado Library



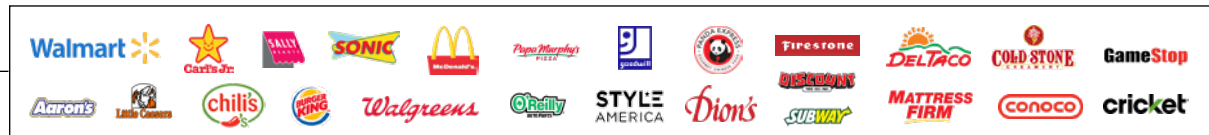
Rio Rancho Aquatic Center



Rio Rancho Sports Complex



National Retailers



Intel Rio Rancho



New Presbyterian Rust Medical Center



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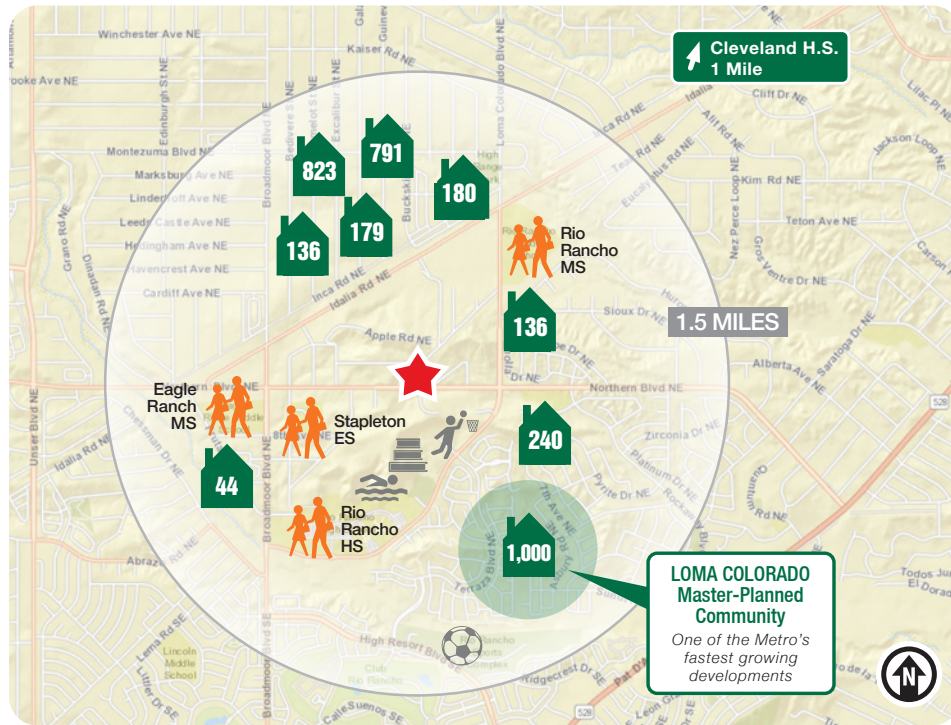
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### Homes, Schools and Amenities within 1.5 Miles



#### 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

#### LOCATION

### 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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## 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
<b>Rio Rancho</b>	<b>14.5 SF of Retail</b>
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

## 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



Rio Rancho is the **fastest growing** city in New Mexico and is in the top 4% fastest growing cities in the U.S. Over the past 5 years Sandoval County has grown faster than Albuquerque and the United States.



Rio Rancho was named the **"Best Place to Live in New Mexico"** by *Money Magazine* in 2017 & 2018



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

**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