

Unser Pavilion West

UNSER GATEWAY RETAIL/OFFICE DEVELOPMENT OPPORTUNITY

SEQ Wellspring Ave. & 21st St. SE | Rio Rancho, NM 87124



Join
Rio Rancho's
Fastest-Growing
Neighborhood



Sale Price
\$2,156,220 (\$9.90/SF)



±5.0 Acres
Available For Sale



High-Growth,
Underserved
Location



A VeriReady Site

NA SunVista

Jim Hakeem
jim@sunvista.com | 505 878 0006

Genieve Posen
genieve@sunvista.com | 505 998 1568

John Algermissen
johna@sunvista.com | 505 998 5734

FOR MORE INFORMATION:



UNSER PAVILION IN UNSER GATEWAY

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Expand on the success of adjacent Unser Pavilion

Our Rio Rancho location was a pivotal catalyst to M'tucci's growth and development. We've received such an amazing embrace from the community that has led to a long term and highly-sustainable business model.

John Haas

President, M'tucci's Restaurants

Since opening my practice at Unser Pavilion in 2017, it has grown from seeing 10-15 patients a day to 40-50 patients a day.

Dr. Brian Hatch, DMD

Mountain View Pediatric Dentistry

As a practice provider and owner, positioning Wisteria Dental at Unser Pavilion was a great decision. The benefits of being on Unser Blvd. has brought in new patients without having to invest heavily in marketing. We now average 40 new patients per month.

Dr. Trang Le, DDS

Wisteria Dental



PROPERTY HIGHLIGHTS

- Adjacent to the thriving Unser Pavilion retail center
- Across from Presbyterian Rust Medical Center
- Located in an underserved market
- Surrounded by a growing high-income residential population
- Located within 1 mile of Joe Harris Elementary (800 students), Los Diamantes (578 homes), and future high school
- Perfect opportunity for:
 - Entertainment venue
 - Restaurants
 - Food hall
 - Hotel
 - Office complex
- VeriReady Site – Get to ground-breaking faster
- LEDA and GRIP funds available
- Zoning: C-1



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6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109



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Unser Pavilion West

UNSER GATEWAY TRADE AREA

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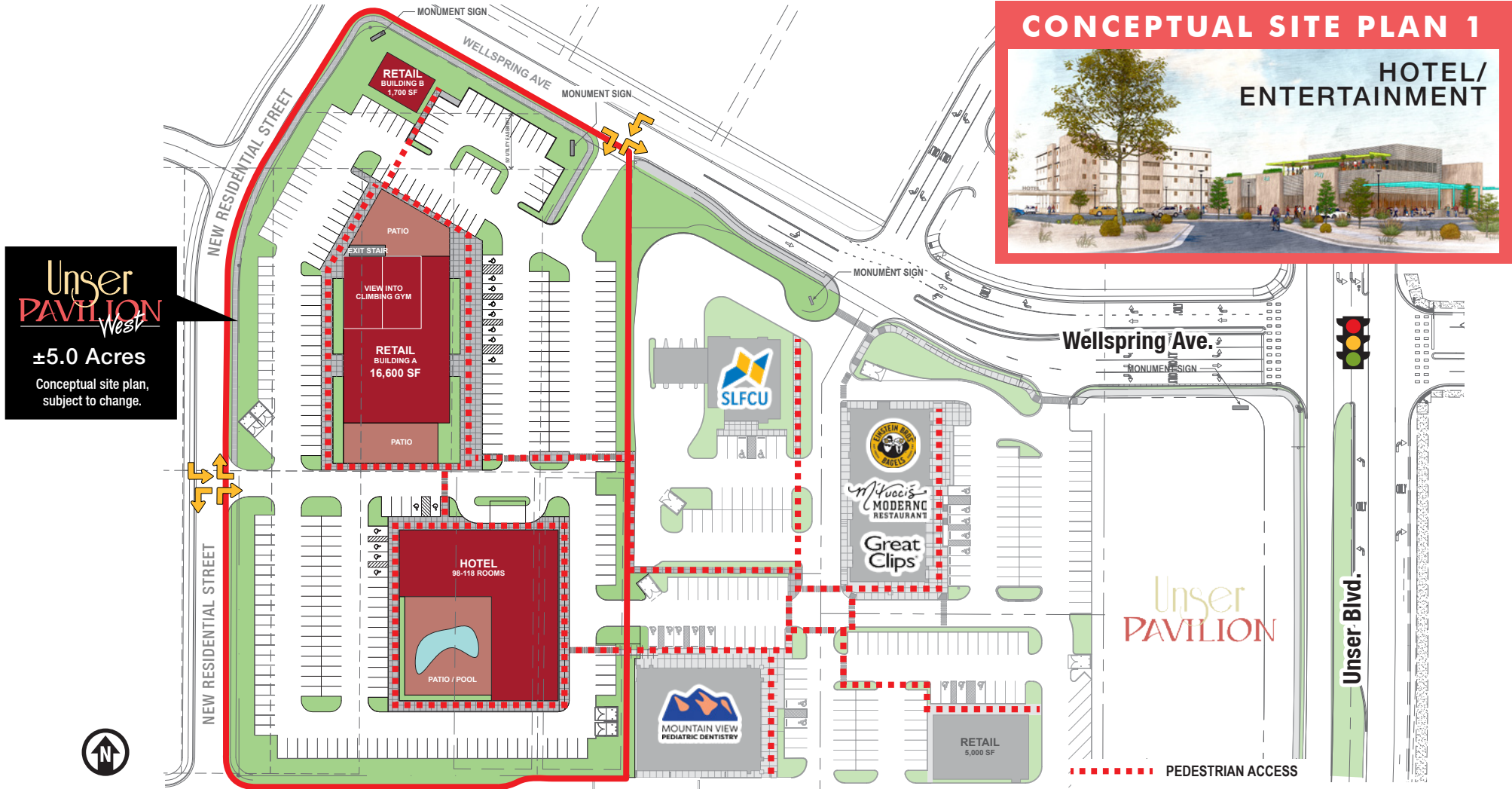
Unser PAVILION West

UNSER PAVILION WEST SITE PLANS

SEQ Wellspring Ave. & 21st St. SE | Rio Rancho, NM 87124

CONCEPTUAL SITE PLAN 1

HOTEL/ ENTERTAINMENT



Unser PAVILION West
±5.0 Acres
Conceptual site plan,
subject to change.

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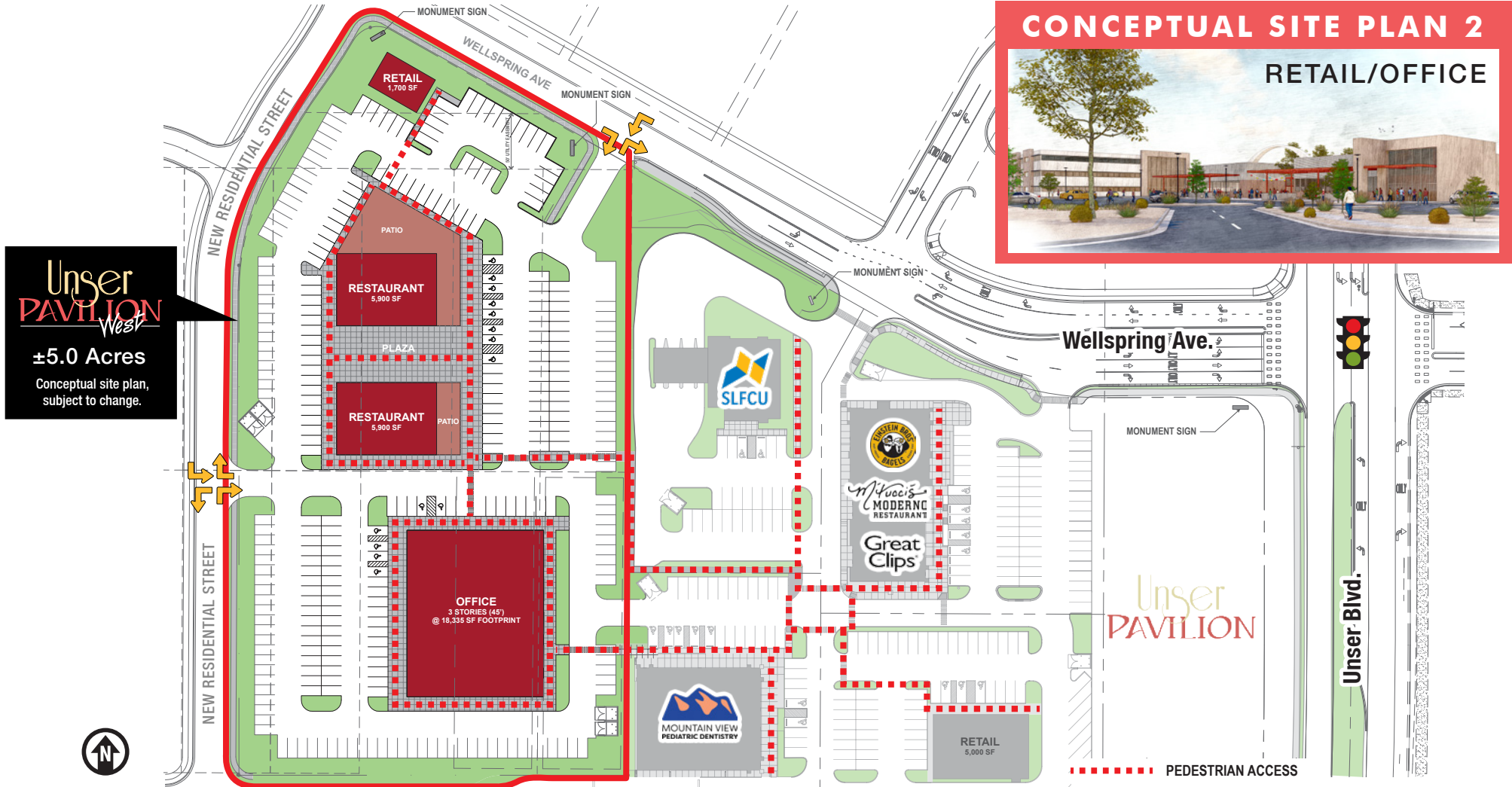
Unser PAVILION West

UNSER PAVILION WEST SITE PLANS

SEQ Wellspring Ave. & 21st St. SE | Rio Rancho, NM 87124

CONCEPTUAL SITE PLAN 2

RETAIL/OFFICE



Unser PAVILION West

±5.0 Acres

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UNSER PAVILION WEST SITE CHARACTER

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CONCEPTUAL SITE 1 | HOTEL/ENTERTAINMENT



CONCEPTUAL SITE 2 | RETAIL/OFFICE



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Join the Development **BOOM** of the Unser Gateway in Rio Rancho



A High-Growth, Underserved Trade Area

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
- 1,000 new homes in development
- High-income neighborhoods and schools
- Multi-generational neighborhoods - young families to grandparents
- Infrastructure development includes new roads, utilities and storm drainage systems
- Pro-development mayor and governing body



Intel Corporation is investing **\$3.5 billion** to upgrade its Rio Rancho operations.



Housing

- Record prices
- Low Inventory
- Low Interest Rates
- Limited ABQ land



Presbyterian Rust Medical Center

has the opportunity to expand to 1.2 M SF. It's currently 63% complete and 25 years ahead of schedule.



Parks & Recreation

- A Park Above
- Black Arroyo Wildlife Park
- Gateway Park

