

# For Sale

## Retail/Office Land Opportunity

LOCATED IN AN EMERGING RIO RANCHO CORRIDOR

NEC Westside Blvd. & Wellspring Ave. SE | Rio Rancho, NM 87124

The Rio Grande  
Retirement Living

VILLAGE AT RIO RANCHO



Mixed-Use Development

ClearSky  
Rehabilitation  
Hospital

A PARK ABOVE



SITE | ±1.33 Ac.

City of Rio Rancho  
Water Treatment  
Facility

PRESBYTERIAN



RUST MEDICAL CENTER



Sale Price:  
\$1,088,595  
(\$18.76/SF)



±1.33 Acres  
Available

### PROPERTY HIGHLIGHTS

- Westside Blvd. frontage
- Located at a signalized intersection
- All utilities on the site
- Adjacent to new rehabilitation hospital and award winning "A Park Above" recreation center
- Located in "The Unser Gateway" – Rio Rancho's fastest growing medical and retail trade area
- Near Presbyterian's Rust Medical Center - Rio Rancho's largest medical facility
- Surrounded by growing residential communities and infill development
- Centrally-located in an area with high demand for retail and medical services
- **ZONING** C-1

**NAI** SunVista



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FOR MORE INFORMATION:



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LOCATION



**NAI SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

6801 JEFFERSON ST. NE | SUITE 200 | ALBUQUERQUE, NM 87109

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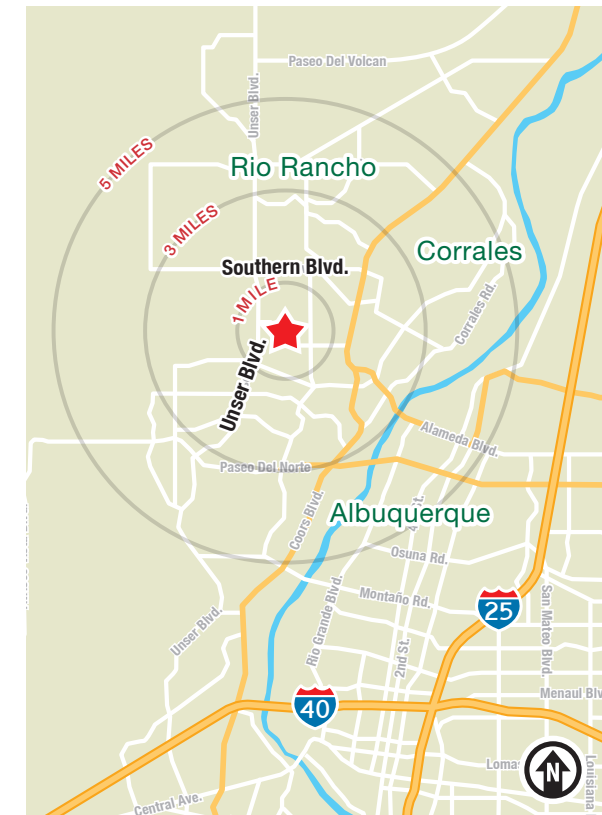
## DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2021		2021		2021	
Population	14,253		90,401		169,571	
Households	4,684		34,895		64,362	
Families	3,518		23,204		43,872	
Average Household Size	3.03		2.58		2.60	
Owner Occupied Housing Units	3,919		25,304		48,997	
Renter Occupied Housing Units	765		9,591		15,365	
Median Age	33.7		37.4		37.9	
Trends: 2021-2026 Annual Rate	State		State		State	
Population	0.58%		0.58%		0.58%	
Households	0.63%		0.63%		0.63%	
Families	0.46%		0.46%		0.46%	
Owner HHs	0.88%		0.88%		0.88%	
Median Household Income	1.52%		1.52%		1.52%	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	179	3.8%	2,337	6.7%	4,086	6.3%
\$15,000 - \$24,999	152	3.2%	2,007	5.8%	3,642	5.7%
\$25,000 - \$34,999	143	3.1%	2,341	6.7%	4,116	6.4%
\$35,000 - \$49,999	493	10.5%	4,765	13.7%	8,263	12.8%
\$50,000 - \$74,999	768	16.4%	6,887	19.7%	12,665	19.7%
\$75,000 - \$99,999	877	18.7%	5,855	16.8%	10,428	16.2%
\$100,000 - \$149,999	1,159	24.7%	6,476	18.6%	12,167	18.9%
\$150,000 - \$199,999	363	7.7%	2,074	5.9%	4,199	6.5%
\$200,000+	551	11.8%	2,153	6.2%	4,796	7.5%
Median Household Income	\$90,514		\$70,561		\$73,347	
Average Household Income	\$112,260		\$88,542		\$93,536	
Per Capita Income	\$37,922		\$34,125		\$35,214	

## DEMOGRAPHICS

Demographics	1 mile	3 mile	5 mile
 Total Population	14,253	90,401	169,571
 Average HH Income	\$112,260	\$88,542	\$93,536
 Daytime Employment	2,619	27,909	43,864

2021 Forecasted by Esri



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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 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.

## A High-Growth, Underserved Trade Area

### ADVANTAGES

- 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

### 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 BY THE NUMBERS

**Fastest**  
Growing city  
in New Mexico

ESRI 2021 Demographics



**102,865**  
City Population



**37,423**  
Households



**\$88,895**  
Avg. Household Income



**\$56,658**  
Med. Disposable Income



**2,190**  
Total Businesses



**26,059**  
Total Employees

## THE UNSER GATEWAY *Join the Development BOOM*



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



### Housing

- Record prices
- Low Inventory
- Low Interest Rates
- Limited land in Albuquerque



**Presbyterian Rust Medical Center** planning to expand to 1.2M SF. It's currently 63% complete and 25 years ahead of schedule.



### Parks & Recreation

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



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