

**FOR SALE**

NEC Westside Blvd. & Trail Side Rd. SE | Rio Rancho, NM 87124

# Senior Care or Multifamily Site

AT ENTRANCE TO RUST  
MEDICAL CENTER



## SALE PRICE

- \$4,393,444 (\$9.50/SF)

## AVAILABLE

- Lot 4: ±10.6168 Acres

## ZONING

- C-1

## PROPERTY HIGHLIGHTS

- Incredible opportunity at entrance to Presbyterian Rust Medical Center
- Excellent location for medical office pads or mixed-use commercial
- Easy access to Unser Blvd. in expanding commercial sector
- Adjacent to planned active adult community
- Can be subdivided
- Full city utilities adjacent to the site

got space

**NAI SunVista**

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FOR MORE INFORMATION:



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Demographics	1 mile	3 mile	5 mile
Total Population	13,741	91,609	165,883
Average HH Income	\$115,702	\$87,050	\$93,328
Daytime Employment	2,295	27,995	43,223
2021 Forecasted by Esri			

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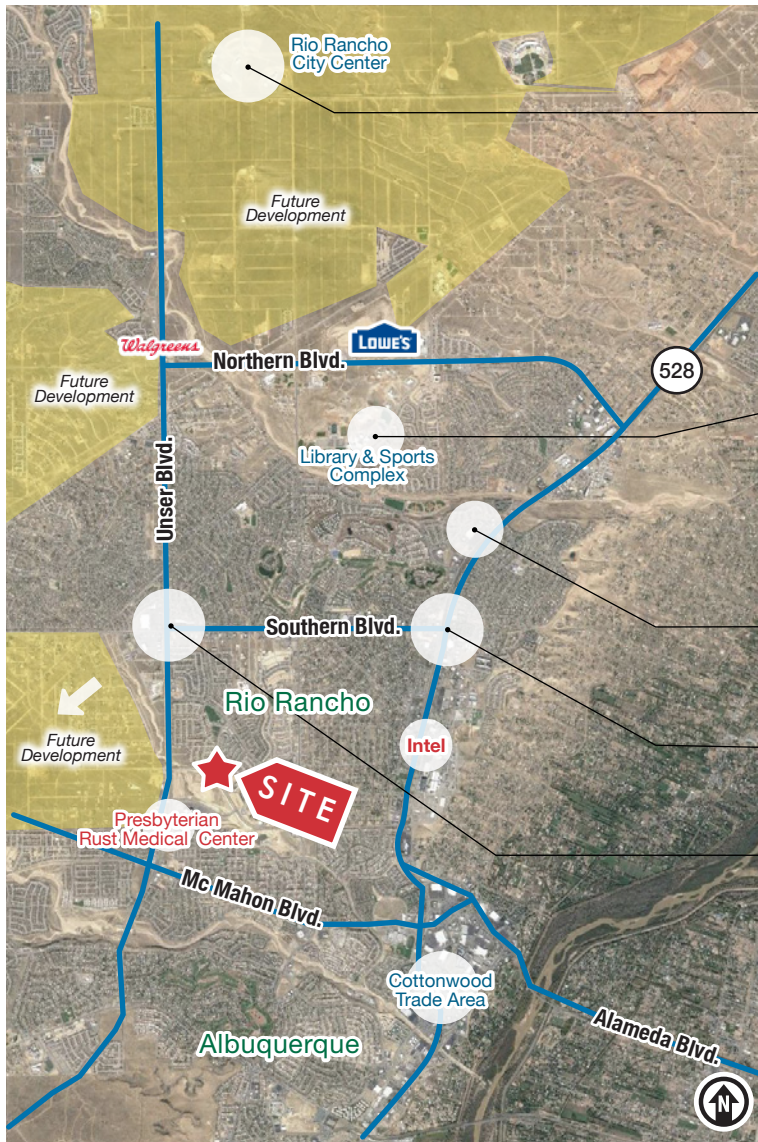


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Rio Rancho City Center



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.

## 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

## RIO RANCHO Join the Development **BOOM**



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

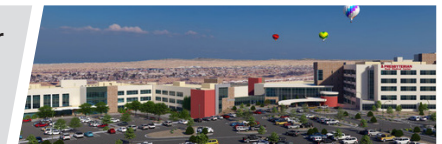


### Housing

- 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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