

Land
For Sale

LOMA COLORADO

FULLY-IMPROVED RETAIL SITE



NWC Northern & Loma Colorado Blvds. NE | Rio Rancho, NM 87124

Loma Colorado is a premier ± 29 -acre retail center in the rapidly-growing, underserved Northern Rio Rancho area.



SHADOW
ANCHORED

NA SunVista

got space

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Land For Sale



NAI SunVista 505 878 0001 sunvista.com

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



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AVAILABLE

PRICE:

\$2.99/SF

- See Advisors for individual parcel pricing

LAND:

±29.0 Acres

ZONING:

SU-Rio Rancho

- Allows for general retail uses

HIGHLIGHTS:

- Site is fully entitled
- Site is fully improved, including all asphalt, utilities and landscaping
- All offsites are completed
- All pylon signs are completed

All site plans shown are conceptual and subject to change.



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Rio Rancho is the **fastest growing** city in New Mexico with a population of more than 100,000



Loma Colorado sits at the intersection of Northern & Loma Colorado with more than **20K** cars per day



There are **37,423** households in Rio Rancho



The average household income is **\$88,895**



The median disposable income in Rio Rancho is **\$56,658**



Rio Rancho has **2,190** total businesses with **26,059** employees

2021 ESRI Demographics

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
● 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
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



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



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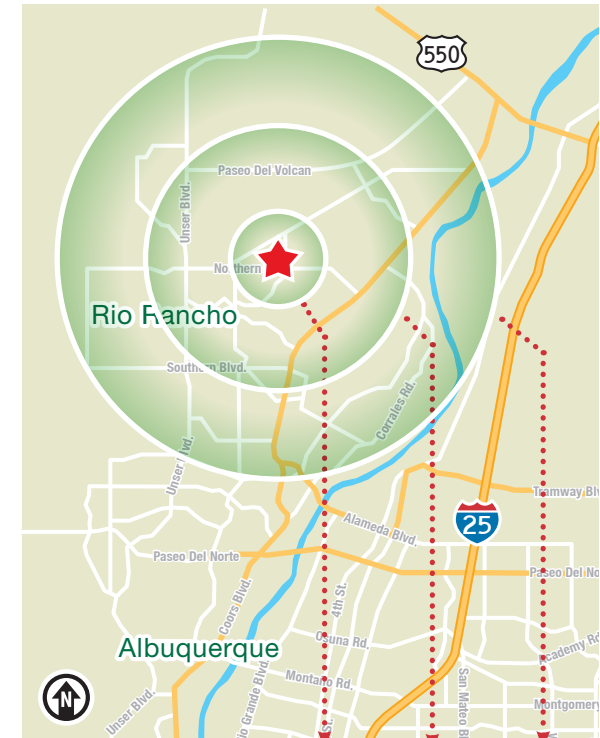
SITE HIGHLIGHTS & DEMOGRAPHICS

- Strong Lowe's anchor tenant
- Pad sites and in-line retail opportunities
- Surrounded by Rio Rancho Schools: high school, junior high, mid-school, elementary and pre-school along with the McDermott Athletic Center
- Across the street from a ±300 bed retirement community
- Multiple full-access points & signalized intersection
- Great signage available along Northern & Loma Colorado Blvds.
- Great visibility along Northern Blvd.
- More than 300 new homes planned for the immediate area in the next year
- Average Household Income within one mile is \$98,199
- Extraordinarily affordable opportunity



Land For Sale

1, 3 & 5 MILES



Demographics	1 mile	3 mile	5 mile
Total Population	5,287	47,062	113,143
Average HH Income	\$98,199	\$91,234	\$94,275
Daytime Employment	857	14,973	30,496

Infograph web sources: ESRI 2021 Demographic & Mapping and the New Mexico Economic Development Department (Demographic information is sourced and is deemed reliable but is not guaranteed.)

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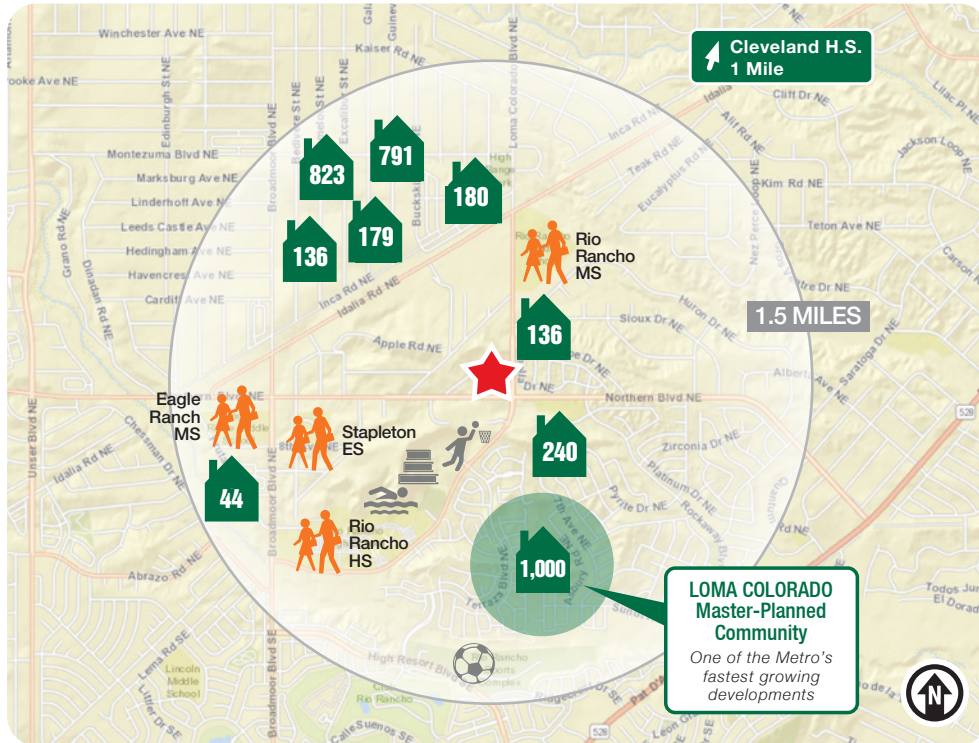
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HOMES, SCHOOLS AND AMENITIES WITHIN 1.5 MILES



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



8,138
K-12 STUDENTS
within 3 Miles of Site

School	Enrollment	Employees
Cleveland HS	2,632	221
Rio Rancho HS	2,601	211
Rio Rancho MS	1,173	104
Eagle Ridge MS	936	80
Stapleton ES	796	92

AN AVERAGE OF

**200 Homes
A Month**

Are Sold In Rio Rancho

Source: 2020 Greater Albuquerque Area Monthly Housing Trends Report

SOLD

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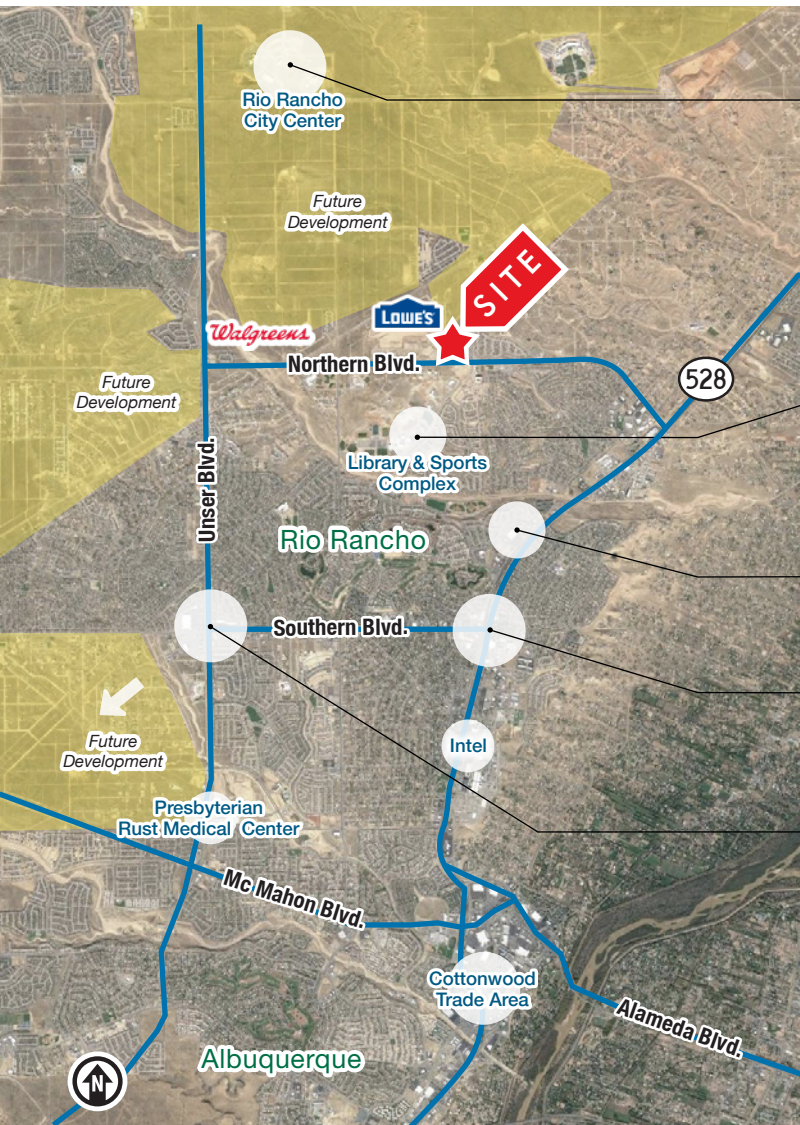
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Rio Rancho City Center



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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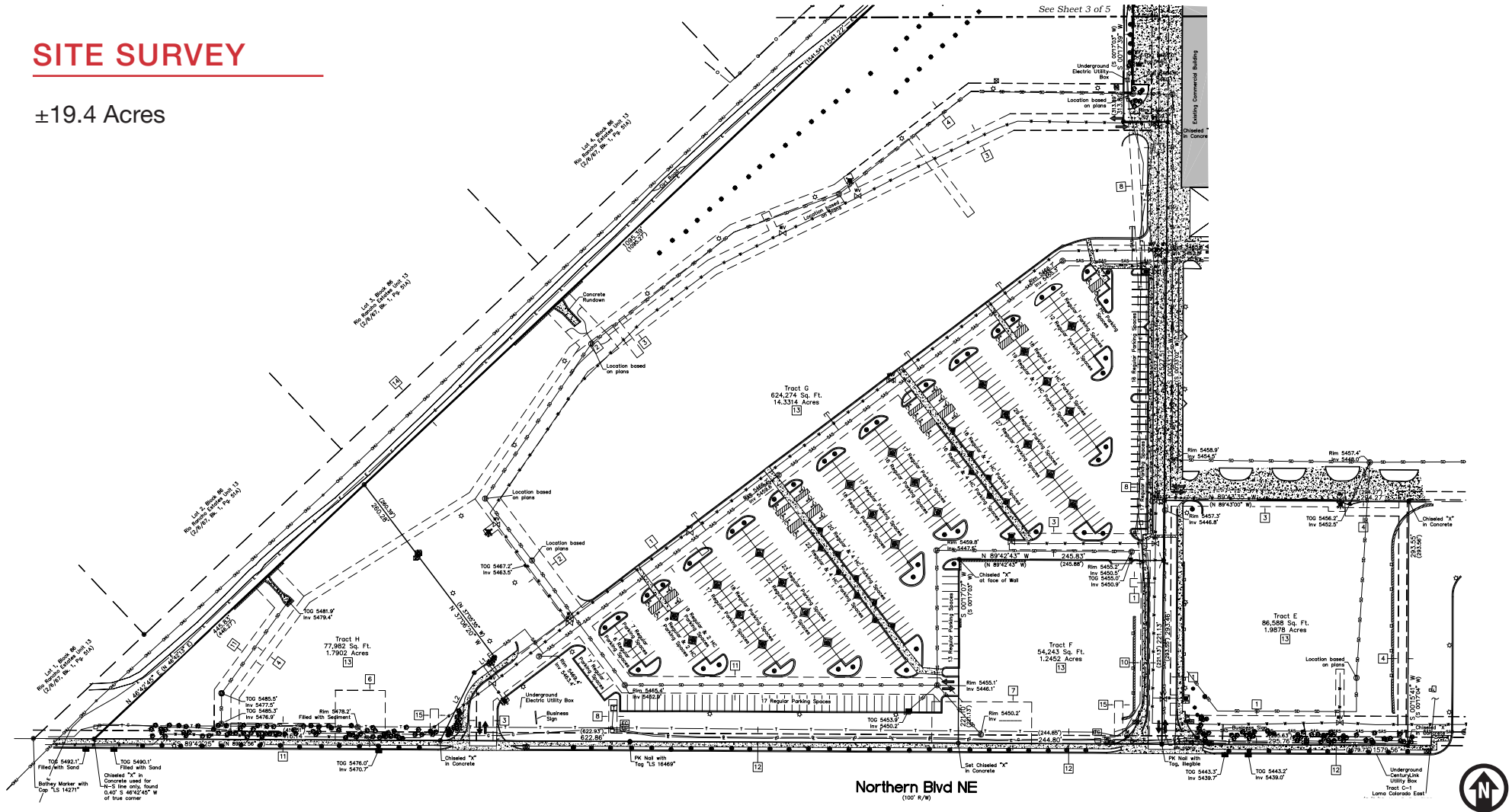
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SITE SURVEY

±19.4 Acres



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