

For Lease/  
Ground Lease

# Signalized Rio Rancho Pad Site

NEAR NM HWY. 528 & SOUTHERN BLVD.

4100 Sabana Grande Ave. SE | Rio Rancho, NM 87124

SEC NM Hwy. 528 & Sabana Grande Ave. SE



## LEASE RATE

- Ground Lease: \$70,000/Year

## AVAILABLE

- Pad Site:
  - ±0.52 Acres
  - Buildable up to ±1,500 SF

## ZONING C-1

## PROPERTY HIGHLIGHTS

- Excellent visibility and access
- Drive-thru potential
- Signalized intersection with more than 55,000 cars per day
- Build-ready pad
- Ideal site for convenience retail
- Cross-parking and cross-access with ACE Hardware



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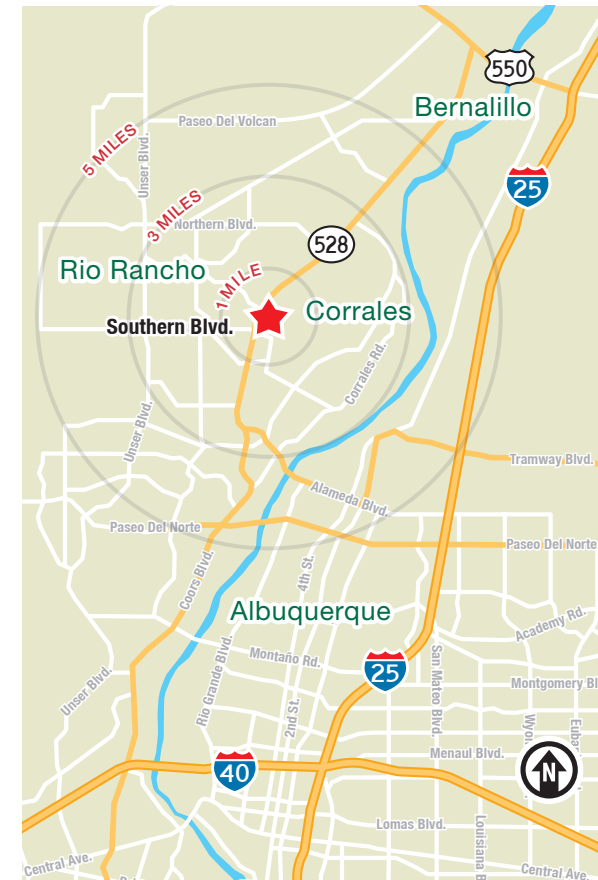
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## LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	10,062	68,633	137,819
Average HH Income	\$72,871	\$95,801	\$93,455
Daytime Employment	8,113	25,624	40,725

2021 Forecasted by Esri



**NAI**SunVista

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SITE



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SITE PLAN



**AVAILABLE**

Pad Site:  $\pm 0.52$  Acres  
Buildable up to  $\pm 1,500$  SF



# 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.

### Rio Rancho by the Numbers (ESRI 2021 Demographics)



Rio Rancho is the **FASTEST GROWING City in NM & the 2nd MOST UNDERSERVED TRADE AREA** in Albuquerque

**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



#### ABQ RETAIL REPORT CARD

##### 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  
 Cottonwood - 459 SF of Retail  
 Uptown - 396 SF of Retail

#### STRENGTHS

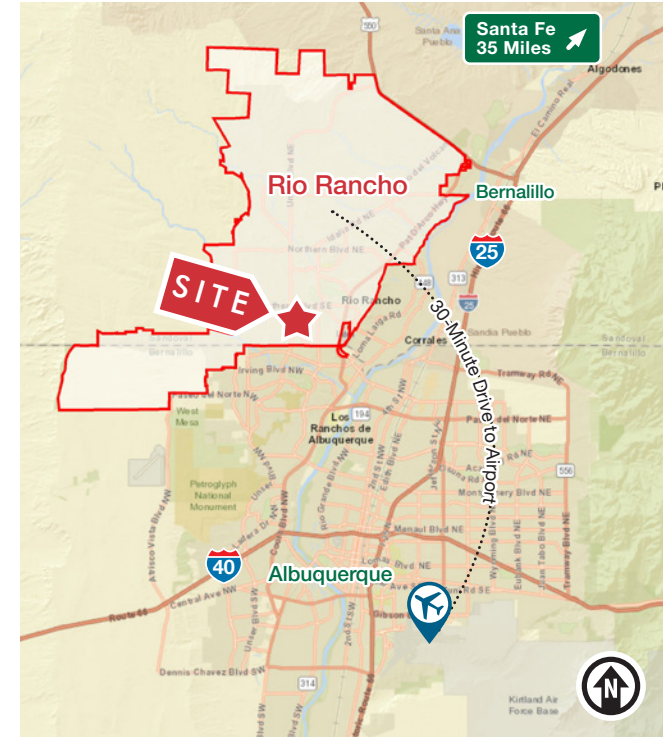
- ↑ Rio Rancho is a business-friendly location
- ↑ Low Crime Rates
- ↑ Excellent Public Education System
- ↑ Diverse Housing Options
- ↑ Growing list of quality of life amenities

#### CHALLENGES

- ↓ Rio Rancho experiences a significant level of retail leakage into the City of Albuquerque. Approx. \$400 Million in leakage

#### OPPORTUNITIES →

Investors can bridge the gap of needs and retail services in Rio Rancho



### Rio Rancho “City of Vision”

Number 38 in *USA Today's* “America’s 50 Best Cities to Live”

Ranked as one of the “100 best places to live in America” by *Money Magazine*

Ranked as the “The top 100 best places to live & launch a business in the US” by *Fortune Small Business Magazine*