

Land For Sale

Prime Vacant Corner Lot

DEVELOPMENT OPPORTUNITY ACROSS FROM TARGET ON HWY. 528

SWQ Hwy. 528 & Crestview Dr. SE | Rio Rancho, NM 87124



±1.9 Acres
Available



\$823,500
(\$9.94/SF)

ZONING SU-1

PROPERTY HIGHLIGHTS

- Adjacent to Presbyterian, TriCore and other medical services
- Capture traffic and visibility from the Target shopping center
- Located along Rio Rancho's main corridor, Hwy. 528
- Surrounded by neighborhoods needing services
- Join a growing trade area
- Level lot with multiple access points
- Corner lot with street frontage on two side of property
- Perfect location for medical offices and retail

NASunVista

got space

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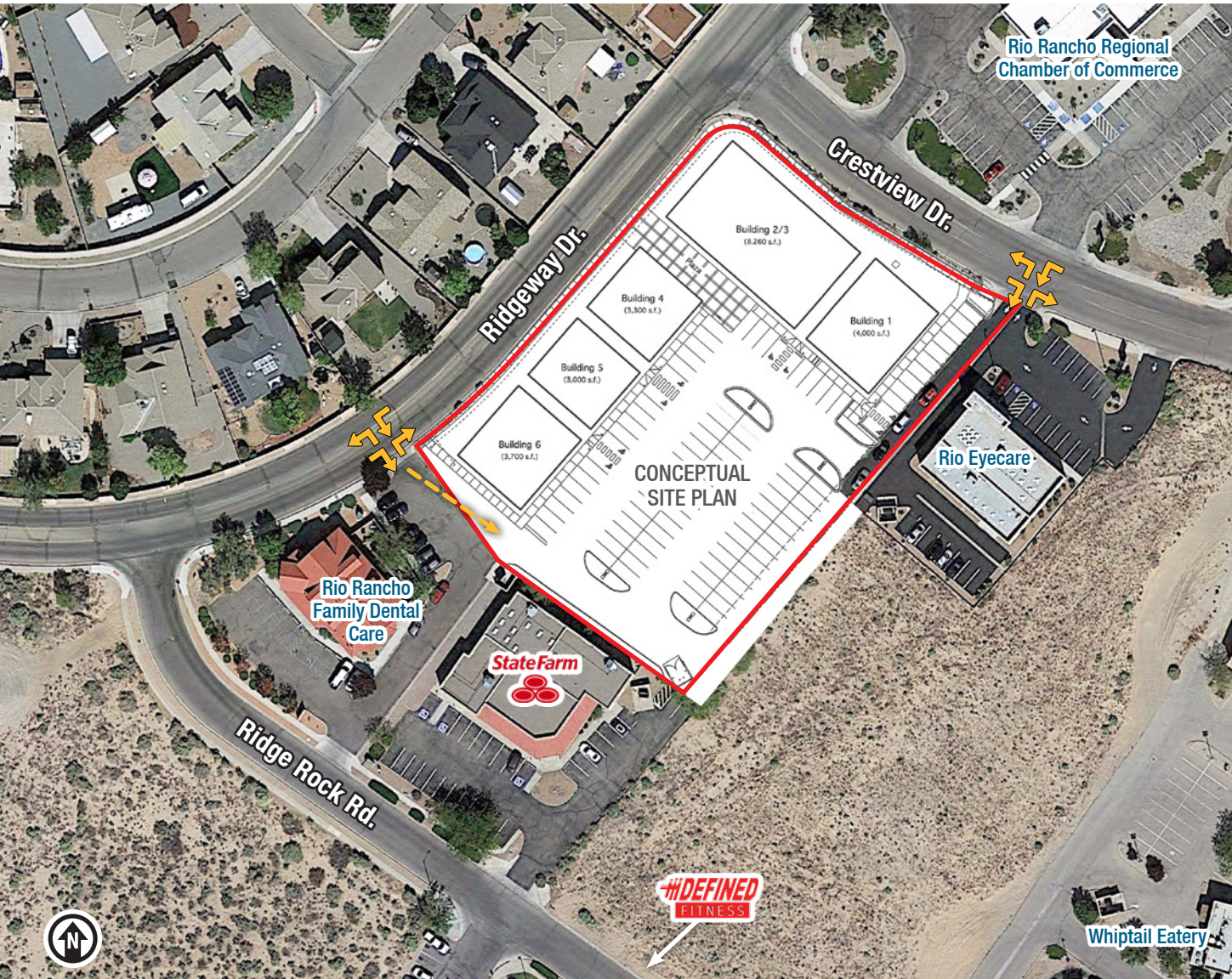
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DEVELOPMENT OPPORTUNITY FOR RETAIL/OFFICE/MEDICAL

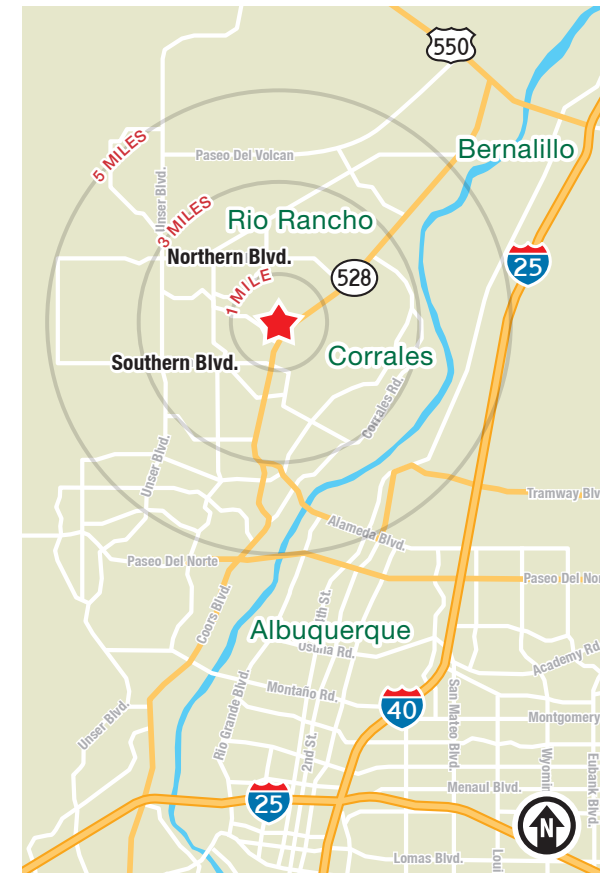
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,092	61,401	128,862
Average HH Income	\$82,099	\$96,228	\$93,800
Daytime Employment	4,816	20,494	37,997

2021 Forecasted by Esri



NAI SunVista

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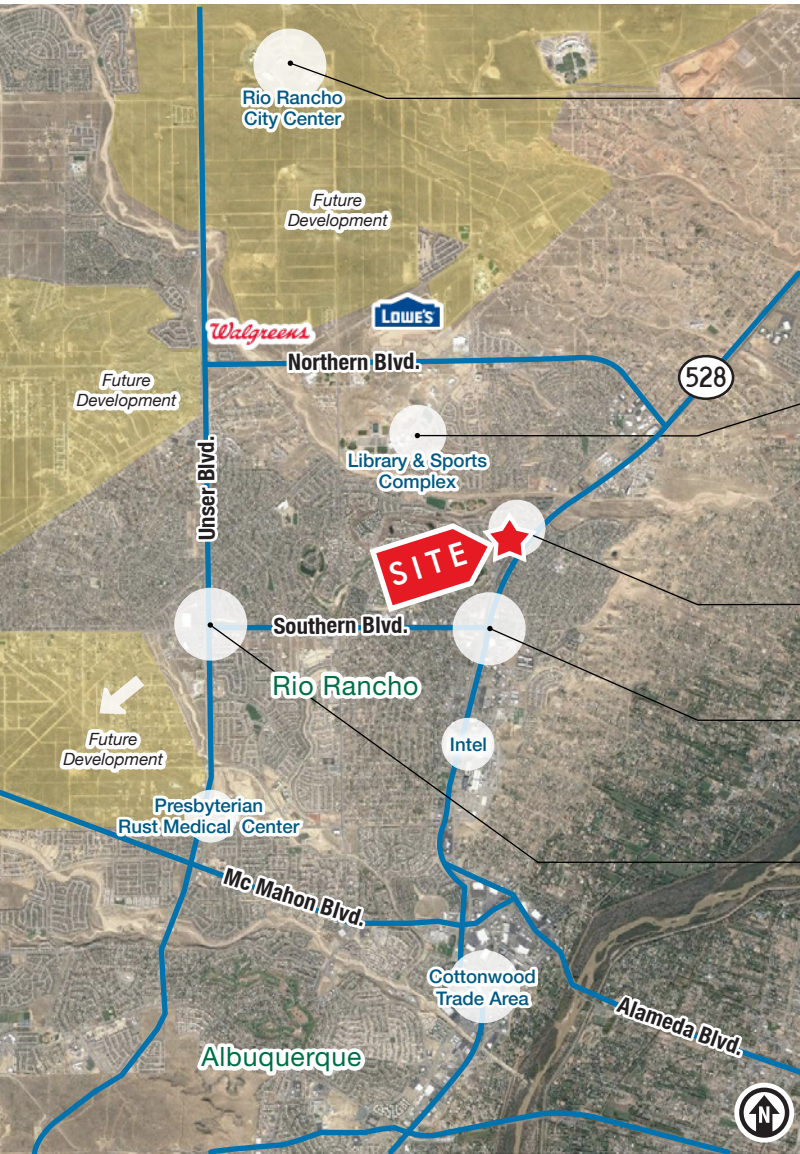
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LOCATION



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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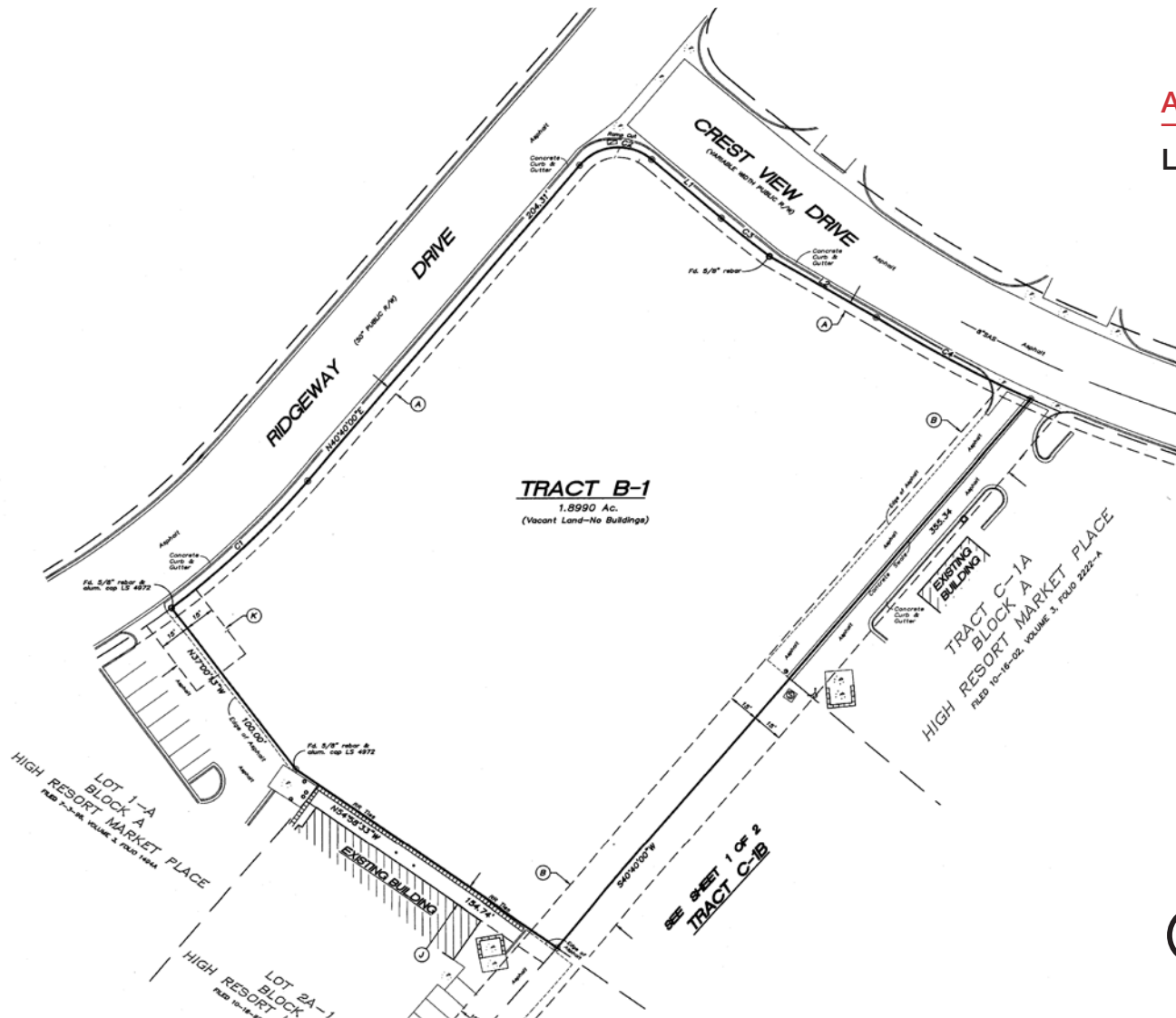
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SITE SURVEY

AVAILABLE

Land: ±1.9 Acres



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

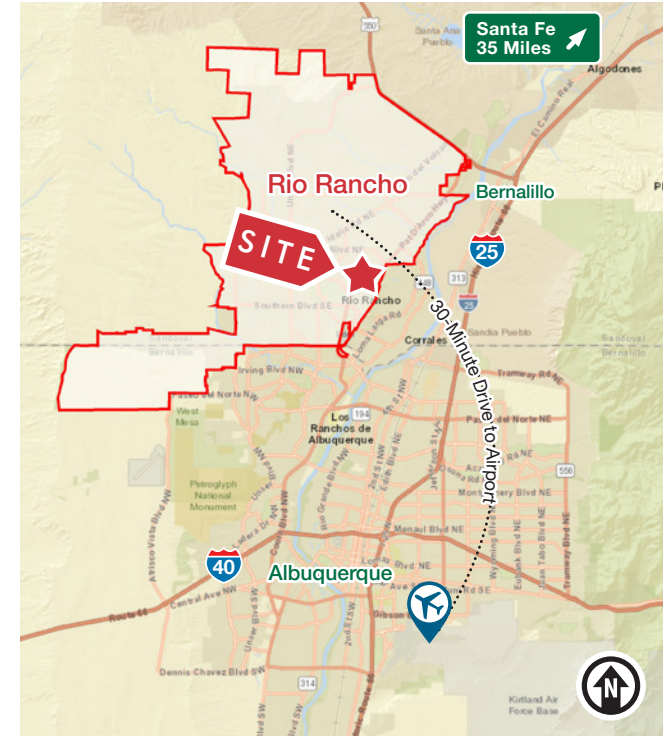
- ↑ Rio Rancho is a business-friendly location
- ↑ Low Crime Rates
- ↑ Excellent Public Education System
- ↑ Diverse Housing Options
- ↑ Growing list of quality of life amenities

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*