

For Sale

Retail Corner Lot Opportunity

LOCATED A HIGH-GROWTH, UNDERSERVED TRADE AREA

SEC Isabel Rd. & Viga Loop SE | Rio Rancho, NM 87124

SEQ Universe & Westside Blvds. SE



Available:
±0.51 Acres



Sale Price:
\$81,500 (\$3.65/SF)

ZONING

- C-1

PROPERTY HIGHLIGHTS

- In the rapidly-expanding Rio Rancho growth path
- Located in an underserved market
- Surrounded by a growing high-income residential population
- Corner lot
- Priced to sell
- Panoramic views

NAISunVista

got space

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 878 0001

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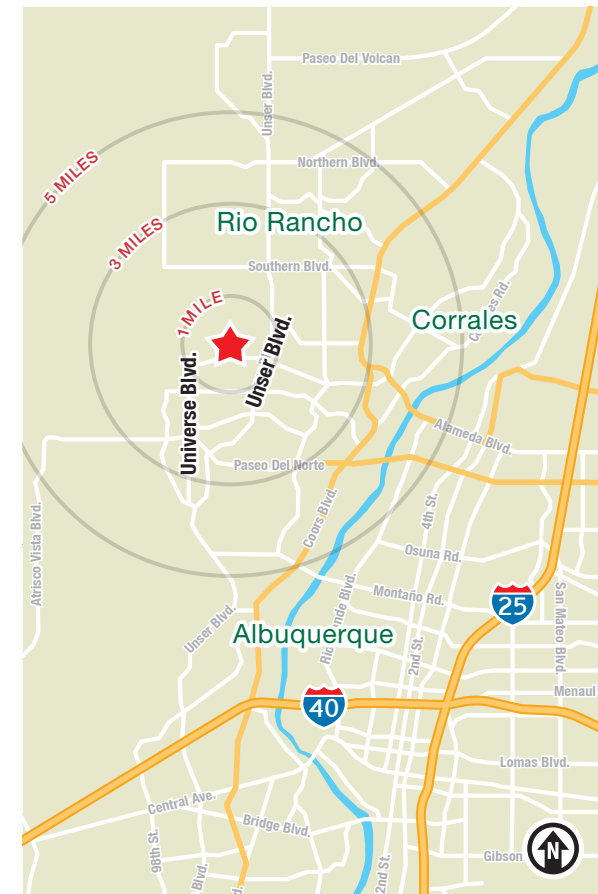
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	8,143	77,512	150,775
Average HH Income	\$80,695	\$90,334	\$90,136
Daytime Employment	366	10,525	35,880

2021 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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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

- More than 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



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

