

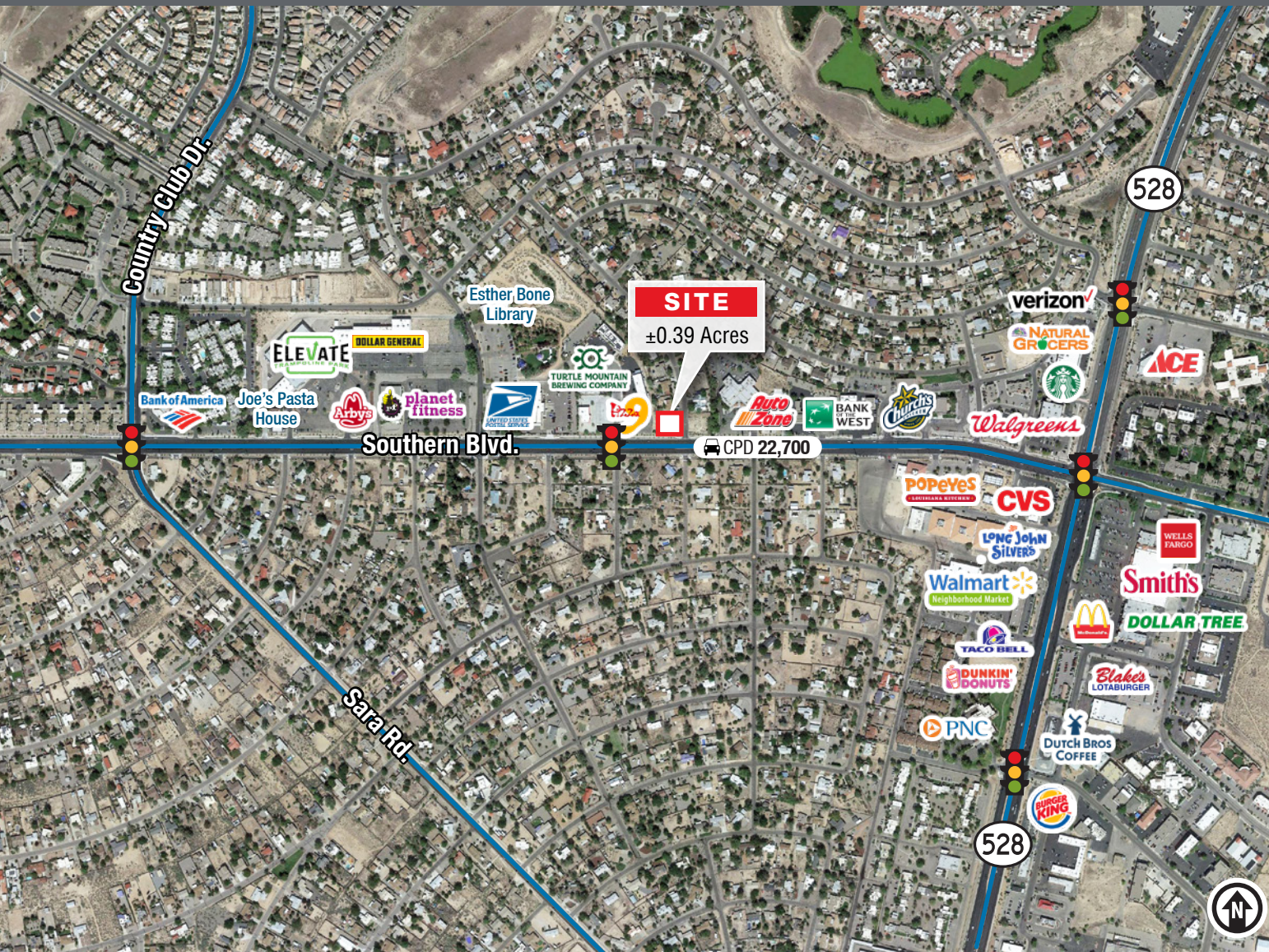
For Sale

Rio Rancho Commercial Land

GREAT RETAIL/OFFICE DEVELOPMENT OPPORTUNITY

NWC Southern Blvd. & Peach Tree Rd. SE | Rio Rancho, NM 87124

NWQ Southern Blvd. & Hwy. 528 SE



Sale Price:
\$180,000



Available:
±0.39 Acres

ZONING

- SU

HIGHLIGHTS

- Great retail/office development opportunity
- Full access on Peach Tree Rd.
- Frontage on Southern Blvd. with ±22,700 vehicles per day
- Strong residential density around the site
- Surrounded by strong national and local retailers and office users
- Centrally located in growing Rio Rancho

NAISunVista

got space

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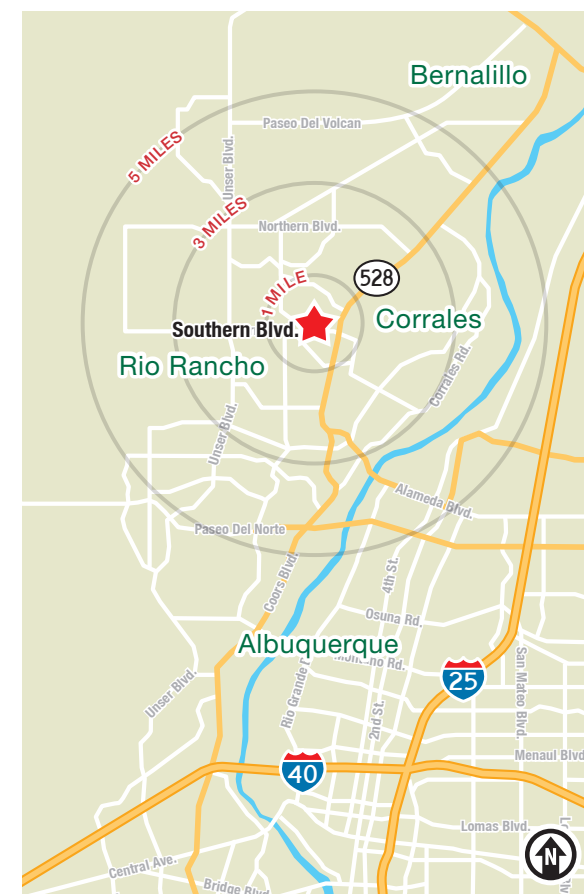
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	10,450	73,974	142,434
Average HH Income	\$77,239	\$93,652	\$93,303
Daytime Employment	7,649	26,351	40,258

2021 Forecasted by Esri



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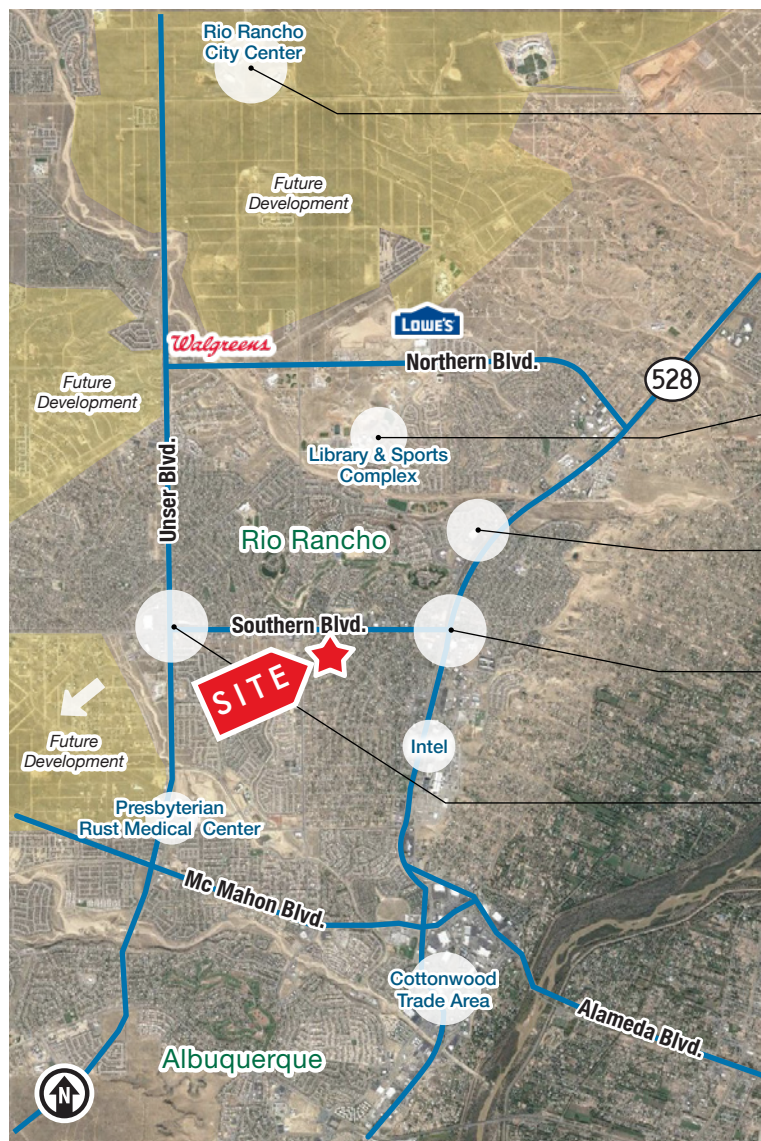
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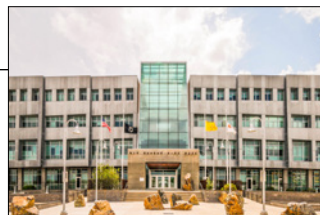
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TRADE AREA



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 | 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



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

