FOR LEASE | 510 Highway 528
Bernalillo, NM 87004

KING CAPITAL
COMMERCIAL REAL ESTATE

Clayton King | clayton@kingcapitalcre.com | 505.292.9607

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Rio Rancho
City of Vision

3rd Largest City in New Mexico

Located on Highway 528, the main north/south arterial through Rio Rancho

Massive pylon signage facing Highway 528 with exposure to over 25,600 VPD

Shadow anchored by high-performing Walmart Supercenter

Dedicated parking lot with 70 spots

Established retail trade area with over 400,000 SF in current retail and 26 acres of upcoming mixed-use development

Growing residential area with over 1,770 single-family homes in 12 master planned communities currently in development or in the pipeline in the trade area

Caters large trade area - the property serves Bernalillo, Corrales, Placitas, Rio Rancho, Algodones, 7 Pueblos and Albuquerque

For more information, click on a logo

CARNM
COMMERCIAL ASSOCIATION OF REALTORS® NEW MEXICO

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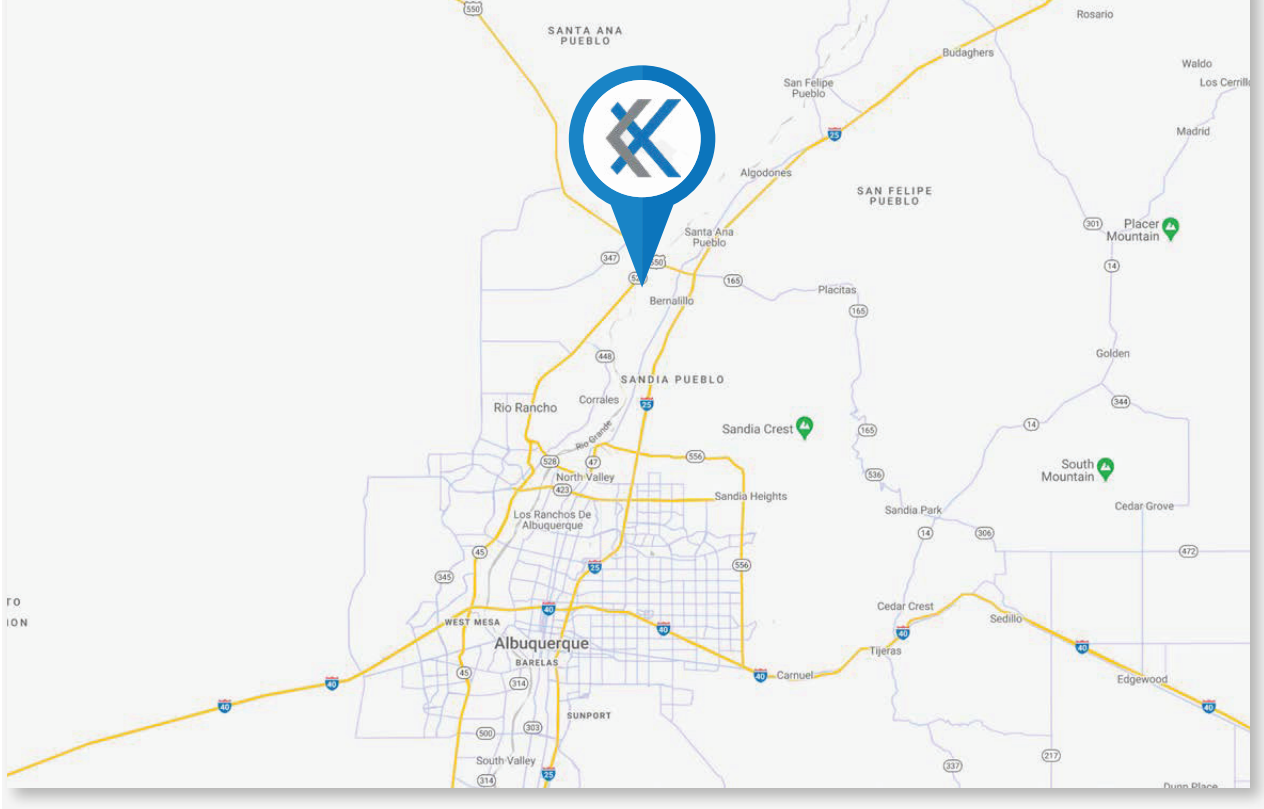

See Broker
Lease Rate

Commercial
Property Zoning

±2,004 SF
Suite Size

70 Dedicated
Parking Spaces

1.2 Miles	3 Miles	3.2 Miles
to Highway 550	to Downtown Bernalillo	to Interstate 25

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Recent & Upcoming Residential

1. **Mountain Hawk** (279 Homes)
2. **Mariposa** (135 Homes)
3. **Enchanted Hills**
4. **35N** (59 Homes)
5. **Lomas Encntadas** (1,800 Homes)
6. **E.H. Townhomes** (86 Homes)
7. **Cleveland Heights** (214 Homes)
8. **Moonlight Hills** (12 Homes)
9. **Broadmoor Heights** (111 Homes)
10. **High Range**
11. **Stonegate** (800 Homes)
12. **Tierra Del Oro** (210 Homes)
13. **Milagro Mesa** (102 Homes)
14. **Solcito** (180 Homes)
15. **Vista Grande** (75 Homes)

Medical / Hospital

Education/College

Mixed-Use District

Major Shopping Centers

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Population

	Trade Area
2020 Estimated Population	43,642
2025 Projected Population	47,428
2020 Est. Median Age	38.5

Housing

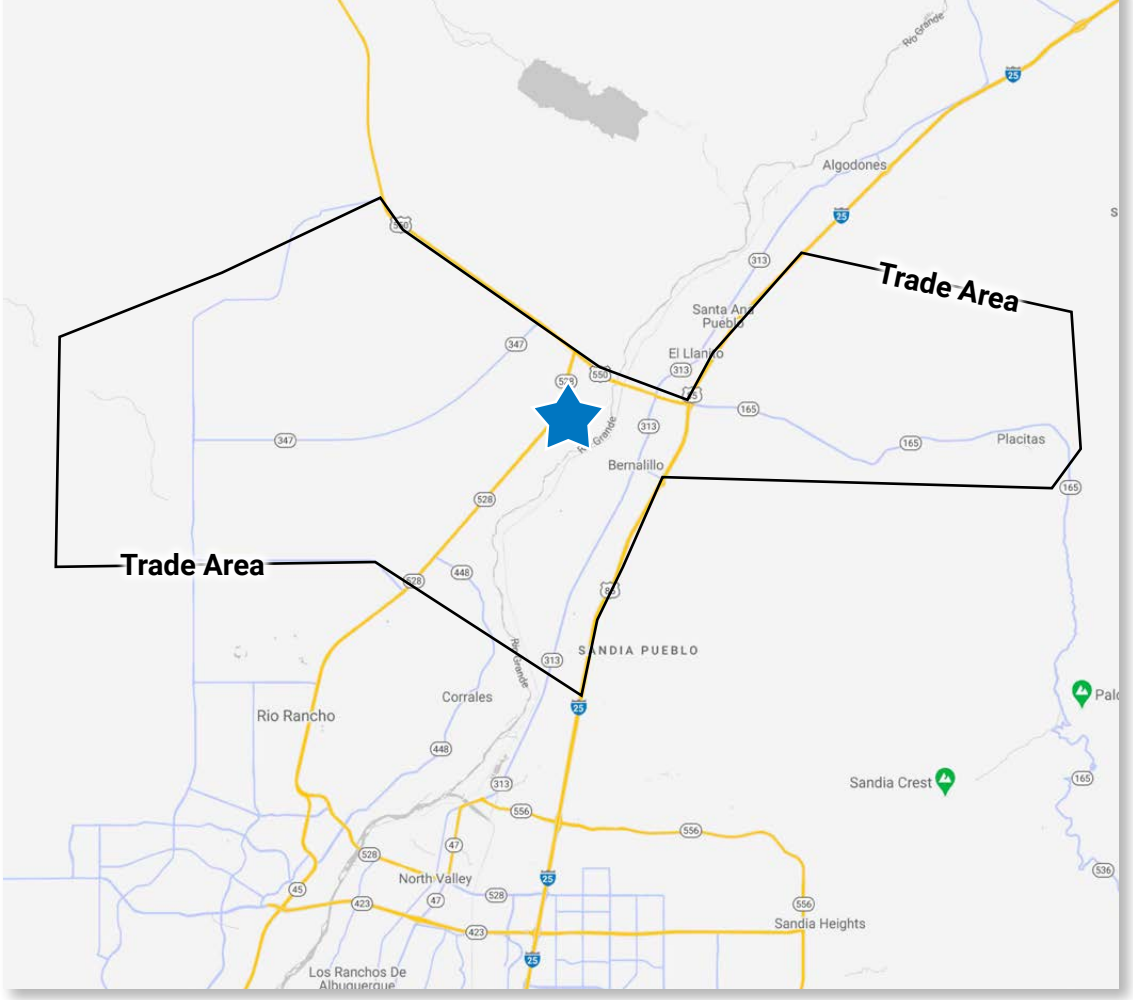
2020 Estimated Households	16,065
2025 Projected Households	17,019
2020 Median Home Value	$223,896
2020 Median Rent	$866

Business & Employees

2020 Est. Average Household Income	$79,624
2020 Est. Total Businesses	947
2020 Est. Total Employees	9,765
2020 White Collar Workers	61.6%
2020 Blue Collar Workers	38.4%

Household Expenditures

2020 Est. Total Household Expenditure	$966.24 M
2020 Est. Apparel	$33.8 M
2020 Est. Entertainment	$54.61 M
2020 Est. Food, Beverages, Tobacco	$149.03 M
2020 Est. Furnishings, Equipment	$33.97 M
2020 Est. Personal Care	$12.94 M
2020 Est. Transportation	$178.15 M



"[Rio Rancho] is the Best Place to Live in New Mexico"
-Money, 2017

"[Rio Rancho is a] top Performing Mid-Sized City for Economic Potential"
-Foreign Direct Invest. Magazine, 2013

"[Rio Rancho is] among the Top American Cities for Global Trade in the Skilled Workforce Category"
-Global Trade Magazine, 2014

"[Rio Rancho] is in the Top 100 Best Places to Live in America"
-Money Magazine
2005, 2006, 2010, 2012

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