



Colliers

# THE Village AT RIO RANCHO

Sold  
FURNITURE ROW  
Construction  
Commencing  
Q2 2025

Under Contract

Sold  
Market  
STREET  
Estimated Opening  
April 2025

Sold  
Blake's  
LOTABURGER

Sold  
USEagle

For Sale, Lease,  
or Build to Suit

SEC Unser Blvd & Westside Blvd  
Rio Rancho, NM 87124

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# Property Profile

## Details

Sale Price	\$15.00 - \$23.00 / SF (see Plat Map)
Lease Rate	See Broker
Lot Sizes	+/- 1.11 AC and up
Zoning	SU

## Features

- Retail / Mixed-use pads for Lease, BTS or Sale
- Flexible parcel sizes
- Premier development opportunity in the heart of the Unser Gateway
- The project fronts a major arterial and two major streets with three signalized intersections
- Multiple full movement access points along Westside Blvd. and Wellspring Ave.
- Major residential growth corridor with the future addition of Los Diamantes in close proximity
- Los Diamantes, a master-planned community programmed for 450 housing starts, a 70 acre business park, planned high school and an elementary school is under construction
- Adjacent to Cabezon Master-planned Community with over 2,600 built-out homes in place
- Underserved node with high demand for retail, food and medical uses
- Adjacent to Rio Rancho's and Sandoval County's largest medical facility, Presbyterian Rust Medical Center

## Area Tenants





**SEC Unser Blvd & Westside Blvd** | For Sale or Lease

# Trade Area Aerial



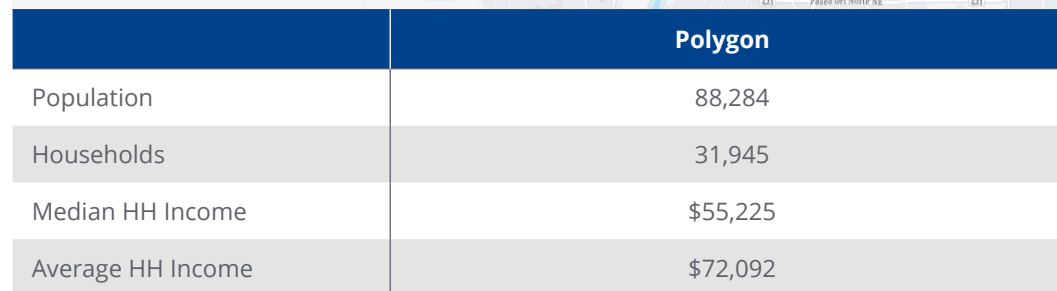


# Intersection Aerial









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