



Colliers

# THE Village AT RIO RANCHO

Westside Blvd

Under Contract

Badger Way SE

Sold  
Pending  
Medical Office  
Building

Trail Side Rd SE

Sold  
FURNITURE ROW

Garamesa Dr SE

Rusty Way SE

Under Contract

Sold  
Market  
STREET

Wellspring Ave

Sold  
Blake's  
LOTABURGER

Freder Way SE

Sold  
USEagle

Unser Blvd

For Sale, Lease,  
or Build to Suit

SEC Unser Blvd & Westside Blvd  
Rio Rancho, NM 87124

## Bob Feinberg

Sr. Vice President | Principal  
+1 505 238 7707  
bob.feinberg@colliers.com

## Tom Jones, CCIM

Sr. Vice President | Principal  
+1 505 880 7063  
tom.jones@colliers.com

Colliers | New Mexico-El Paso  
5051 Journal Center Blvd. NE, Suite 200  
Albuquerque, NM 87109  
Main: +1 505 883 7676  
colliers.com



# 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

**PRESBYTERIAN**



**Advance**  
Auto Parts

**DUTCH BROS**  
Coffee



**CVS**  
pharmacy





SEC Unser Blvd &amp; Westside Blvd | For Sale or Lease

# Trade Area Aerial





# Intersection Aerial

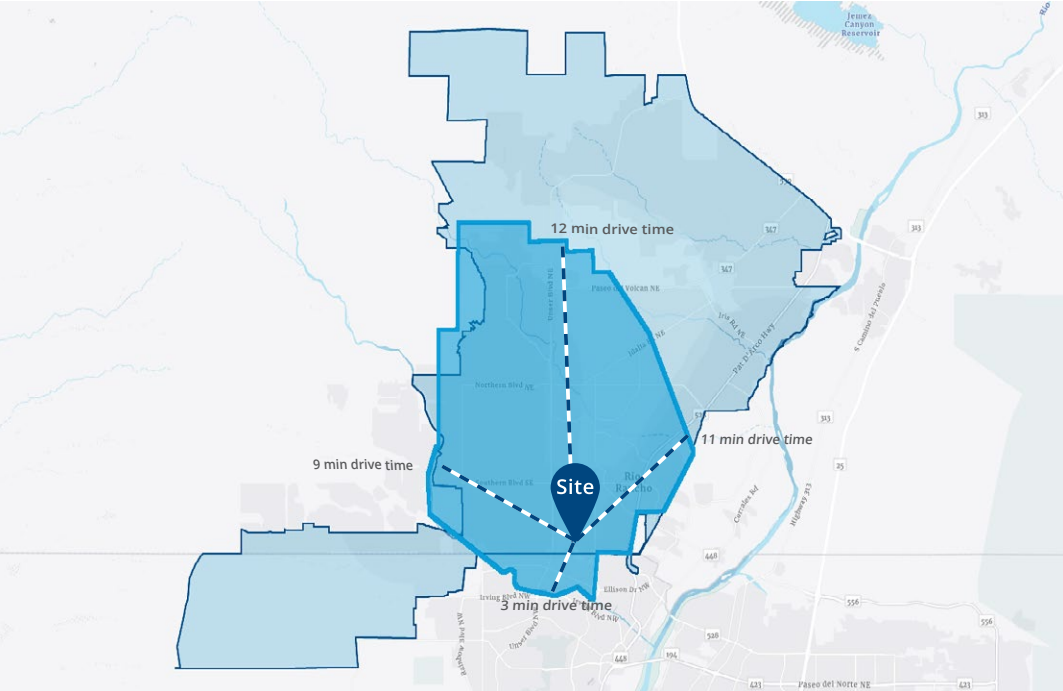






# Demographics\*

\* Demographic data derived from esri® 2020



	Polygon
Population	88,284
Households	31,945
Median HH Income	\$55,225
Average HH Income	\$72,092

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.