

For Sale

Development Sites at Rio Rancho City Center

PART OF CAMPUS CENTER MASTER PLAN



AREA EMPLOYERS INCLUDE:



±8.64 - 31.31 Acres Available

NWQ & SWQ Campus & Center Blvds. NE | Rio Rancho, NM 87144

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PROPERTY

AVAILABLE

NWQ: ±8.64 Acres
SWQ: ±22.67 Acres
Total: ±31.31 Acres

ASKING PRICE

\$6.50/SF

ZONING

- SU - A mix of commercial, employment uses, educational and residential

HIGHLIGHTS

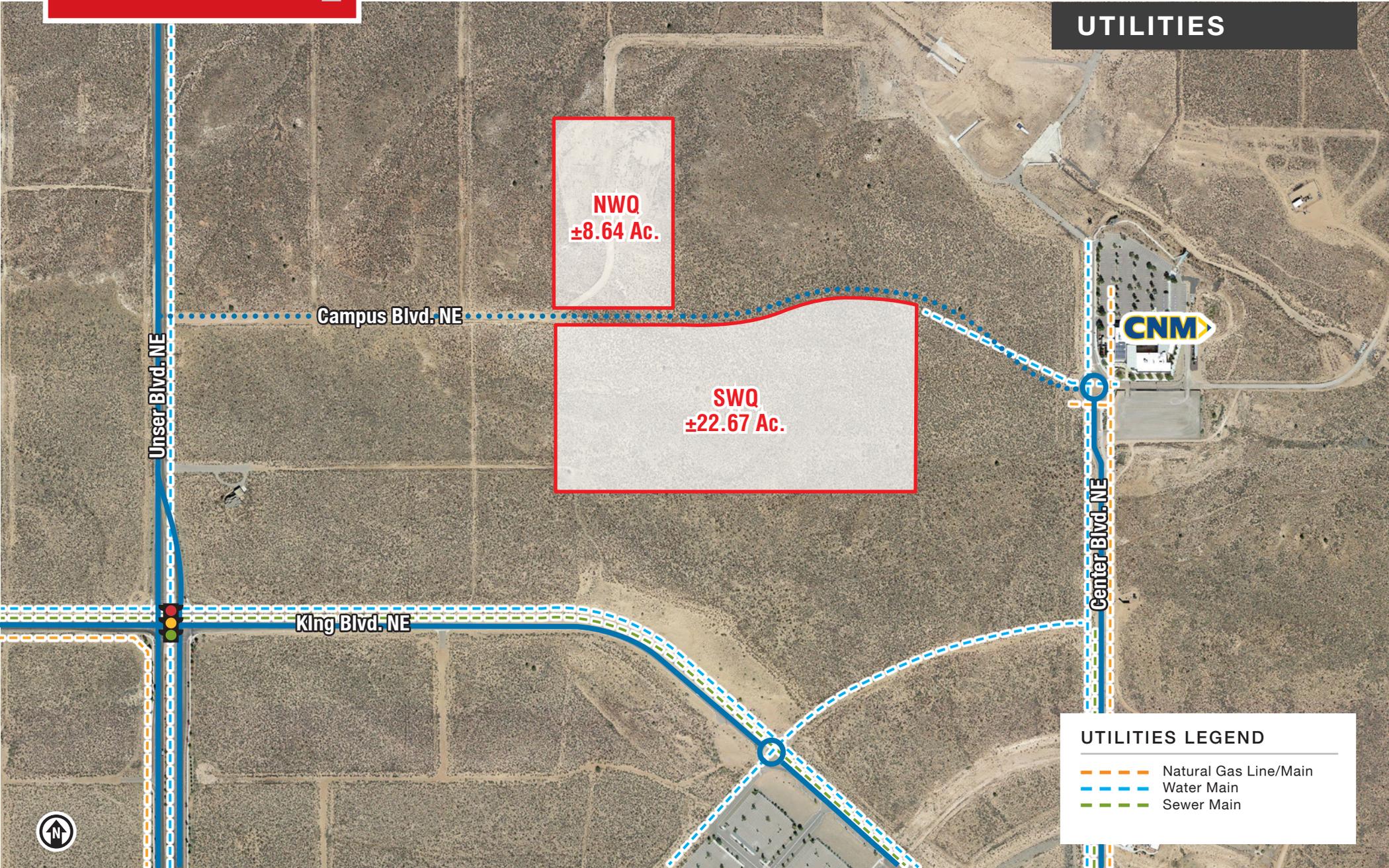
- Development will require a site development plan
- Located adjacent to CNM Rio Rancho, UNM Health Sciences Rio Rancho, Rio Rancho City Hall and Hewlett Packard
- Amenities include Campus Park and Santa Ana Star Center



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UTILITIES



UTILITIES LEGEND

- Orange dashed line: Natural Gas Line/Main
- Blue dashed line: Water Main
- Green dashed line: Sewer Main

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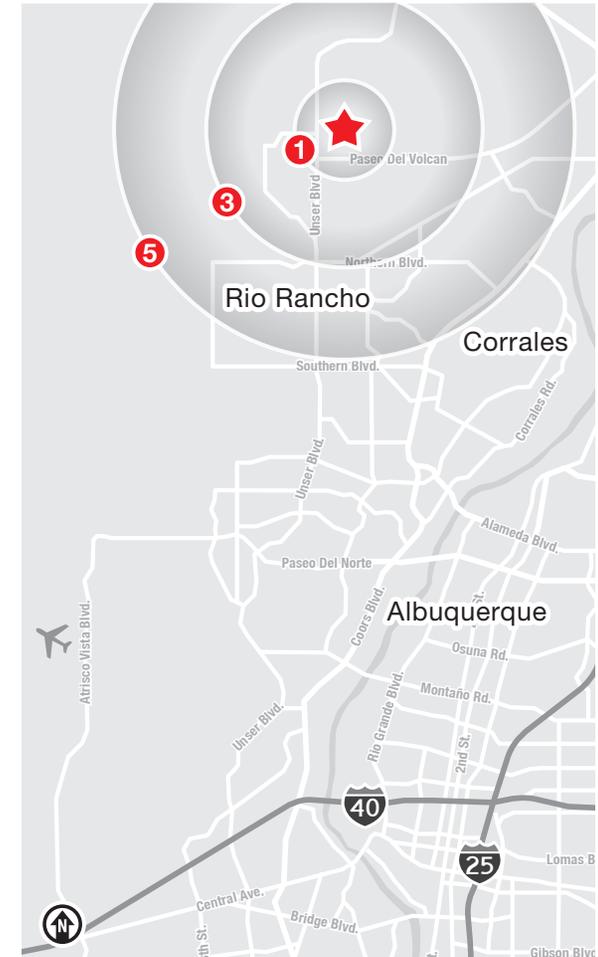
1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	489		22,997		59,002	
Households	142		8,206		21,424	
Families	104		5,988		15,709	
Average Household Size	3.44		2.80		2.74	
Owner Occupied Housing Units	121		7,046		18,488	
Renter Occupied Housing Units	21		1,160		2,936	
Median Age	32.7		34.7		37.8	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
Households by Income	2024		2024		2024	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	8	5.6%	359	4.4%	867	4.0%
\$15,000 - \$24,999	4	2.8%	243	3.0%	574	2.7%
\$25,000 - \$34,999	5	3.5%	472	5.8%	1,091	5.1%
\$35,000 - \$49,999	7	4.9%	718	8.7%	1,958	9.1%
\$50,000 - \$74,999	36	25.4%	1,675	20.4%	4,047	18.9%
\$75,000 - \$99,999	30	21.1%	1,544	18.8%	3,743	17.5%
\$100,000 - \$149,999	21	14.8%	1,784	21.7%	5,119	23.9%
\$150,000 - \$199,999	15	10.6%	770	9.4%	2,141	10.0%
\$200,000+	15	10.6%	639	7.8%	1,883	8.8%
Median Household Income	\$81,763		\$83,301		\$87,570	
Average Household Income	\$111,537		\$104,217		\$109,080	
Per Capita Income	\$37,788		\$37,215		\$39,745	

DEMOGRAPHICS

Snap Shot	1 Mile	3 Mile	5 Mile
Total Population	489	22,997	59,002
Average HH Income	\$111,537	\$104,217	\$109,080
Daytime Employment	635	1,744	5,631

2024 Forecasted by Esri



Rio Rancho

TRADE AREA ANALYSIS

RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At less than 45 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 more than 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.



Fastest
Growing City in
New Mexico



RIO RANCHO BY THE NUMBERS (ESRI 2024 Demographics)



111,577

City Population



44,940

Households



\$109,519

Avg. Household Income



\$69,977

Md. Disposable Income



2,354

Total Businesses



27,575

Total Employees

Rio Rancho is a High-Growth, Underserved Trade Area



Intel Corporation is investing **\$3.5 billion** to upgrade and expand its Rio Rancho operations.



- More than **1,000 new homes** in development
- High-income neighborhoods and schools
- Limited land in Albuquerque



Presbyterian Rust Medical Center is planning to expand to 1.2 million SF. It's currently 63% complete and 25 years ahead of schedule.



A commitment to quality of life with new parks such as A Park Above, Black Arroyo Wildlife Park and Gateway Park



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