

FOR LEASE

RETAIL SHOP SPACE AT SOUTHERN & UNSER OUTPARCEL TO HIGH-PERFORMING GLOBAL RETAILER

701 UNSER BLVD SE | RIO RANCHO, NM



AVAILABLE

- + Suite A-12 - 1,200± SF
- + Suite A-13 - 1,200± SF
- + Suites A-12 & 13 can be combined
- + \$20.00/SF NNN

FEATURES

- + Busy signalized intersection
- + Adjacent to dominant grocery operator generating high daily trip counts
- + Surrounded by a densely populated residential area - 76,000+ people in 3 mile radius
- + Surrounding retailers include Walmart Supercenter, Walgreens, Wendy's, Panda Express, Aaron's, T-mobile, Carl's Jr., Mattress Firm, and Starbucks
- + 32,700 VPD Unser Blvd
21,300 VPD Southern Blvd

CONTACT

NAO HOSAKA

Associate Broker
+1 505 837 4942
nao.hosaka@cbre.com

JIM DOUNTAS

Senior Vice President
+1 505 837 4955
jim.dountas@cbre.com

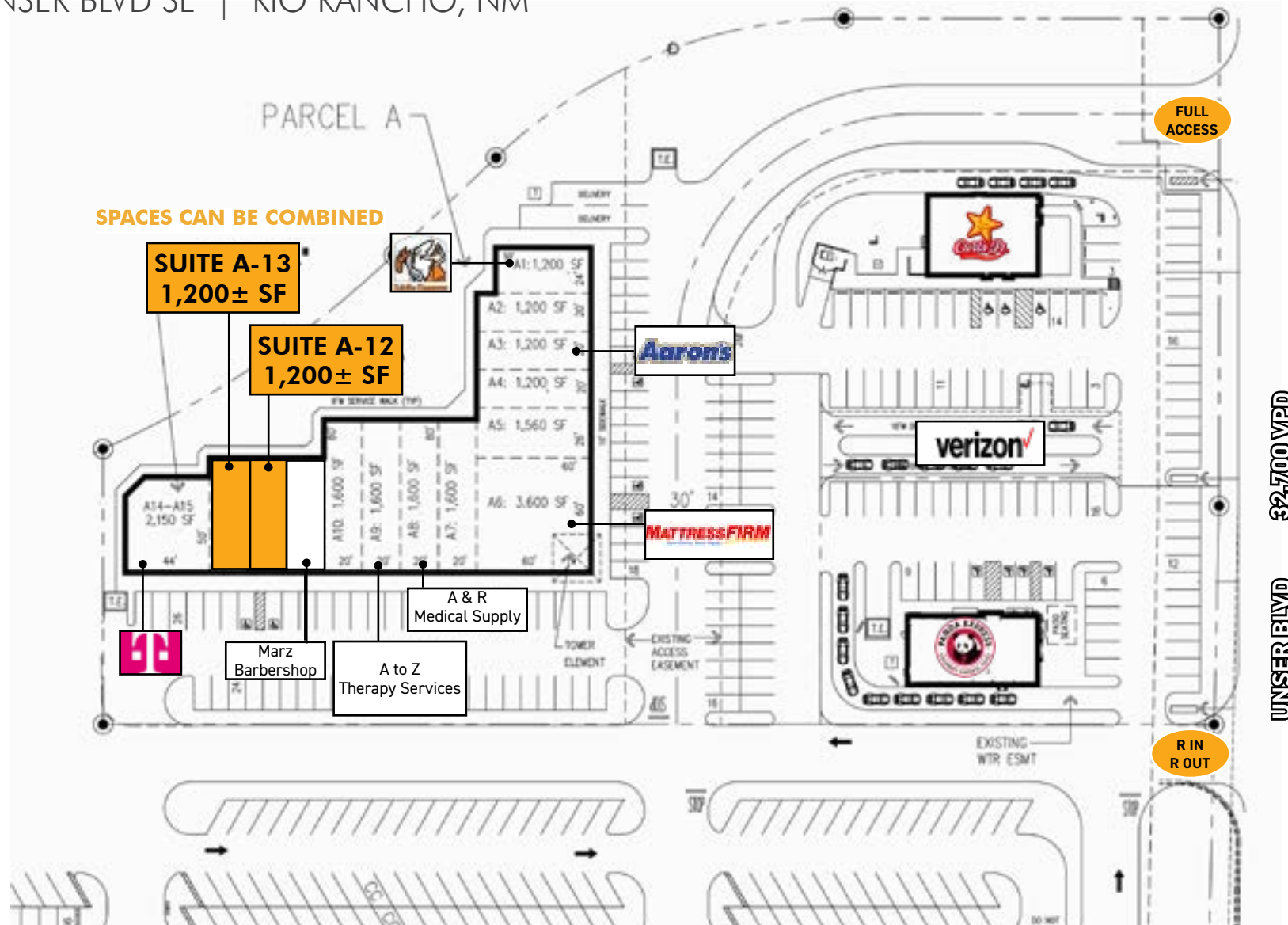
www.cbre.us/abq

CBRE

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Not to Scale

www.cbre.us/abq

CBRE





**PRESBYTERIAN
RUST HOSPITAL**
196,692 Patients Served
1,000+ employees

Great Clips
Italian Restaurant
Snap

ihop

Chick-fil-A

Pepper'soni
chilis
SONIC
FIVE GUYS
BURGER KING

SOUTHERN BLVD

21,300 VPD

32,700 VPD

Walmart

DOLLAR TREE
9
AT&T
O'Reilly

701 UNSER BLVD SE
RIO RANCHO, NM

verizon
Wendy's
Panda Express

UNSER BLVD

TO RIO RANCHO
CITY CENTER



LOCATION

6 Minutes to Presbyterian
RUST Medical Center
(1,000+ Employees,
196,692 Patients Served)

10 Minutes to Rio Rancho
City Center

21 Minutes to I-40

Surrounded by National
and Regional Retailers and
residential development

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RIO RANCHO STATISTICS



Fastest

Growing City
in the State
3rd Largest City
in New Mexico

\$88K
Average HH
income vs. \$79K
in Albuquerque

3.97%
Projected Growth
Rate vs. 0.90% in
Albuquerque

Projected Growth
Rate vs. 0.90% in
Albuquerque



Ranked #1

Best Places to Live in
Each State 2017
- MONEY



**LOW
CRIME
RATES**



Ranked 30th

Best 50 Places to
Live in America
2018 - MONEY



30.7%

College Educated
Population



500

New Rooftops
each year



Many of the MSA's
**Newest & Largest
Retail Developments**
have been constructed in
Rio Rancho

**Pro
Development
Environment**



Source: Esri, City of Rio Rancho

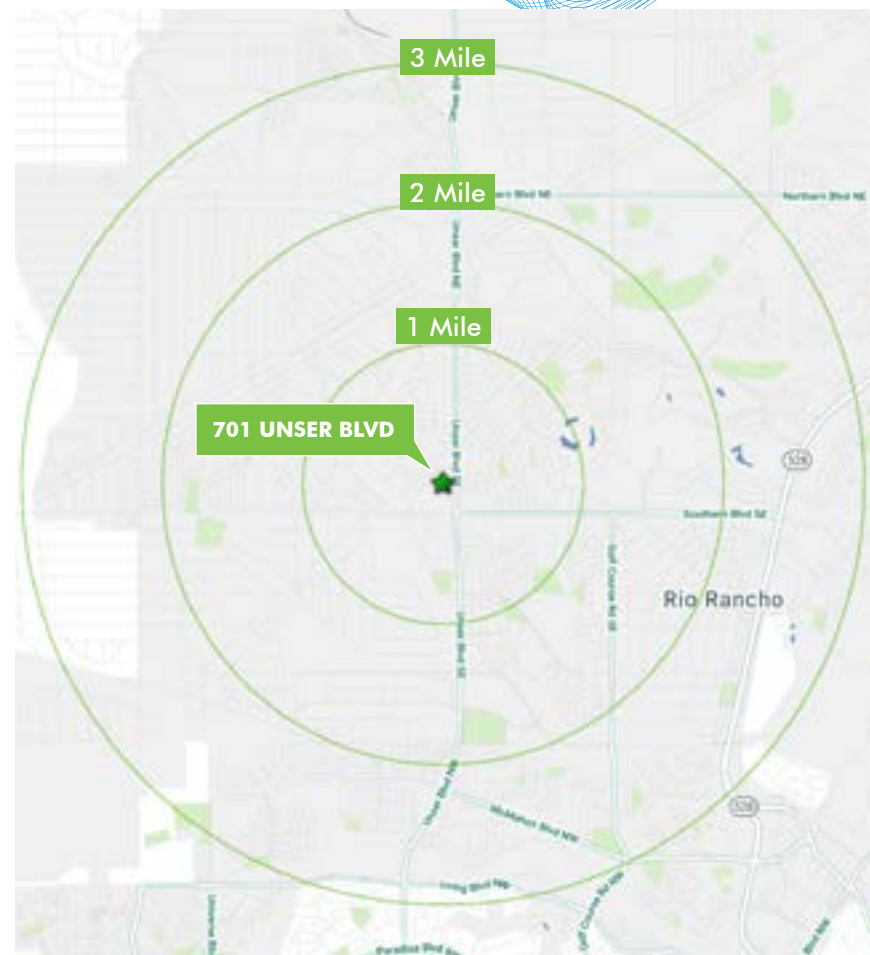


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	1 MILE	2 MILES	3 MILES
POPULATION			
2024 Population - Current Year Estimate	11,138	36,475	76,402
2029 Population - Five Year Projection	11,092	37,858	80,461
2020 Population - Census	11,199	35,424	75,127
2010 Population - Census	10,832	31,231	64,570
2020-2024 Annual Population Growth Rate	-0.13%	0.69%	0.40%
2024-2029 Annual Population Growth Rate	-0.08%	0.75%	1.04%
HOUSEHOLDS			
2024 Households - Current Year Estimate	4,111	13,852	28,926
2029 Households - Five Year Projection	4,241	14,677	31,197
2020 Households - Census	4,033	13,246	27,977
2010 Households - Census	3,748	11,453	23,710
2020-2024 Compound Annual Household Growth Rate	0.45%	1.06%	0.79%
2024-2029 Annual Household Growth Rate	0.62%	1.16%	1.52%
2024 Average Household Size	2.70	2.62	2.62
HOUSEHOLD INCOME			
2024 Average Household Income	\$102,344	\$107,617	\$108,369
2029 Average Household Income	\$114,451	\$121,337	\$122,140
2024 Median Household Income	\$81,387	\$84,223	\$86,423
2029 Median Household Income	\$86,926	\$94,217	\$97,995
2024 Per Capita Income	\$37,331	\$41,038	\$41,006
2029 Per Capita Income	\$42,951	\$47,363	\$47,255
HOUSING UNITS			
2024 Housing Units	4,247	14,341	30,049
2024 Vacant Housing Units	136 3.2%	489 3.4%	1,123 3.7%
2024 Occupied Housing Units	4,111 96.8%	13,852 96.6%	28,926 96.3%
2024 Owner Occupied Housing Units	3,412 80.3%	11,420 79.6%	23,495 78.2%
2024 Renter Occupied Housing Units	699 16.5%	2,432 17.0%	5,431 18.1%
EDUCATION			
2024 Population 25 and Over	7,462	24,921	52,045
HS and Associates Degrees	4,457 59.7%	14,770 59.3%	30,464 58.5%
Bachelor's Degree or Higher	2,547 34.1%	8,931 35.8%	19,240 37.0%
PLACE OF WORK			
2024 Businesses	339	823	1,772
2024 Employees	2,887	5,943	19,198

Source: Esri



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