

For Ground
Lease

Prime Rio Rancho Retail Land

AT A HIGH-TRAFFIC, HIGHLY-VISIBLE, SIGNALIZED INTERSECTION

1000 Sara Rd. SE | Rio Rancho, NM 87124

SEC Southern Blvd. & Sara Rd. SE

1 YEAR FREE RENT!
SEE ADVISORS FOR DETAILS



AVAILABLE
Land: ±0.71 Acres



LEASE RATE
\$10,000/Month

ZONING

- C-1, City of Rio Rancho

HIGHLIGHTS

- Located in Rio Rancho, the fastest-growing city in New Mexico
- On a hard corner at Southern Blvd. & Sara Rd.
- ±44,300 cars per day at a signalized intersection
- 175' of frontage on Southern Blvd.
- Great site for drive-thru coffee shop, QSR, auto parts store and more
- Please do not disturb existing residence on site

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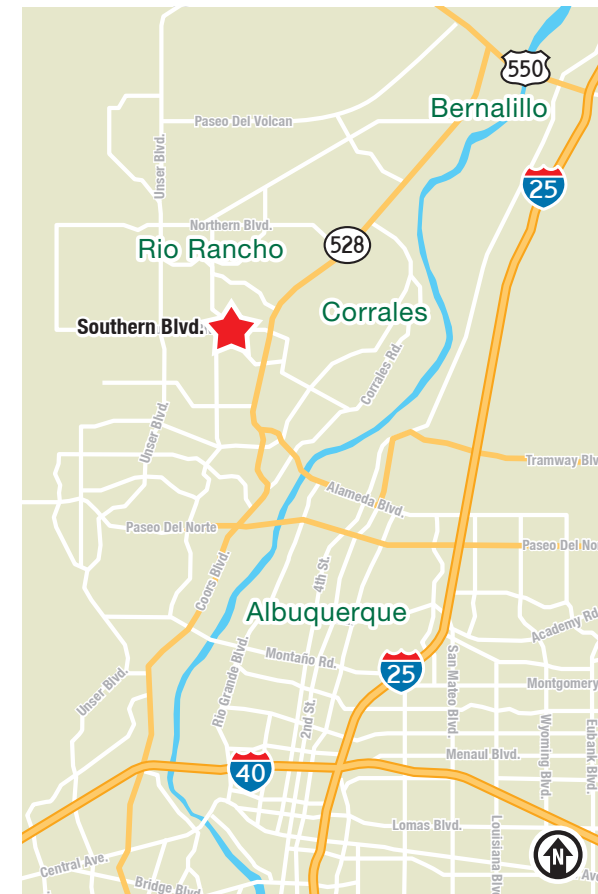
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,891	81,378	148,576
Average HH Income	\$106,501	\$103,442	\$106,286
Daytime Employment	3,040	24,986	40,034

2022 Forecasted by Esri



NAI SunVista

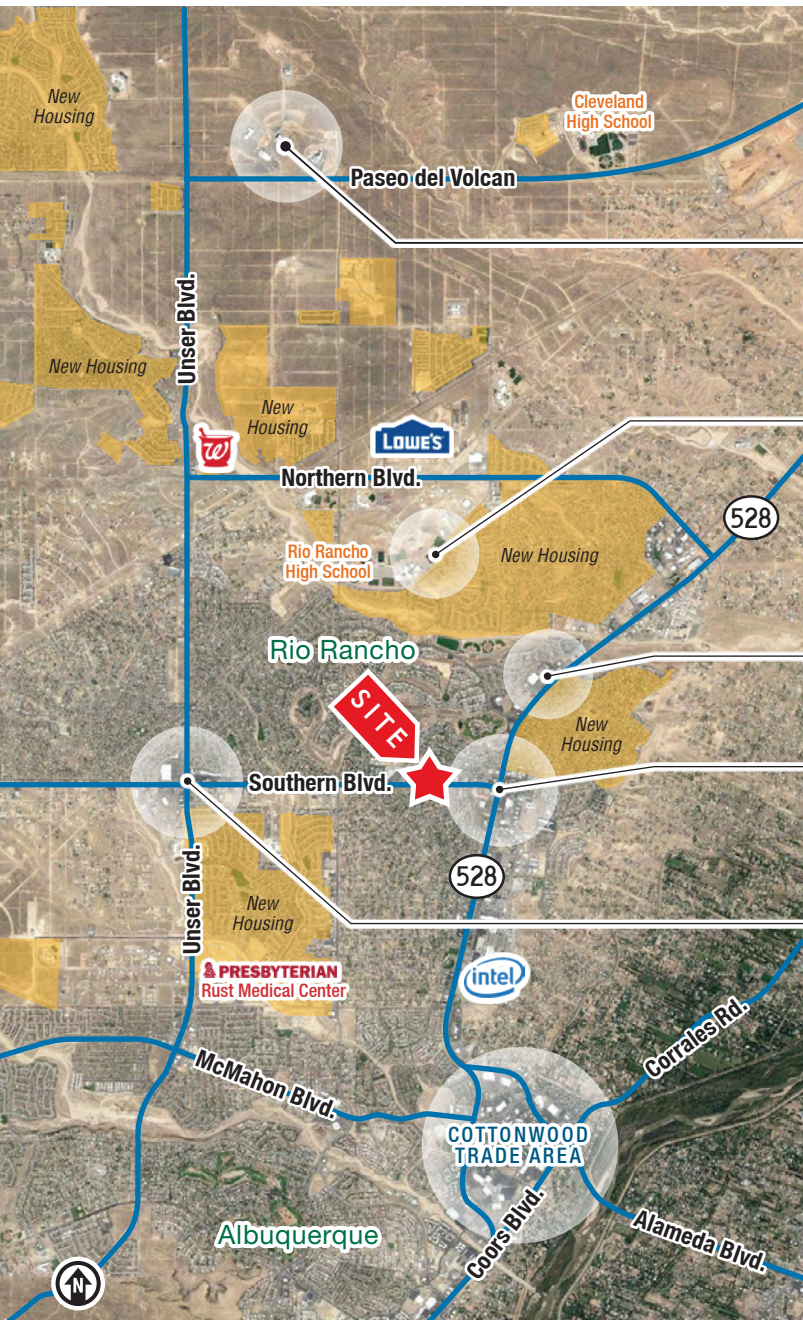
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FOR GROUND LEASE

Prime Rio Rancho Retail Land | 1000 Sara Rd. SE | Rio Rancho, NM 87124



Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM Sandoval Medical Center



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



Prominent Retailers



Intel Rio Rancho



Presbyterian Rust Medical Center



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