



~~1,215,324~~  
972,300  
(8/SF)  
**Sale Price**



±2.79 Acres  
**Lot Size**  
C-1  
**Zoning**



25,700 VPD  
**McMahon Blvd.**  
31,700 VPD  
**Unser Blvd.**



\$82,737  
**Avg. HH Income**  
(in 3 Mile radius)



1767,033  
**Est. Population**  
(in 5 Mile radius)



**5050**  
**McMahon Blvd. NW**  
**Albuquerque, NM 87114**

**John Youngblood**

**john@johnyoungblood.com**

**505.263.7311 (cell)**

CLICK ON NAME TO EMAIL

The information contained herein and attached is provided from sources deemed reliable. However, we do not guarantee any of the information as it is subject to errors, omissions, withdrawal from market, or change in terms, all without notice.



**Youngblood & Associates**

505.345.1524 (o) | 505.828.1903 (f)  
NM RE License #11352



Full utilities to lot

669' of Frontage on McMahon Blvd.

Full median cut into property, ideal for office, medical office or retail use.

Less than 1 Mile from Lovelace Westside Hospital

343 Employees, 80 Beds

ER Department visits (2016): 23,383

Surgical cases (2016): 3,692

Only 1 Mile from the Presbyterian Rust Medical Center

A \$270 Million project

1,000 Employees, 200 Volunteers

151-Beds and 11-Bassinets

The only Neonatal Intensive Care Unit in Sandoval County

## 2.79 Acres with Utilities Only 1 Mile from Rust Medical Center

5050 McMahon Blvd. NE | Albuquerque, NM 87114



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## 2.79 Acres with Utilities Only 1 Mile from Rust Medical Center 5050 McMahon Blvd. NE | Albuquerque, NM 87114

Click on aerial for driving directions



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## 2.79 Acres with Utilities Only 1 Mile from Rust Medical Center

5050 McMahon Blvd. NE | Albuquerque, NM 87114



	1 Mile	3 Mile	5 Mile	City	County	MSA
2017 Estimated Population	14,788	85,274	167,033	61,459	680,154	916,154
2022 Projected Population	15,051	88,376	174,032	69,567	691,144	940,442
2010 Census Population	13,626	78,311	153,158	46,130	662,564	887,077
2000 Census Population	6,903	48,014	105,049	51,949	556,018	729,648
Projected Annual Growth 2017 to 2022	0.4%	0.7%	0.8%	0.3%	0.3%	0.5%
Historical Annual Growth 2000 to 2017	6.7%	4.6%	3.5%	1.4%	1.3%	1.5%
2017 Median Age	35	36.6	38.3	36.1	36.7	37.2



2017 Estimated Households	5,443	32,746	64,008	36,091	280,234	367,069
2022 Projected Households	5,643	34,191	67,051	45,305	291,651	383,150
2010 Census Households	4,911	29,545	58,031	23,815	266,000	347,366
2000 Census Households	2,547	17,999	39,009	84,286	220,663	281,052
Projected Annual Growth 2017 to 2022	0.7%	0.9%	1.0%	0.8%	0.8%	0.9%



2017 Estimated Average Household Income	\$92,078	\$82,737	\$83,541	\$69,596	\$71,284	\$70,761
2017 Estimated Median Household Income	\$78,912	\$70,570	\$69,481	\$52,018	\$52,634	\$53,481



2017 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.9%	2.0%	4.2%	4.7%	4.4%
2017 Estimated Some High School (Grade Level 9 to 11)	1.7%	3.3%	3.8%	6.1%	6.5%	6.9%
2017 Estimated High School Graduate	19.4%	22.8%	24.3%	23.6%	24.1%	25.2%
2017 Estimated Some College	30.0%	27.3%	26.5%	24.3%	23.8%	24.4%
2017 Estimated Associates Degree Only	10.0%	10.5%	9.5%	8.1%	8.0%	8.3%
2017 Estimated Bachelors Degree Only	23.8%	20.7%	20.0%	18.7%	18.2%	17.3%
2017 Estimated Graduate Degree	13.4%	13.4%	13.8%	14.9%	14.8%	13.5%

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±1,500 Employees  
**Intel**



±1,000 Employees, ±151 Beds  
**Presbyterian Rust Hospital**



±1,500 Employees  
**Rio Rancho Public Schools**



±500 Employees  
**Bank of America Call Center**



±\$45 Million Payroll  
**Hewlett Packard Call Center**



±343 Employees, ±80 Beds  
**Lovelace Westside Hospital**

Rio Rancho  
Econ. Development



1,000 New Homes  
**2017 PID, Approved**

\$226,742  
**Median Home Price  
(3%)**

7.9% Increase  
**Households from  
2010 - 2016**

500  
**New rooftops  
each year**



1,300 New Jobs  
**Created in 2017  
from Safelite Solutions & PCM, Inc.**

Rio Rancho  
Continuing Education



220 Acres  
**University of New Mexico (West)**

70,000 SF Campus  
**Central New Mexico Community College  
(West)**

2,700 Students/Semester  
**Enrolled at both CNM (West) and  
UNM (West)**

All data was collected through phone calls, email correspondence and websites.

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