

For Sale

Prime Pad Sites Near Rust Medical Center

JOIN THE FASTEST-GROWING NEIGHBORHOOD IN RIO RANCHO



Unser
PAVILION
West

RETAIL/OFFICE
DEVELOPMENT

±2.18 - 4.87 Ac. Available
\$11.75 - \$13.00/SF

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SEQ Wellspring Ave. & 21st St. SE | Rio Rancho, NM 87124

NAI SunVista] Got Space™

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PROPERTY SUMMARY



Sale Price

- **South Lot: ±2.18 Ac.**
\$1,115,780 (\$11.75/SF)
- **North Lot: ±2.69 Ac.**
\$1,523,288 (\$13.00/SF)
- **Both Lots: ±4.87 Ac.**
\$2,598,666 (\$12.25/SF)

HIGHLIGHTS

- Adjacent to the thriving Unser Pavilion retail center with walkable connectivity
- Across from the newly-opened Albertsons Market Street
- Located in an underserved market
- Average household income of \$125,077 within a 1-mile radius
- Across from Presbyterian Rust Medical Center
- Perfect opportunity for:
 - Entertainment venue
 - Restaurants
 - Food hall
 - Hotel
 - Office complex
- VeriReady Site – Get to ground-breaking faster
- LEDA and GRIP funds available
- Zoning: C-1

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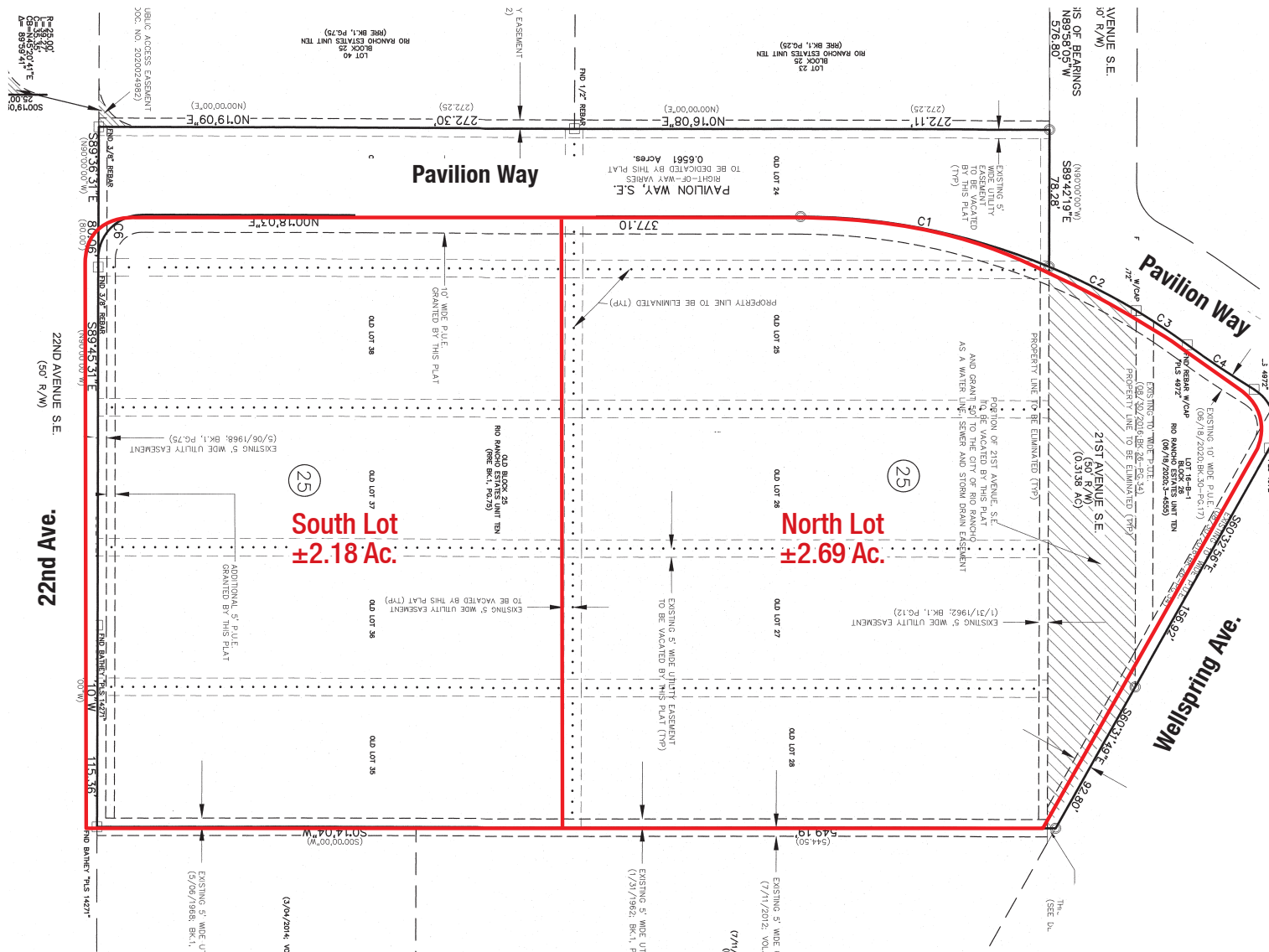
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UNSER PAVILION SITE SURVEY

AVAILABLE

South Lot: ±2.18 Ac.
North Lot: ±2.69 Ac.
Both Lots: ±4.87 Ac.



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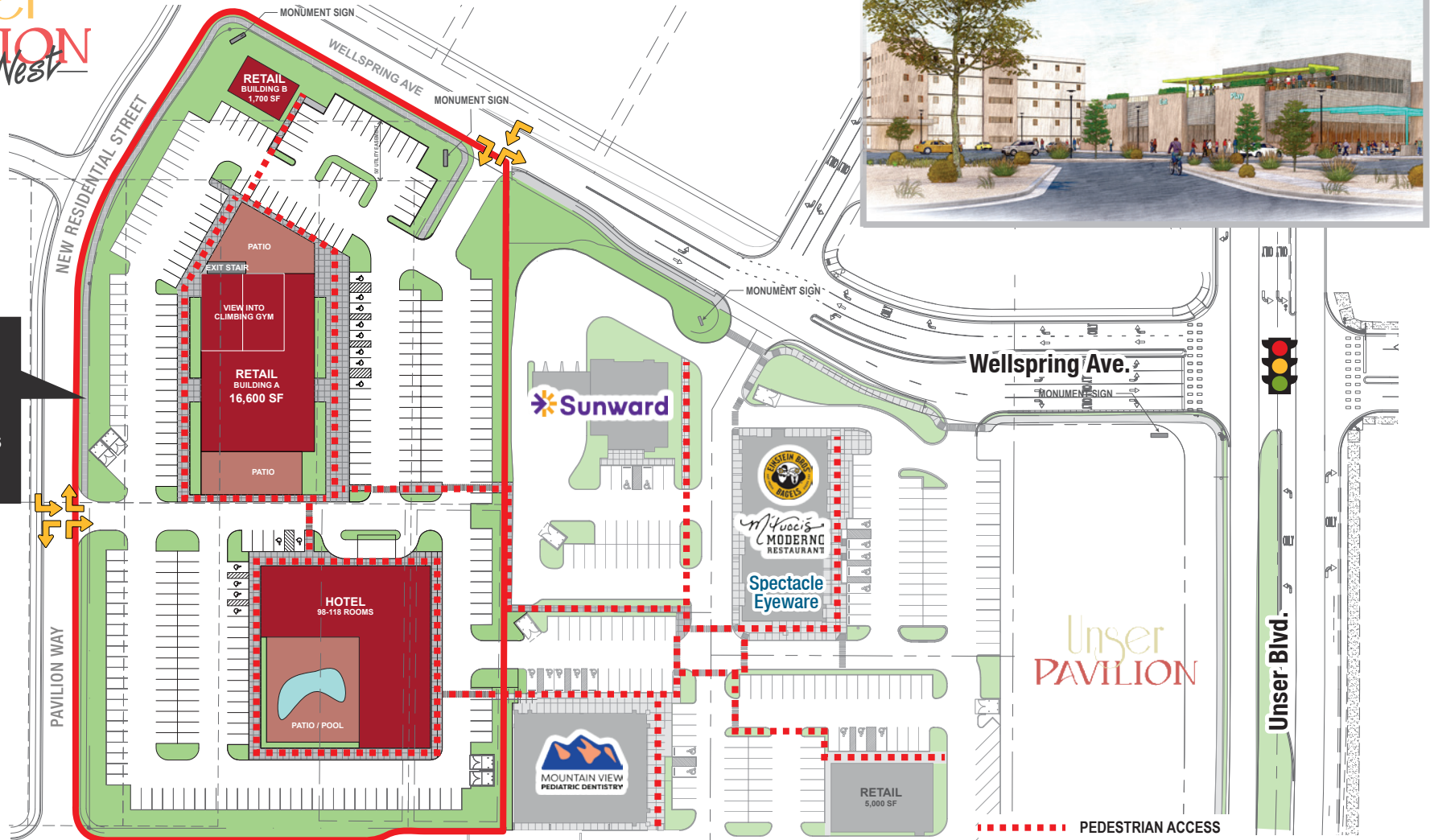
CONCEPTUAL SITE PLAN | HOTEL/ENTERTAINMENT

Unser
PAVILION
West

Unser Pavilion West

±4.87 Acres

Conceptual site plan,
subject to change.



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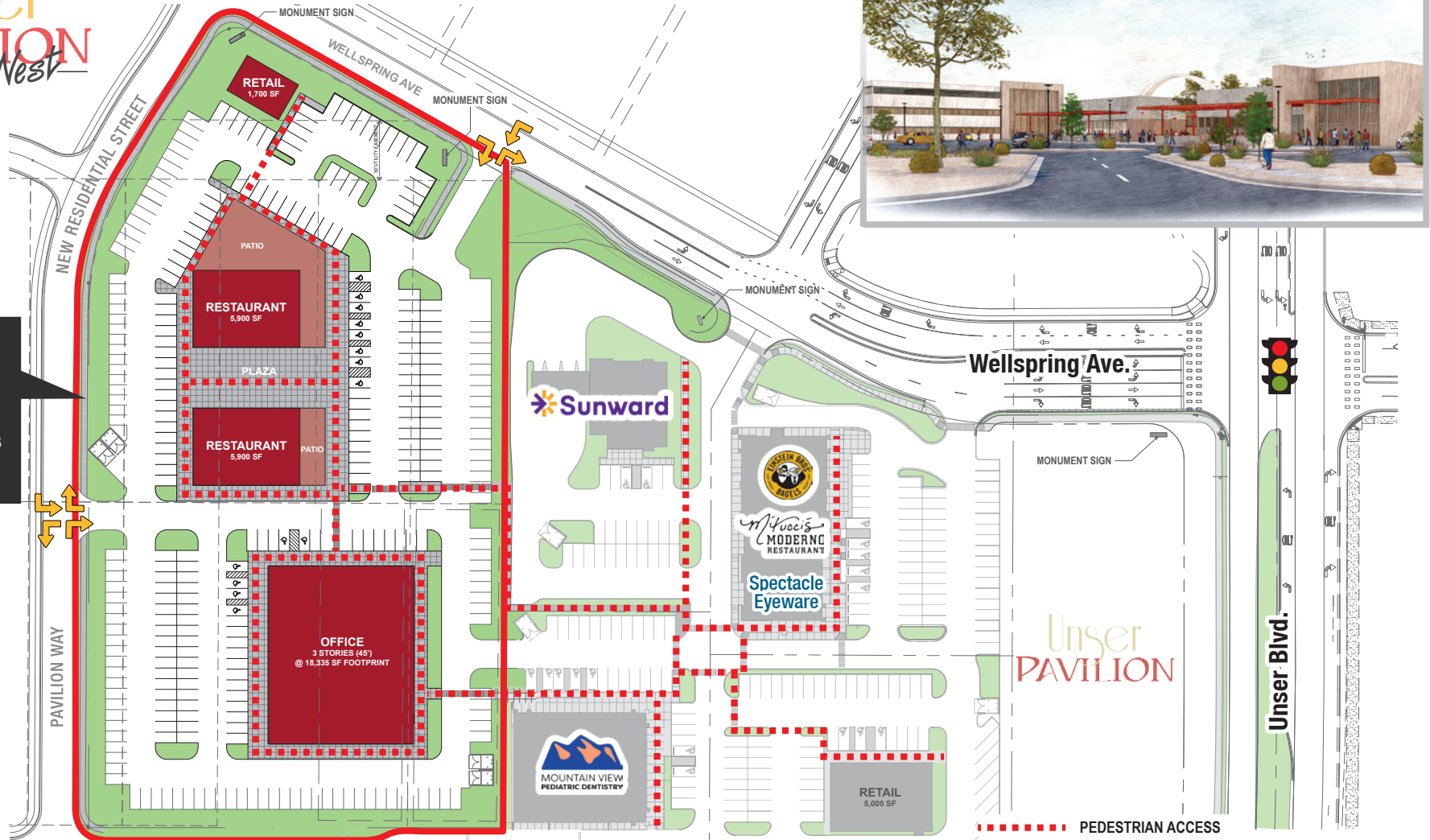
CONCEPTUAL SITE PLAN | RETAIL/OFFICE

Unser
PAVILION
West

Unser
Pavilion
West

±4.87 Acres

Conceptual site plan,
subject to change.



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UNSER PAVILION SITE CHARACTER

CONCEPTUAL SITE | HOTEL/ENTERTAINMENT



CONCEPTUAL SITE | RETAIL/OFFICE



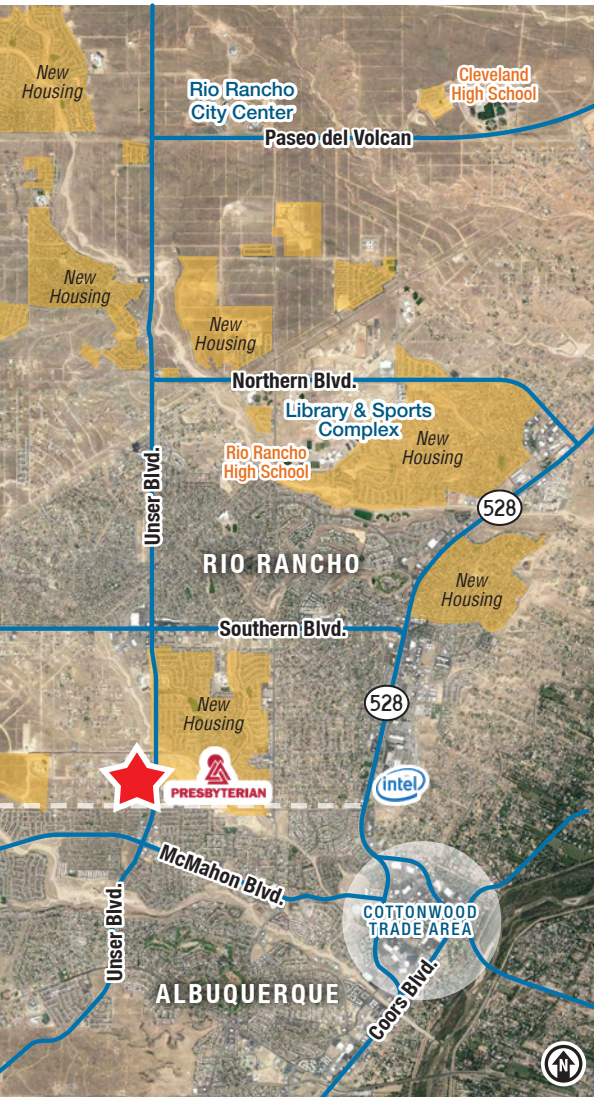
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JOIN THE DEVELOPMENT BOOM OF THE UNSER GATEWAY

A High-Growth, Underserved Trade Area



Retail is following the rooftops.

■ Build-to-Rent (BTR) Homes

±368 units are currently under construction within a half-mile radius of the site.

■ Single-Family Development

Los Diamantes is now entering its third phase of residential expansion.

■ Multifamily

A new 10-acre multifamily development is planned near Los Diamantes.

■ Schools

A new Rio Rancho high school is slated for construction just west of Los Diamantes along with existing Joe Harris Elementary (800 students) to the east

■ Retail

More than seven new retail projects have recently broken ground within a quarter mile along Unser Blvd.

■ Grocery Anchor

The new Albertsons Market Street blends everyday grocery needs with chef-prepared meals, specialty items, and upscale offerings. With 350 new jobs created, the area is quickly becoming a retail and dining destination.

Intel Corporation has invested **\$3.5 billion** to upgrade its Rio Rancho plant operations.

Housing

- Custom homes
- Available, affordable land
- Multifamily opportunities
- Strong senior housing market

Presbyterian Rust

Medical Center has the opportunity to expand to 1.2M SF. It's more than 60% complete and 20 years ahead of schedule.

Market Street

The new 80,350 SF grocery across Unser Blvd. will bring even more customers to the Unser Gateway corridor.

Parks & Recreation

- A Park Above
- Black Arroyo Wildlife Park
- Gateway Park






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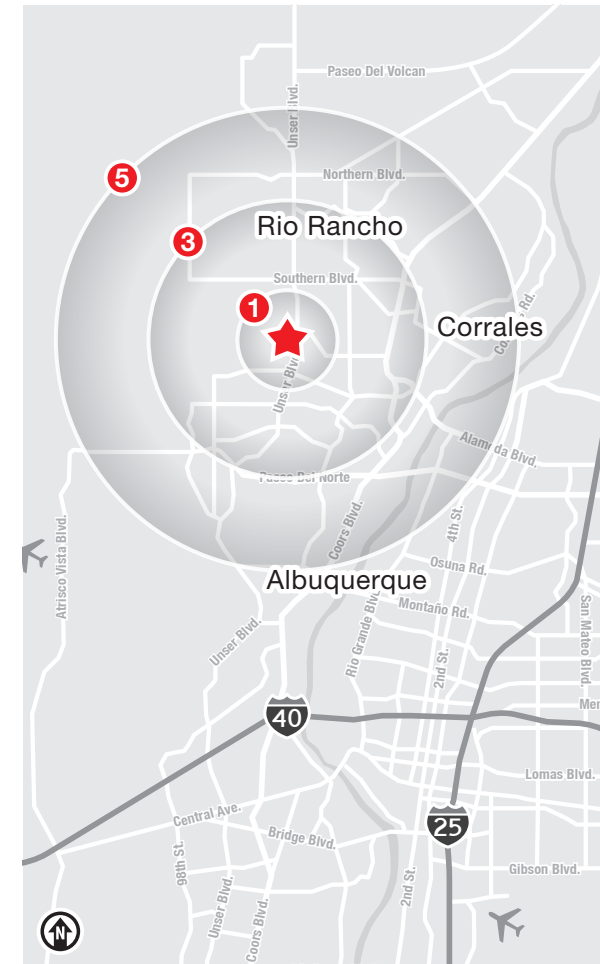
1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	14,165		90,811		166,337	
Households	5,039		35,903		64,639	
Families	3,484		23,588		43,259	
Average Household Size	2.79		2.52		2.55	
Owner Occupied Housing Units	4,139		27,278		50,599	
Renter Occupied Housing Units	900		8,625		14,040	
Median Age	36.4		38.9		39.6	
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%	
2024			2024		2024	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	164	3.3%	1,990	5.5%	3,143	4.9%
\$15,000 - \$24,999	163	3.2%	1,619	4.5%	2,659	4.1%
\$25,000 - \$34,999	99	2.0%	1,776	4.9%	3,226	5.0%
\$35,000 - \$49,999	412	8.2%	3,582	10.0%	6,188	9.6%
\$50,000 - \$74,999	833	16.5%	6,325	17.6%	11,076	17.1%
\$75,000 - \$99,999	703	14.0%	5,654	15.7%	10,235	15.8%
\$100,000 - \$149,999	1,221	24.2%	8,182	22.8%	15,015	23.2%
\$150,000 - \$199,999	653	13.0%	3,841	10.7%	6,842	10.6%
\$200,000+	792	15.7%	2,933	8.2%	6,248	9.7%
Median Household Income	\$103,799		\$84,895		\$87,868	
Average Household Income	\$131,384		\$105,649		\$111,015	
Per Capita Income	\$47,102		\$41,438		\$43,108	

DEMOGRAPHICS

Snap Shot	1 Mile	3 Mile	5 Mile
 Total Population	14,165	90,811	166,337
 Average HH Income	\$131,384	\$105,649	\$111,015
 Daytime Employment	2,134	24,908	41,199

2024 Forecasted by Esri



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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