

For Sale

Development Sites at Rio Rancho City Center

PART OF CAMPUS CENTER MASTER PLAN



AREA
EMPLOYERS
INCLUDE:



**$\pm 8.64 - 31.31$ Acres
Available**

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

NA SunVista] **Got Space™**

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For Sale

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

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

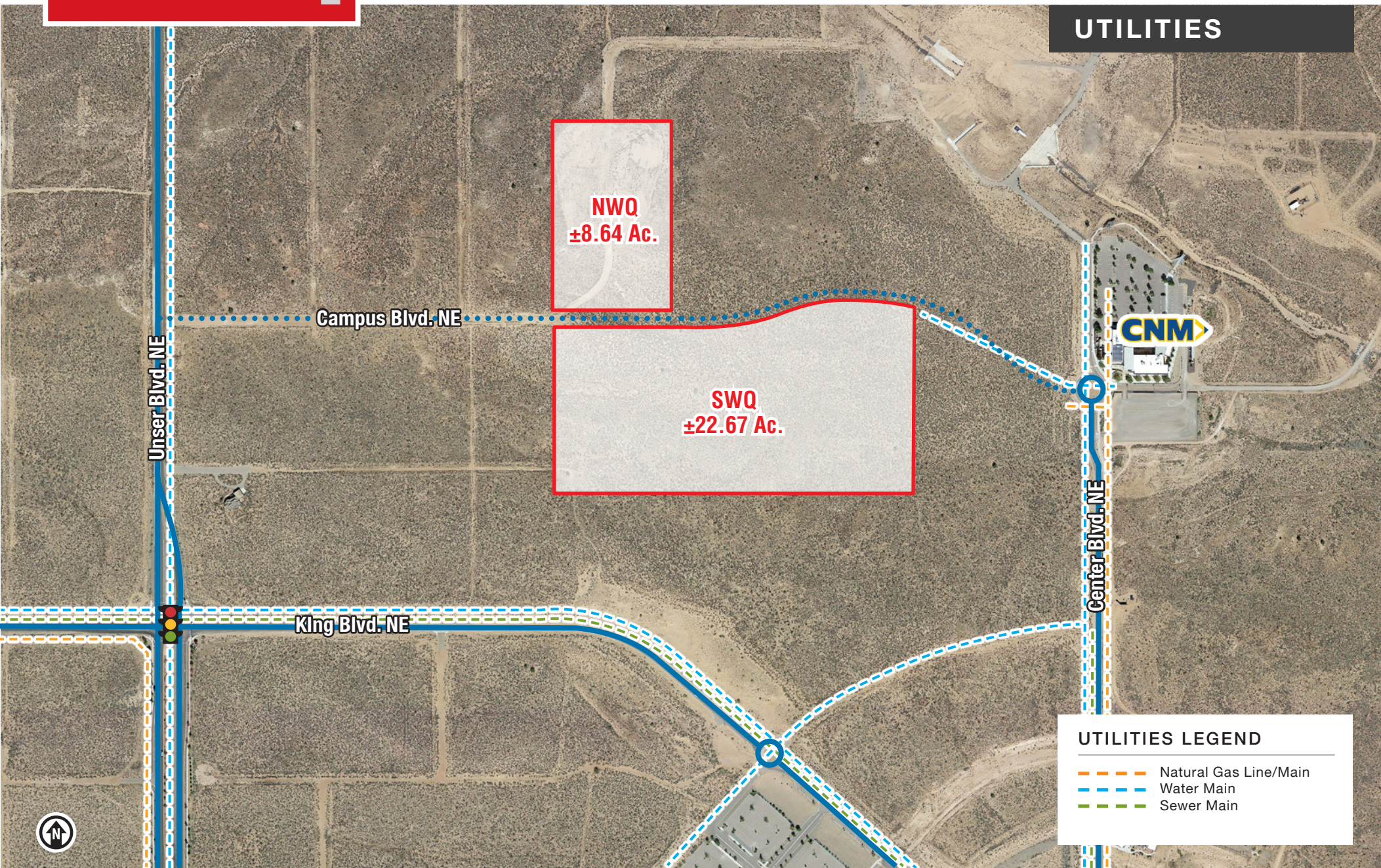
- Development will require a site development plan
- Located adjacent to CNM Rio Rancho, UNM Health Sciences Rio Rancho, Rio Rancho City Hall and Hewlett Packard
- Amenities include Campus Park and Santa Ana Star Center



For Sale

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UTILITIES



UTILITIES LEGEND

- Natural Gas Line/Main
- Water Main
- Sewer Main




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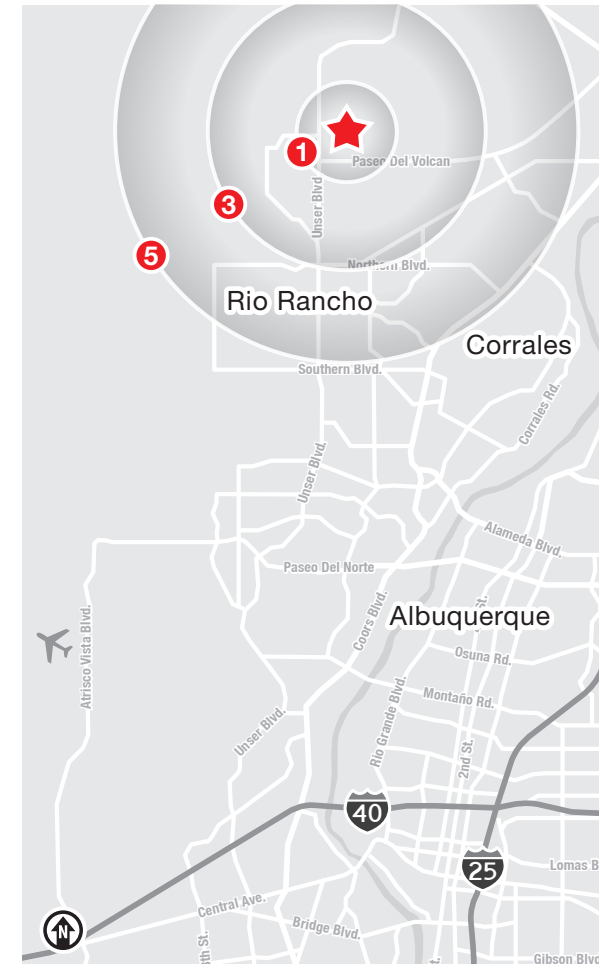
1, 3 & 5 MILE

| | 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 | 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