

# Land For Sale

## Rio Rancho City Center

GREAT SITE FOR DAILY-NEEDS RETAIL DEVELOPMENT

Northern Meadows  
Subdivision  
2,800 Existing Homes

**NWC SITE**  
±4.6 Acres

Cielo Azul  
Elementary  
School

CPD 14,500

**SWC SITE**  
±9.5 Acres

Cielo Grande  
Subdivision  
138 Existing Homes

Unser Blvd. NE

King Blvd. NE

CPD 16,000

Paseo del Volcan NE



Cleveland Heights  
Subdivision  
225 Existing Homes

AREA  
EMPLOYERS  
INCLUDE:



NWC & SWC Unser & King Blvds. NE | Rio Rancho, NM 87144

**NA SunVista** ] **Got Space™**

**±4.6 - 12.59 Acres  
Available**

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## PROPERTY

### AVAILABLE

±4.6 Acres	NWC Site
±9.5 Acres	SWC Site
±12.59 Acres	Total (Several Parcels)

### SALE PRICE

\$8.00 - \$10.00/SF  
See Page 3 for Pricing

### HIGHLIGHTS

- Main entrance to Rio Rancho City Center
- 300 underserved daytime employees at Rio Rancho City Hall
- 1,350 Hewlett-Packard employees; UNM Hospital and CNM Campus
- City water, sewer & gas available – sewer under construction and to be completed Q4 of 2023

### ZONING

- SU-C-1

### LOCATION

- NWC & SWC Unser & King Blvds. NE





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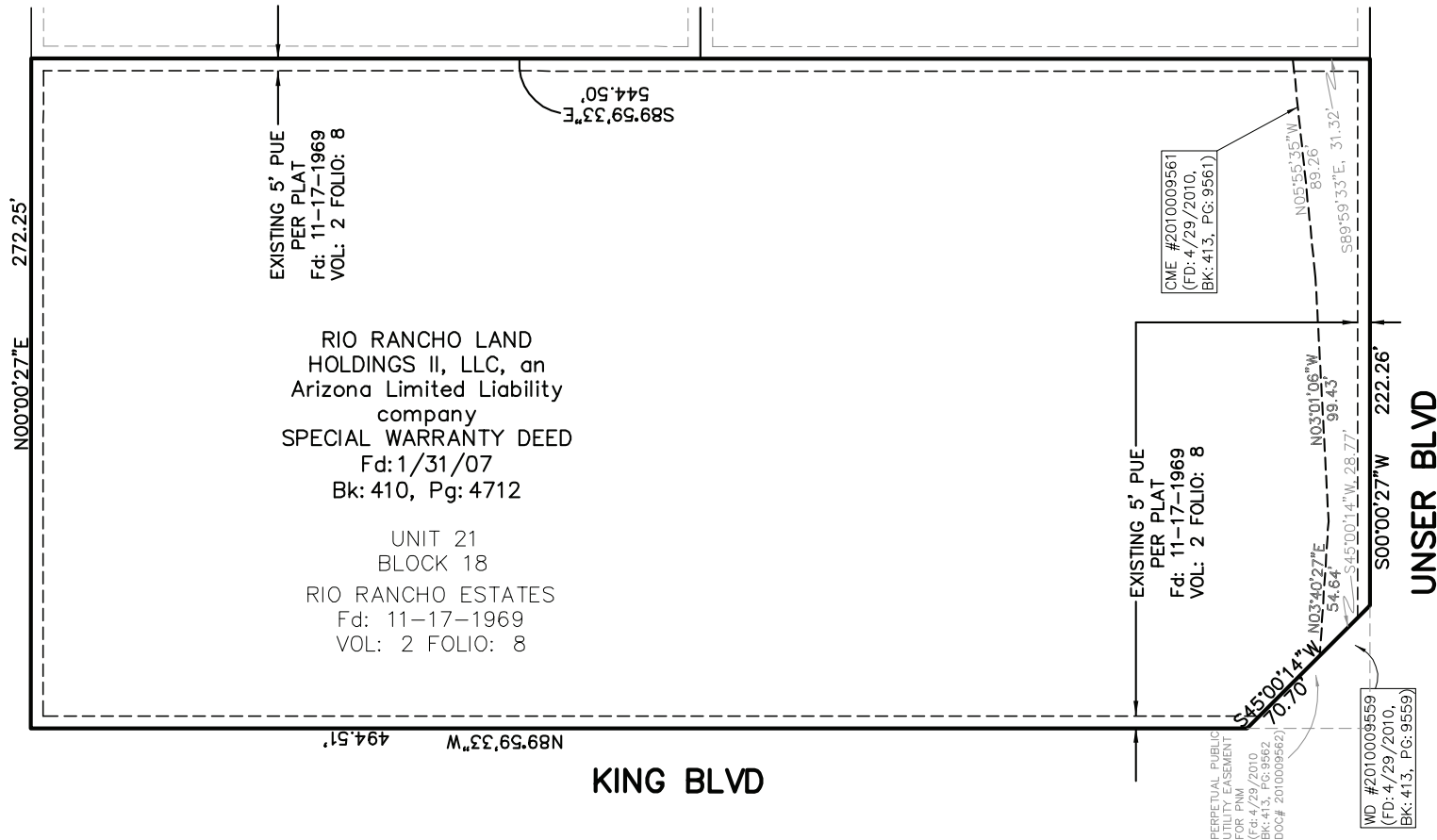
SITE



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SITE



TRACT A

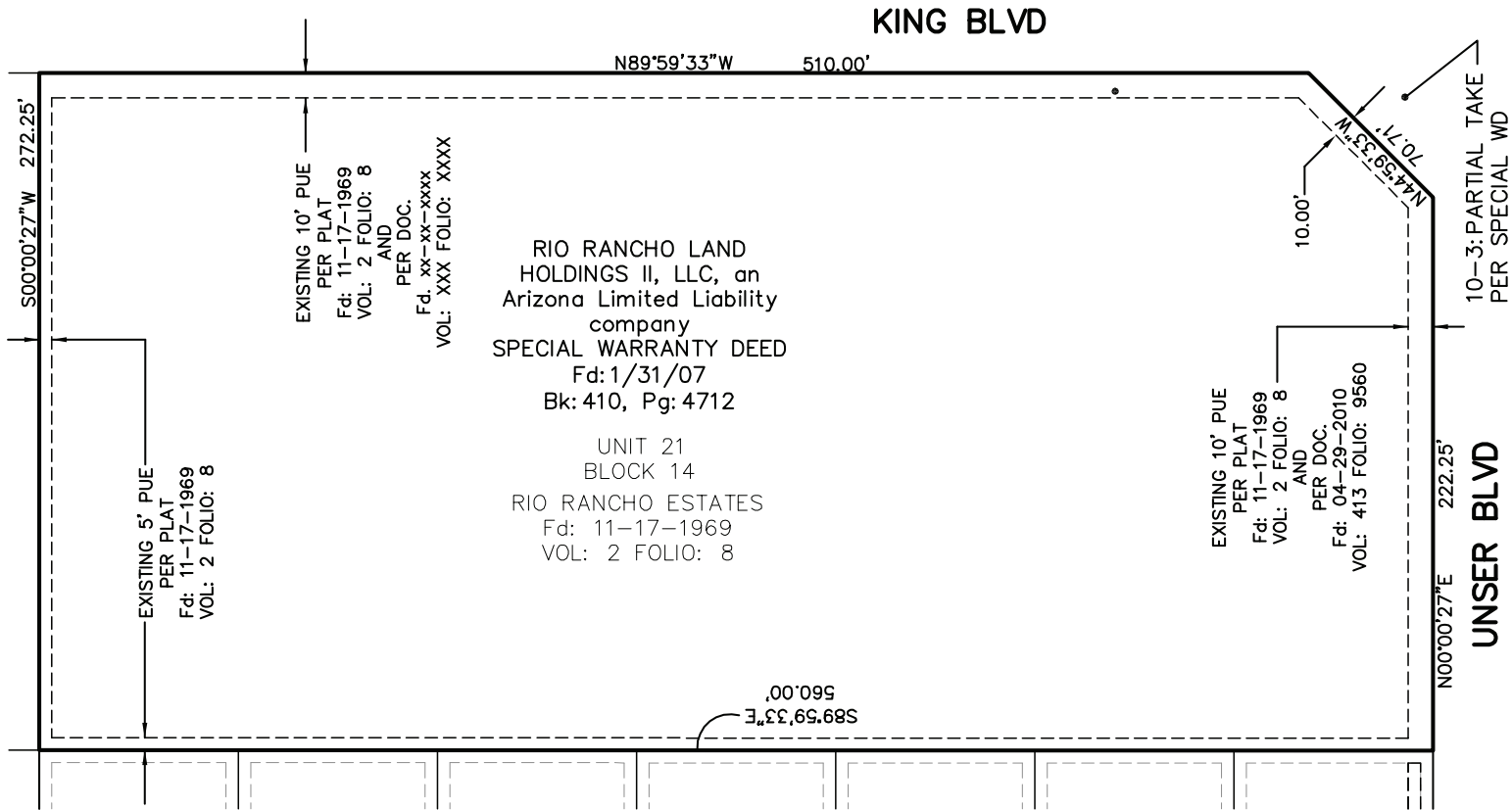
±3.22 Acres



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SITE



**TRACT B**

±3.471 Acres






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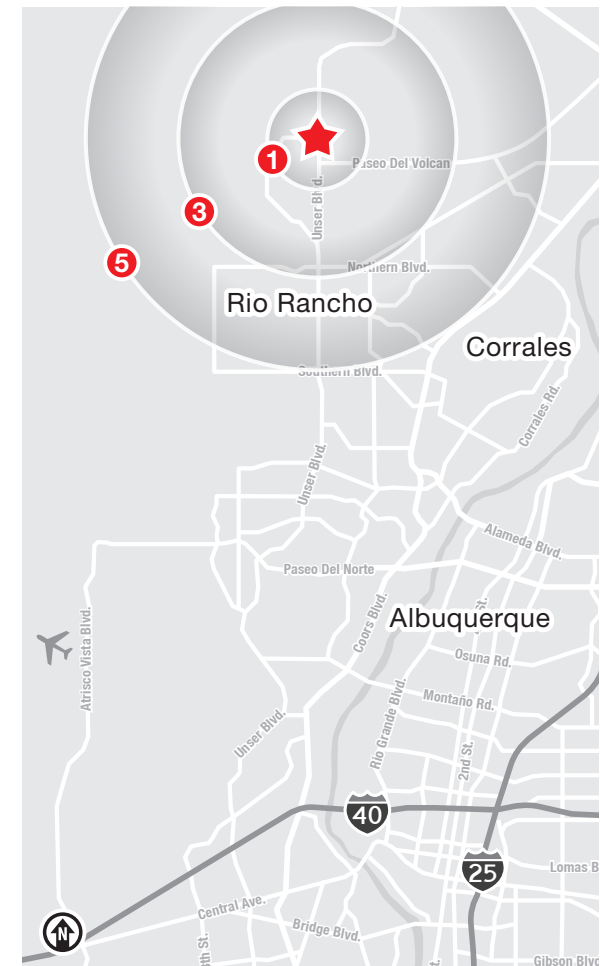
## 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile		
Summary	2024		2024		2024		
Population	2,662		20,919		61,888		
Households	839		7,469		22,943		
Families	648		5,424		16,478		
Average Household Size	3.17		2.80		2.69		
Owner Occupied Housing Units	702		6,346		19,526		
Renter Occupied Housing Units	137		1,123		3,417		
Median Age	30.6		33.9		38.0		
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	2024		2024		2024		
	Number	Percent	Number	Percent	Number	Percent	
	<\$15,000	30	3.6%	333	4.5%	1,080	4.7%
	\$15,000 - \$24,999	11	1.3%	220	2.9%	693	3.0%
	\$25,000 - \$34,999	41	4.9%	430	5.8%	1,263	5.5%
	\$35,000 - \$49,999	48	5.7%	675	9.0%	2,222	9.7%
	\$50,000 - \$74,999	197	23.5%	1,537	20.6%	4,405	19.2%
	\$75,000 - \$99,999	197	23.5%	1,459	19.5%	4,006	17.5%
	\$100,000 - \$149,999	168	20.0%	1,605	21.5%	5,245	22.9%
	\$150,000 - \$199,999	77	9.2%	675	9.0%	2,132	9.3%
	\$200,000+	70	8.3%	534	7.1%	1,896	8.3%
Median Household Income	\$84,394		\$82,298		\$84,331		
Average Household Income	\$107,533		\$101,960		\$105,649		
Per Capita Income	\$36,021		\$35,946		\$39,059		

## DEMOGRAPHICS

Snap Shot	1 Mile	3 Mile	5 Mile
 Total Population	2,662	20,919	61,888
 Average HH Income	\$107,533	\$101,960	\$105,649
 Daytime Employment	722	1,639	6,980

2024 Forecasted by Esri



## 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