

RARE TURN-KEY DRIVE -THRU BUILDING

Located in high traffic retail corridor

2200 SOUTHERN BLVD, RIO RANCHO, NM 87124

For Sale

$995,000

CBRE

PROPERTY OVERVIEW

This is an exceptional opportunity to acquire a stand-alone retail quick service restaurant (QSR) property located at 2200 Southern Blvd SE in thriving Rio Rancho, New Mexico. Built in 2023, this modern building offers a prime location just east of major anchors like Walmart, Raising Cane's, McDonalds, Premiere Cinemas, Starbucks, Chili's and Chick-fil-A, ensuring consistent customer draw. The property benefits from superior exposure to over 20,000 cars per day, providing excellent visibility and access. All furniture, fixtures, and equipment (FF&E) could be included in either a sale or lease agreement, making this an ideal turnkey solution for a new owner. This property represents a strategic investment in a high-traffic retail corridor with strong co-tenancy.



PROPERTY HIGHLIGHTS

±664
Square Footage

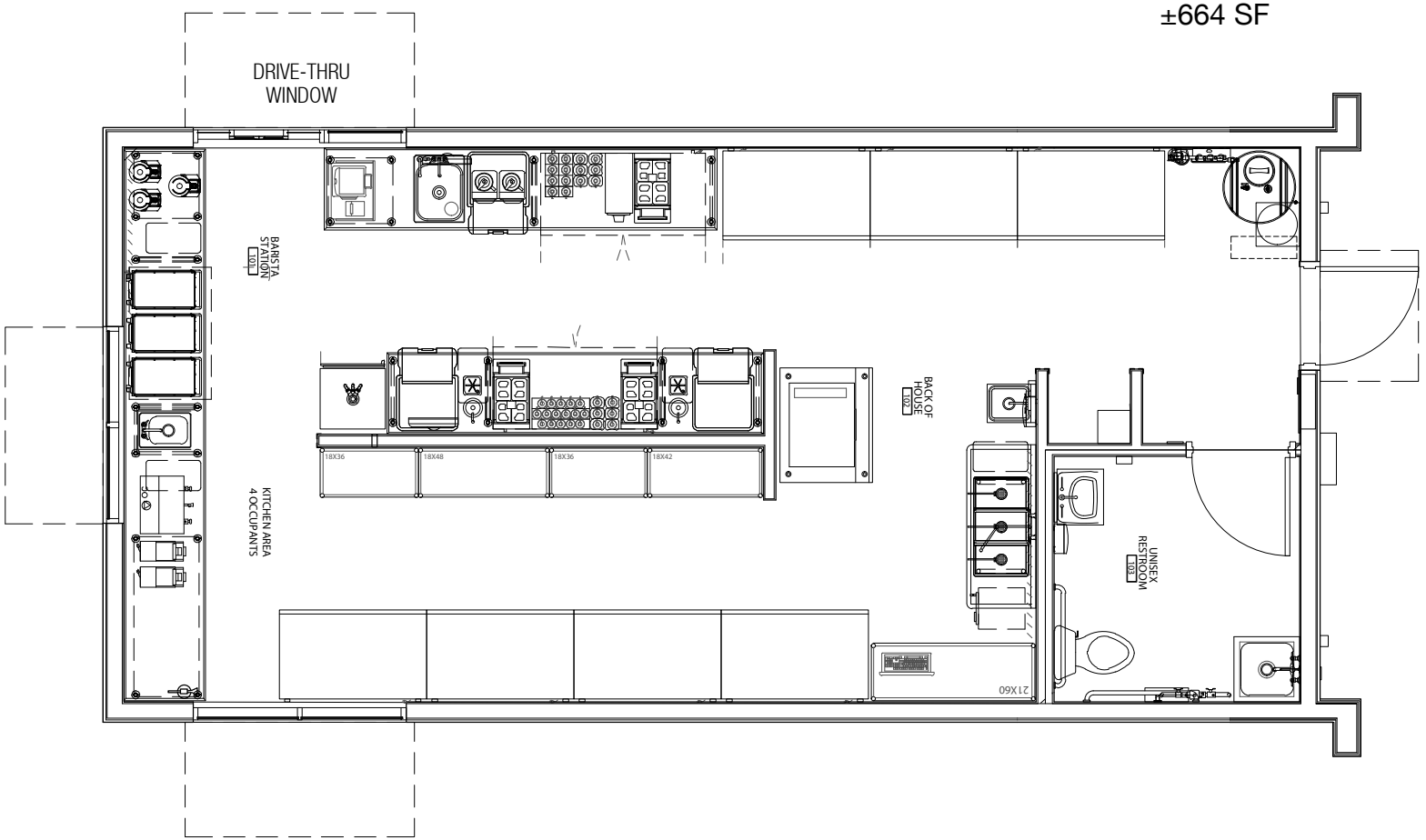
±0.48
Acres

$995K
Sale Price

C-1
Zoning

FLOOR PLAN

±664 SF




Walmart
Southern Blvd SE
SITE
Southern Blvd SE
Walgreens
PREMIERE CINEMAS
Walmart
Neighborhood Market
CVS pharmacy
Smith's
FOOD & DRUG STORES
Smith's Fuel
CABAZON
MASTER PLANNED
COMMUNITY
2,600 Homes
LOS DIAMANTES
MASTER PLAN
174 Acres
578 Homes
30+ Acres
Mixed-Use Land
THE VILLAGE AT
RIO RANCHO
COMMERCIAL/
RESIDENTIAL
DEVELOPMENT
Unser Blvd SE
Golf Course Rd SE
Westside Blvd SE
Market STREET
intel
W Meadowlark Ln
PRESBYTERIAN
RUST MEDICAL CENTER
199 BEDS
528
Lovelace
Health System
McMahon Blvd NW
448
Elison Rd NW
Smith's
FOOD & DRUG STORES
Paradise Hills
COTTONWOOD SUBMARKET
Walmart
Dillard's
JCPenney
Walgreens
THE HOME DEPOT
at home
The Home Décor Superstore
BEST BUY
HOBBY LOBBY
LOWE'S
PETSMART
Michaels
Where Creativity Happens
ROSS
DRESS FOR LESS
DICK'S
SPORTING GOODS
HomeGoods
Marshalls
Burlington
Paradise Blvd NW
45
Alameda Blvd


AUTO PARTS

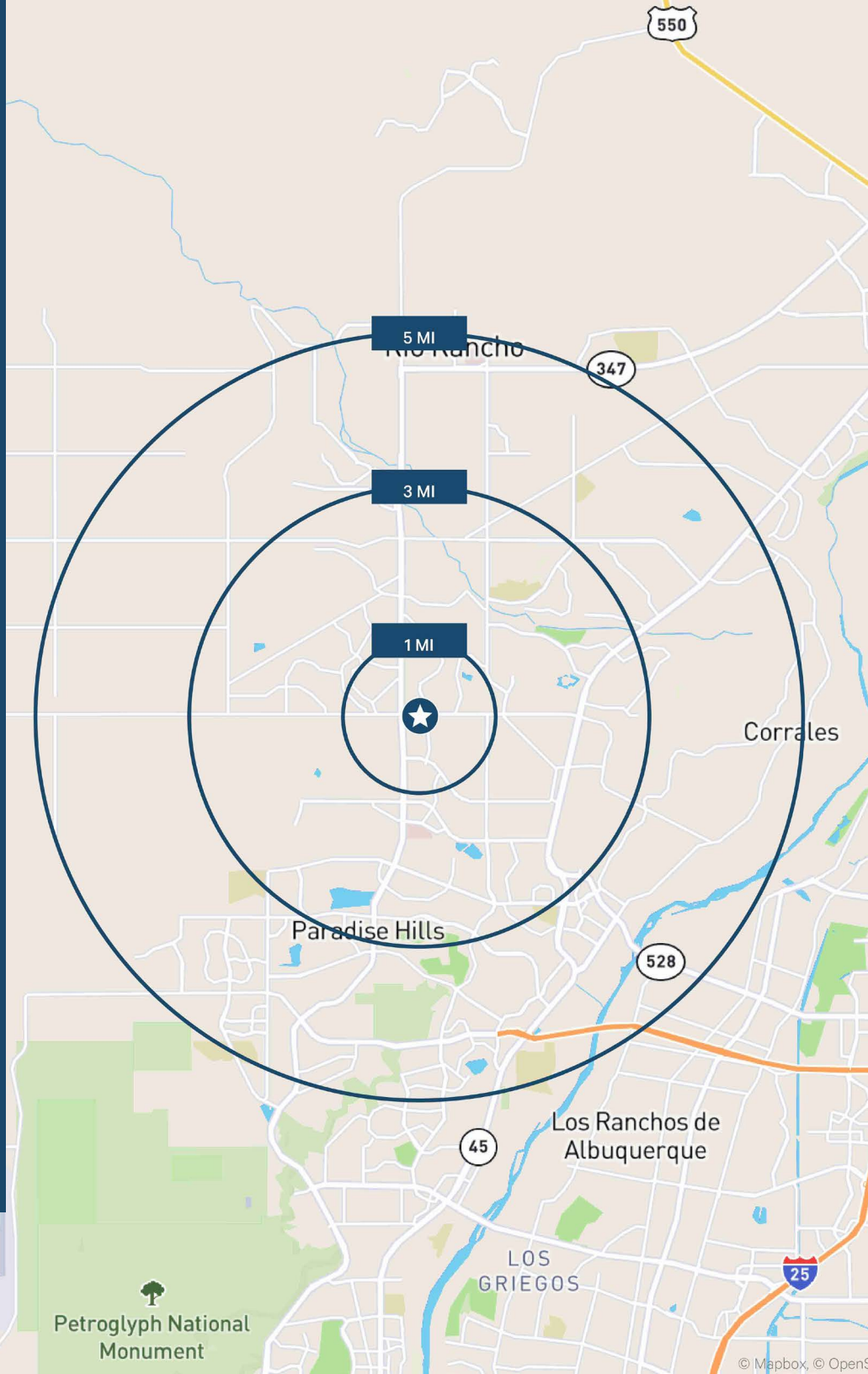

AutoZone


AUTO PARTS


2200
AutoZone
FIRE LANE

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Population	12,800	83,378	156,076
2030 Pop Five Year Proj	12,898	87,809	166,591
2025-2030 Annual Pop Growth Rate	0.15%	1.04%	1.31%
Household Income			
2025 Avg HH Income	$109,641	$108,684	$110,583
2030 Avg HH Income	$123,300	$124,435	$125,526
2025 Median HH Income	$83,884	$82,670	$84,749
2030 Median HH Income	$92,684	$96,808	$99,176
Households			
2025 Households	4,767	31,991	60,083
2025-2030 Annual HH Growth Rate	0.52%	1.24%	1.48%
Education			
Bachelor's Degree+	41.7%	38.9%	40.5%
Daytime Population			
2025 Employees	3,401	20,301	39,096



RIO RANCHO, NM OVERVIEW

Rio Rancho, NM is the third largest city and fastest growing community in the State of New Mexico. It serves as the economic hub for Sandoval County. Rio Rancho has been named one of the best places to live in the country with a vibrant economy, excellent schools and a highly educated workforce. The residential neighborhoods have been developed with an emphasis on open space, parks and recreation.

There has been significant growth in the area the last few years including new housing and retail amenities to support the new population.

Education: Rio Rancho has one of the highest concentrations of top ranked public schools in New Mexico. It is also home to the UNM Health Science Rio Rancho campus at the City Center, the UNM Rio Rancho satellite campus, and the Central New Mexico Community College Rio Rancho campus.

Growth: Rio Rancho has demonstrated significant population and household growth over the past decade, exceeding national averages.

Between 2020 and 2025, Rio Rancho experienced a population increase of approximately 6.0% to 8.1%, with an annual growth rate of around 1.76% in recent years. Projections indicate a further population growth of 2.24% from 2025 to 2030. These figures are notably higher than the national average, which is expected to grow by 0.42% during the same time frame.

Household growth in Rio Rancho is also anticipated to outpace the national average. Rio Rancho's household growth between 2025 and 2030 is expected to be 2.42% (national average 0.64%). The city has experienced substantial housing development, with an average of over 1,000 new houses per year in recent years, and Rio Rancho being a significant driver of new home building in the metro area.

This substantial and sustained expansion of both population and households in Rio Rancho underscores the necessity for developing additional commercial and retail amenities to adequately serve the needs of the growing residential population.







RIO RANCHO BY THE NUMBERS:

114,160
Population

$110,047
Average HH Income

3
Higher Education Campuses

127,533
Projected Population (2030)

36.2%
Bachelor's Degree +

2
Major Medical Centers

42,536
Households

2.42%
Household Annual Growth Rate (2025-2030)

2200 SOUTHERN BLVD

RIO RANCHO, NM



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