



Retail Space For Lease

SEQ Unser Blvd & Westside Blvd
Rio Rancho, NM 87124



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Property Profile

Details

Lease Rate	See Broker
Lease Type	NNN
Space Available	Retail/Restaurant A (Drive-thru) ± 2,500 SF
	Retail B ± 1,390 SF
	Retail/Restaurant C (Pick-up) ±2,500 SF
Zoning	SU

Features

- Retail space for lease with flexible suite sizes
- Albertsons Market Street anchored
- Two drive thrus available
- Located in the heart of the Unser Gateway
- Multiple full movement access points along Westside Blvd. and Wellspring Ave.
- Major residential growth corridor with the future addition of Los Diamantes in close proximity
- Los Diamantes, a master-planned community programmed for 450 housing starts, a 70 acre business park, planned high school and an elementary school is under construction
- Adjacent to Cabezon Master-planned Community with over 2,600 built-out homes in place
- Under-served node with high demand for retail, food and medical uses
- Adjacent to Rio Rancho's and Sandoval County's largest medical facility, Presbyterian Rust Medical Center
- Rio Rancho development expanding with announcement of 800 housing lots planned by Pierre Amestoy



Trade Area Aerial



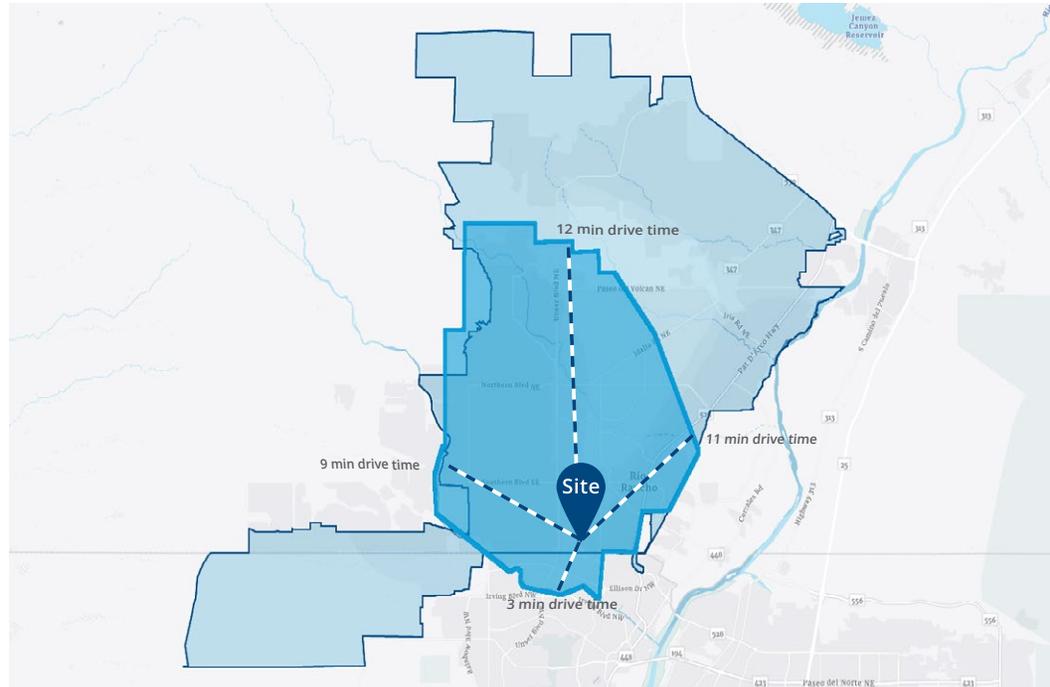
Click here to read about Intel's \$3.5 billion investment in Rio Rancho

Intersection Aerial



Demographics*

* Demographic data derived from esri® 2020



	Polygon
Population	88,284
Households	31,945
Median HH Income	\$55,225
Average HH Income	\$72,092

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