

# 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	QSR 1 (Drive-thru)	± 2,434 SF
	Suite A	± 3,590 SF
	QSR 2 (Drive-thru)	±2,400 SF
	Suite B	± 2,200 SF (divisible to 1,100 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
- Underserved 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



# Trade Area Aerial



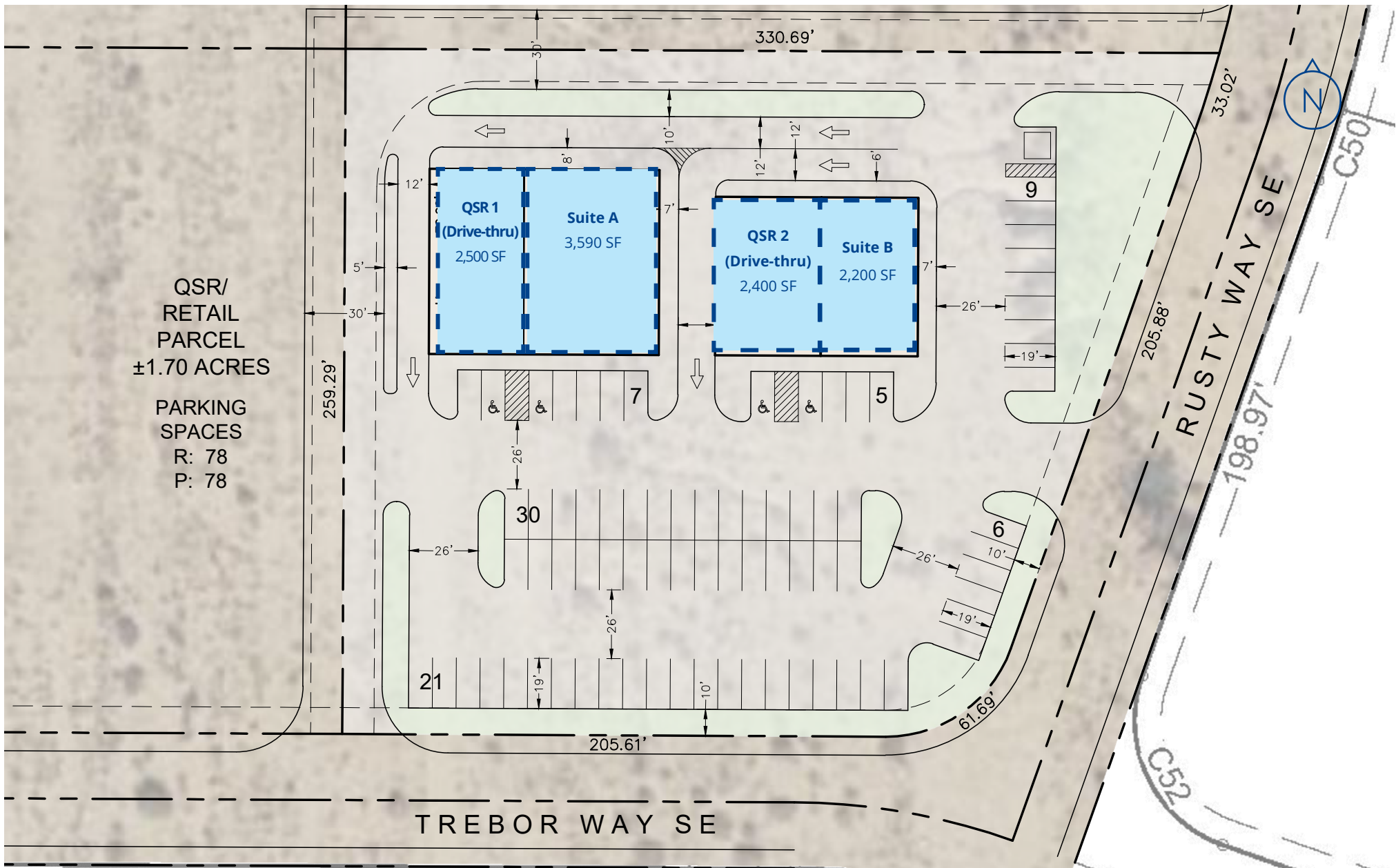
# Intersection Aerial

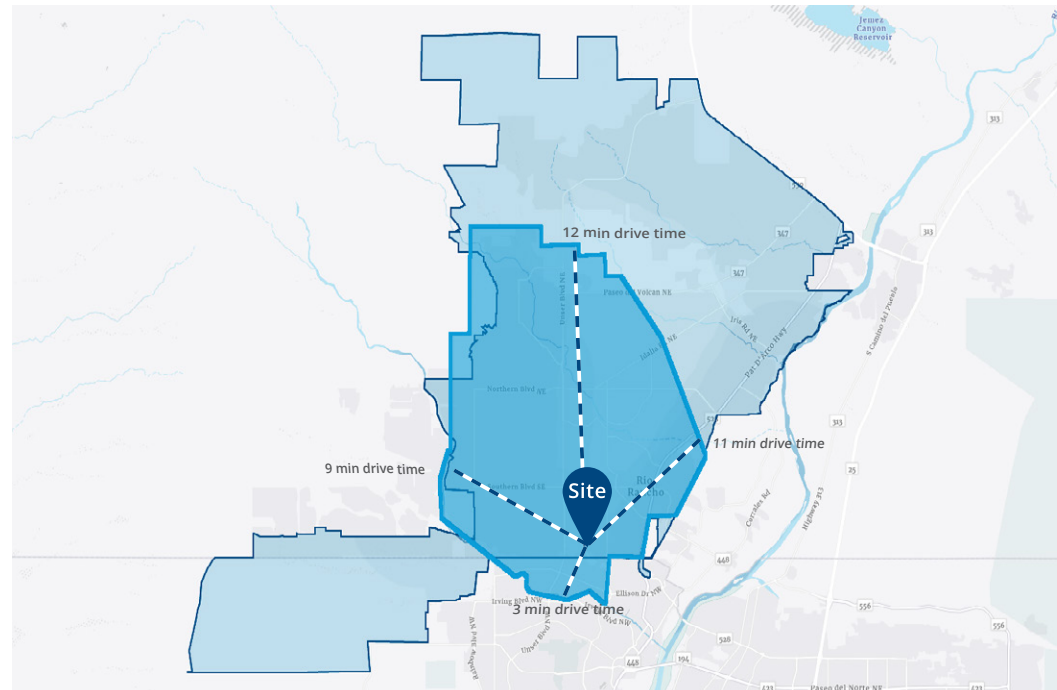


# Site Plan

QSR/  
RETAIL  
PARCEL  
±1.70 ACRES

PARKING  
SPACES  
R: 78  
P: 78





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

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