

For Sale or Lease

Top Tier Unser & Westside Pad Sites

STRATEGIC LOCATION AMONGST TRADE AREA ANCHORS



AVAILABLE

±11.99 Acres For Sale,
Ground Lease or
Build-to-Suit

SALE PRICE OR LEASE RATE

See Advisor

ZONING

- C-1

HIGHLIGHTS

- High-visibility pad sites fronting Unser & Westside Blvds.
- Anchor interior pad available ±4 to ±6 Acres
- Conceptual site plan
- Access points awaiting city approval
- 2026 delivery of rough-graded pad sites
- Drive-thru permissible

±11.99 Acres Available

NEQ Unser & Westside Blvds. | Rio Rancho, NM 87124

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Brett Hills

brett@sunvista.com | 505 998 1648

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NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110




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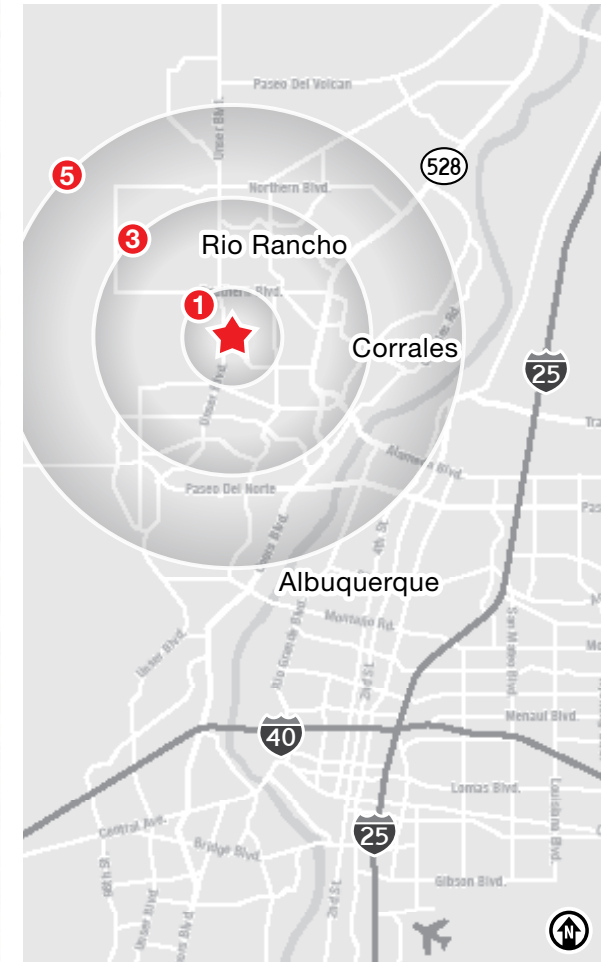
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LOCATION

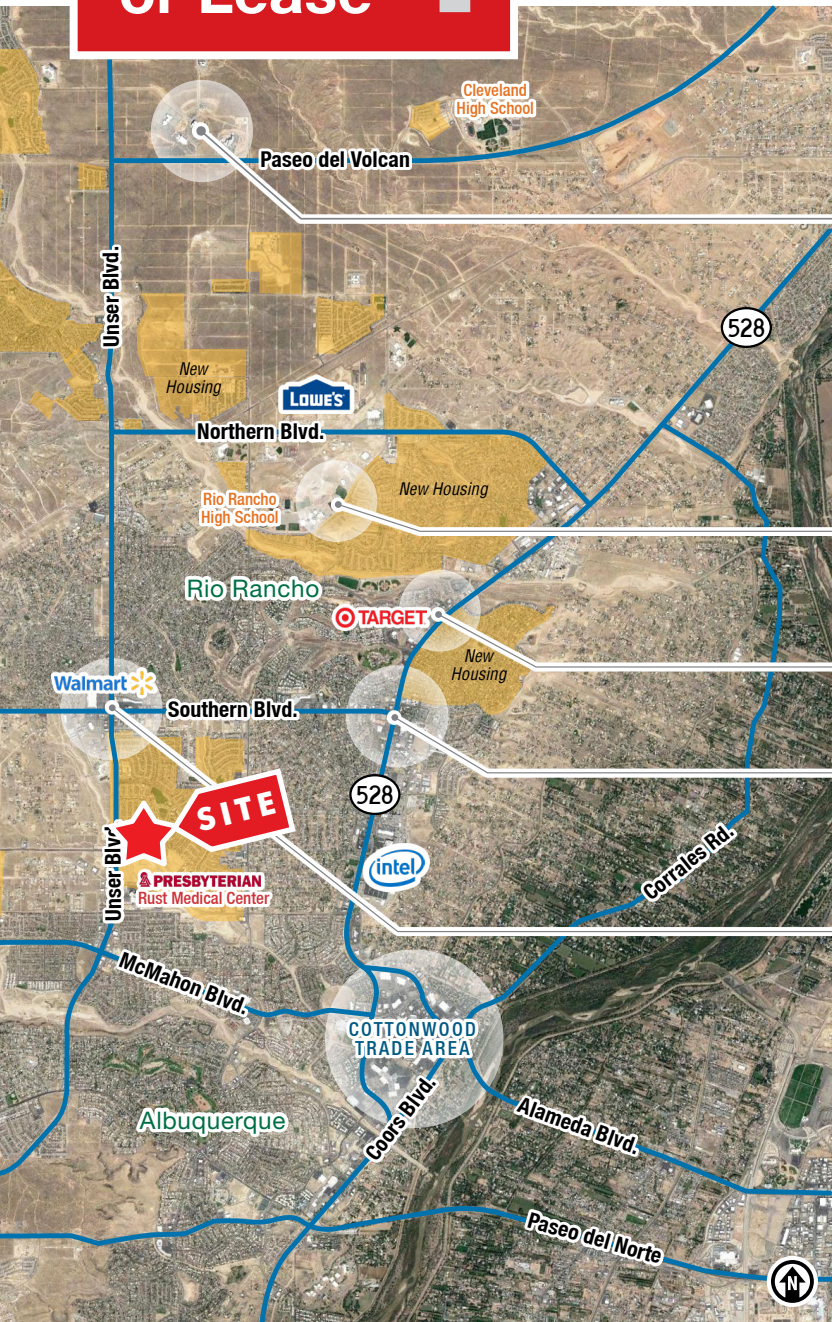
Demographics	1 Mile	3 Mile	5 Mile
 Total Population	13,541	92,459	165,206
 Average HH Income	\$143,206	\$107,536	\$112,968
 Daytime Employment	2,864	24,705	41,413

2025 Forecasted by Esri



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Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM Sandoval Medical Center



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



Prominent Retailers



Intel Rio Rancho



Presbyterian Rust Medical Center



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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.



RIO RANCHO BY THE NUMBERS (ESRI 2025 Demographics)



114,160
City Population



42,536
Households



\$110,047
Avg. Household Income



\$69,330
Md. Disposable Income



2,339
Total Businesses



26,418
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