

COUNTRY CLUB PLAZA

NWQ SOUTHERN BLVD & PINETREE RD
3301 Southern Blvd SE, Rio Rancho, NM 87124



FOR LEASE

AVAILABLE SPACE
Suite 605A - 1,500 SF

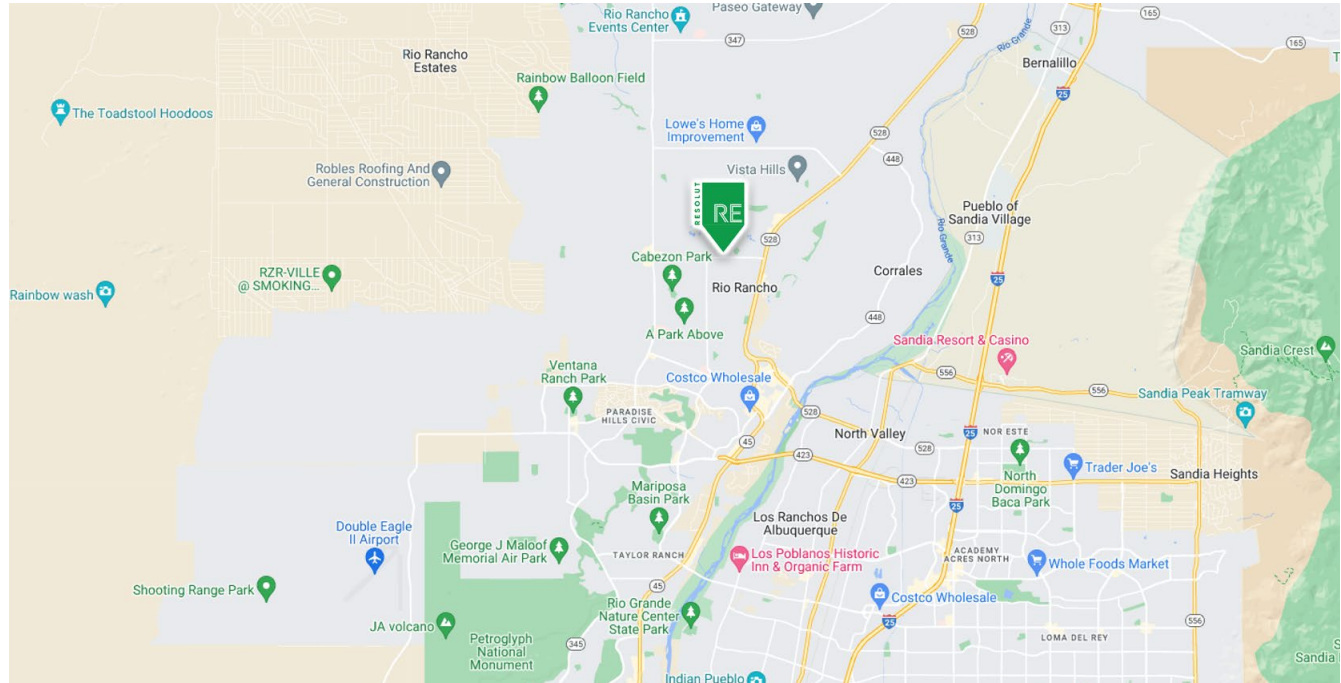
RATE
\$10 - \$15 PSF NNN
NNNs* \$4.06
* Estimate provided by Landlord
and subject to change

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Austin Tidwell, CCIM
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PROPERTY HIGHLIGHTS

- Fitness Anchored Neighborhood Shopping Center
- Ample Parking with Cross-Parking Throughout
- Monument & Building Signage Available
- Multiple Access Points Including Signalized and Full Access
- Strong Retail Co-Tenancy with Elevate Trampoline Park, Planet Fitness, Arby's, Dollar General, & Brew Lab
- No Windows
- No Storefront
- Access is from the back of the shopping center



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



77,872
POPULATION
3-MILE RADIUS



\$113,810.00
AVG HH INCOME
3-MILE RADIUS



43,686
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Southern Blvd: 15,533 VPD
Country Club Dr: 8,779 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

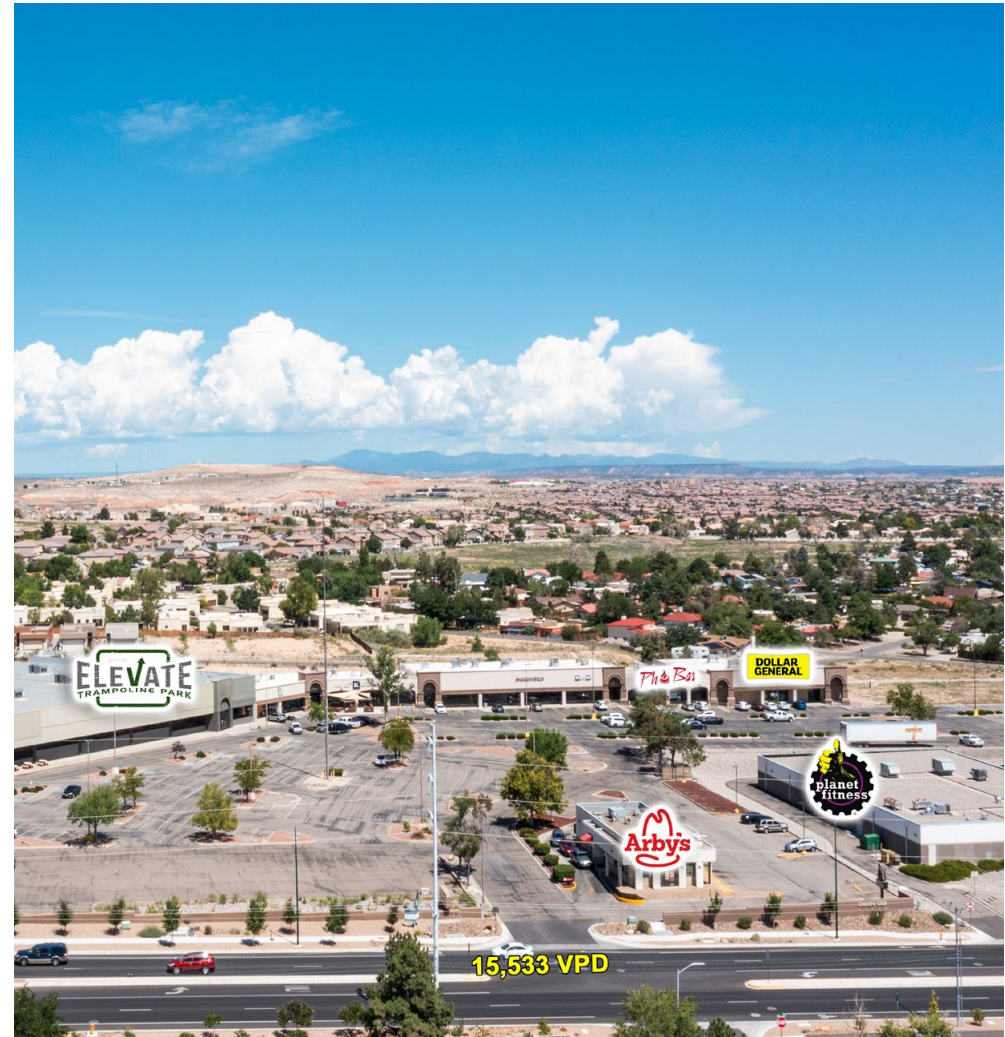
Discover the perfect retail space for lease at the Country Club Plaza. Located in a high-traffic area with excellent visibility, this property offers an ideal storefront for retailers seeking to capture the attention of a diverse and growing community. With its strategic position, ample parking, and proximity to other successful businesses, this space presents an exciting chance to establish a thriving retail presence. Embrace the opportunity to customize the open floor plan to suit your brand and merchandise, creating an inviting shopping environment for your customers. Don't miss out on this prime location – secure your lease today and be part of the bustling retail landscape in Rio Rancho!

LOCATION OVERVIEW

Country Club Plaza is located in the heart of Rio Rancho along Southern Blvd tucked between Hwy 528 and Unser Blvd. Rio Rancho has long been the growing trade area of New Mexico with the presence of Intel and is in dire need of additional retail opportunities to service the growing population. The area has seen a great deal of investment recently with newly constructed Dutch Bros, Dunkin' Donuts, Popeyes, Stripes Burrito, to name a few, and proposed Raising Cane's and 7 Brew Coffee; all of which are coming to Southern Blvd. This shopping center is well-positioned for retailers looking to establish a location on this side of town with prime second-generation space.

PROPERTY OVERVIEW

Lease Rate:	\$10 - \$15.00 PSF
Available SF:	1,500 SF
Lease Structure:	NNN
Lot Size:	4.39 AC
Year Built:	1990
Zoning:	SU
Submarket:	Rio Rancho



Spaces	Lease Rate	Space Condition	Space Size
Suite 605A	\$10 - \$15.00	Inline Space	1,500 SF

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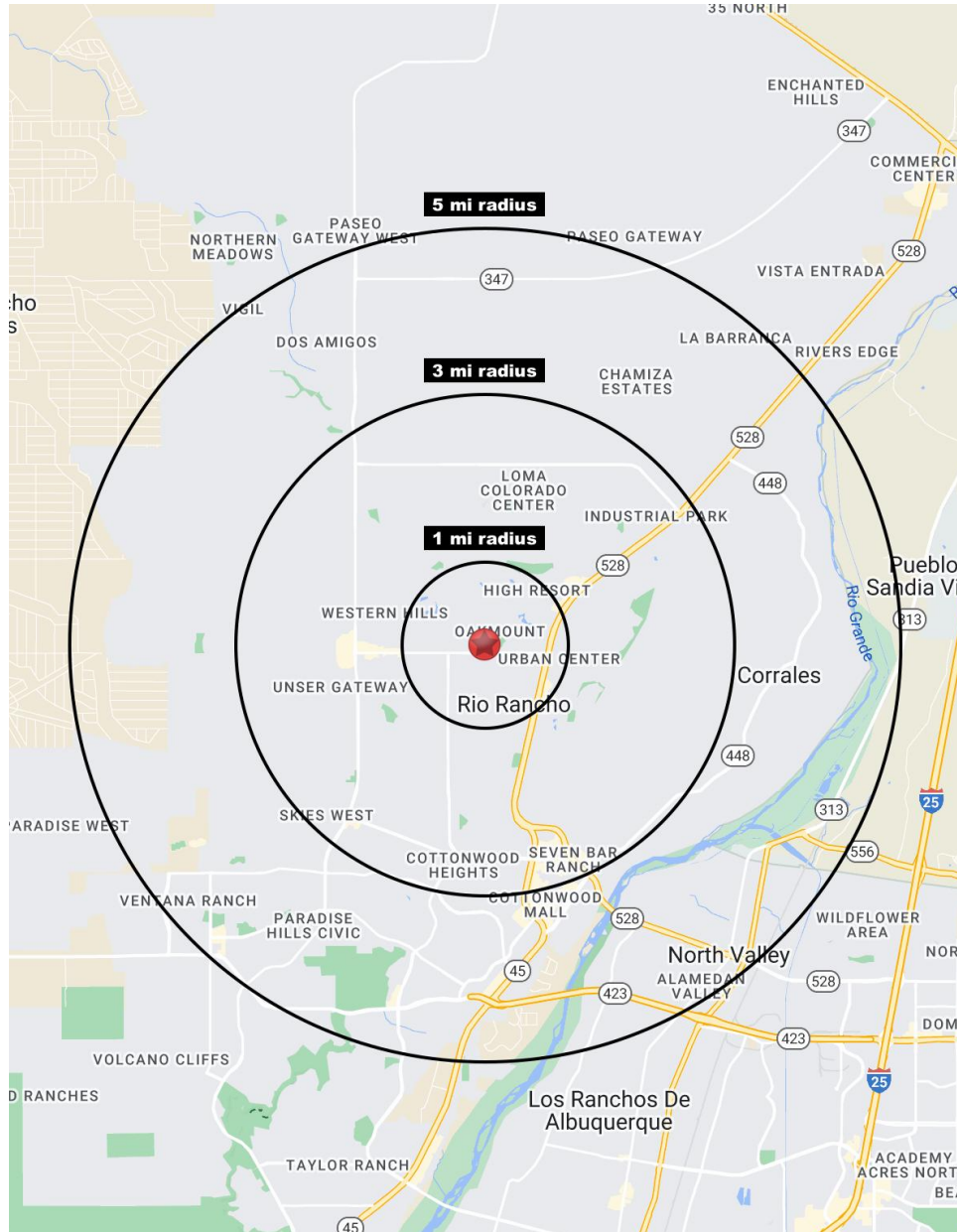
Space	Tenant	SQ.FT.
LOT 1	Planet Fitness	Not a part
SHAD	Elevate Trampoline Park	Not a part
00101	E.A. Cleaners	2,500 SF
00102	Jackson Hewitt	1,710 SF
00103	Salon Deluxe	1,570 SF
00104	Unity & Faith Ministries	1,800 SF
00105	Desert Mountain Healing	1,453 SF
00300	Jazzercise	1,453 SF
00303	MDK Barbershop	1,500 SF
00304	Lundgren Chiropractic	1,500 SF
00305	Don Smith Designs	1,357 SF
00306	Brew Lab 101 Beer & Cider Co.	3,000 SF
00401	Brew Lab 101 Beer & Cider Co.	2,500 SF
00402	The Mesa Club	1,600 SF
00403	At Lease	1,600 SF
00404	The Bagel Deli & Bakery	1,980 SF
00405	Smoke World	1,600 SF
00500	Occupied	2,500 SF*
00501	Jiu Jitsu	2,500 SF
00502	Pho Bar	4,800 SF
00600	Dollar General	9,000 SF
00605A	AVAILABLE	1,500 SF
00605	Fiiz Drinks	1,500 SF
03201	Pasta Cafe Italian Grill	4,720 SF
03351	Arby's	2,450 SF

*Former restaurant space available









3301 Southern Blvd SE Rio Rancho, NM 87124	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,785	79,554	145,920
2028 Projected Population	9,866	81,304	149,501
2020 Census Population	9,718	78,078	143,839
2010 Census Population	8,846	68,097	128,285
Projected Annual Growth 2023 to 2028	0.2%	0.4%	0.5%
Historical Annual Growth 2010 to 2023	0.8%	1.3%	1.1%
2023 Median Age	44.9	40.0	39.3
Households			
2023 Estimated Households	4,207	31,083	57,061
2028 Projected Households	4,475	33,146	60,549
2020 Census Households	4,130	30,092	55,504
2010 Census Households	3,690	26,146	48,887
Projected Annual Growth 2023 to 2028	1.3%	1.3%	1.2%
Historical Annual Growth 2010 to 2023	1.1%	1.5%	1.3%
Race and Ethnicity			
2023 Estimated White	60.7%	59.6%	58.7%
2023 Estimated Black or African American	3.9%	3.7%	3.6%
2023 Estimated Asian or Pacific Islander	3.5%	2.9%	2.8%
2023 Estimated American Indian or Native Alaskan	3.3%	3.9%	3.8%
2023 Estimated Other Races	28.6%	29.9%	31.1%
2023 Estimated Hispanic	38.6%	42.7%	44.5%
Income			
2023 Estimated Average Household Income	\$93,677	\$103,193	\$109,029
2023 Estimated Median Household Income	\$73,511	\$78,861	\$79,924
2023 Estimated Per Capita Income	\$40,288	\$40,444	\$42,719
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.4%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	3.3%	4.3%	4.1%
2023 Estimated High School Graduate	26.8%	22.8%	22.1%
2023 Estimated Some College	24.3%	23.9%	23.9%
2023 Estimated Associates Degree Only	12.1%	11.4%	11.5%
2023 Estimated Bachelors Degree Only	20.6%	21.7%	21.7%
2023 Estimated Graduate Degree	12.0%	14.5%	14.9%
Business			
2023 Estimated Total Businesses	583	3,018	5,398
2023 Estimated Total Employees	3,297	18,794	33,142
2023 Estimated Employee Population per Business	5.7	6.2	6.1
2023 Estimated Residential Population per Business	16.8	26.4	27.0

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