

**For  
Lease**



## Junior Anchor Retail Box

Former Big 5 with open layout and great visibility



**±10,032 SF Available**

7800 Carr Way NE | Suite 101 | Rio Rancho, NM 87144

**Todd Strickland**

todd@sunvista.com | 505 450 1121

**Rob Bridges CCIM**

rob@sunvista.com | 505 977 5094

**NASunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence



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## PROPERTY

### AVAILABLE

±10,032 SF

### LEASE RATE

\$17.00/SF + \$3.00/SF NNN  
(\$16,720/Mo. Including NNN)

### HIGHLIGHTS

- Strong retail corridor between Rio Rancho and Bernalillo
- Easy access via Hwy. 550 and Hwy. 528
- Abundant parking: 5.3:1,000 ratio
- \$124,437 average household income within a 1-mile radius
- Over 26,000 cars per day
- See Advisors for sale information
- Total building size: ±17,280 SF

### ZONING SU

### LOCATION

SWQ US Hwy. 550 &  
NM Hwy. 528 NE



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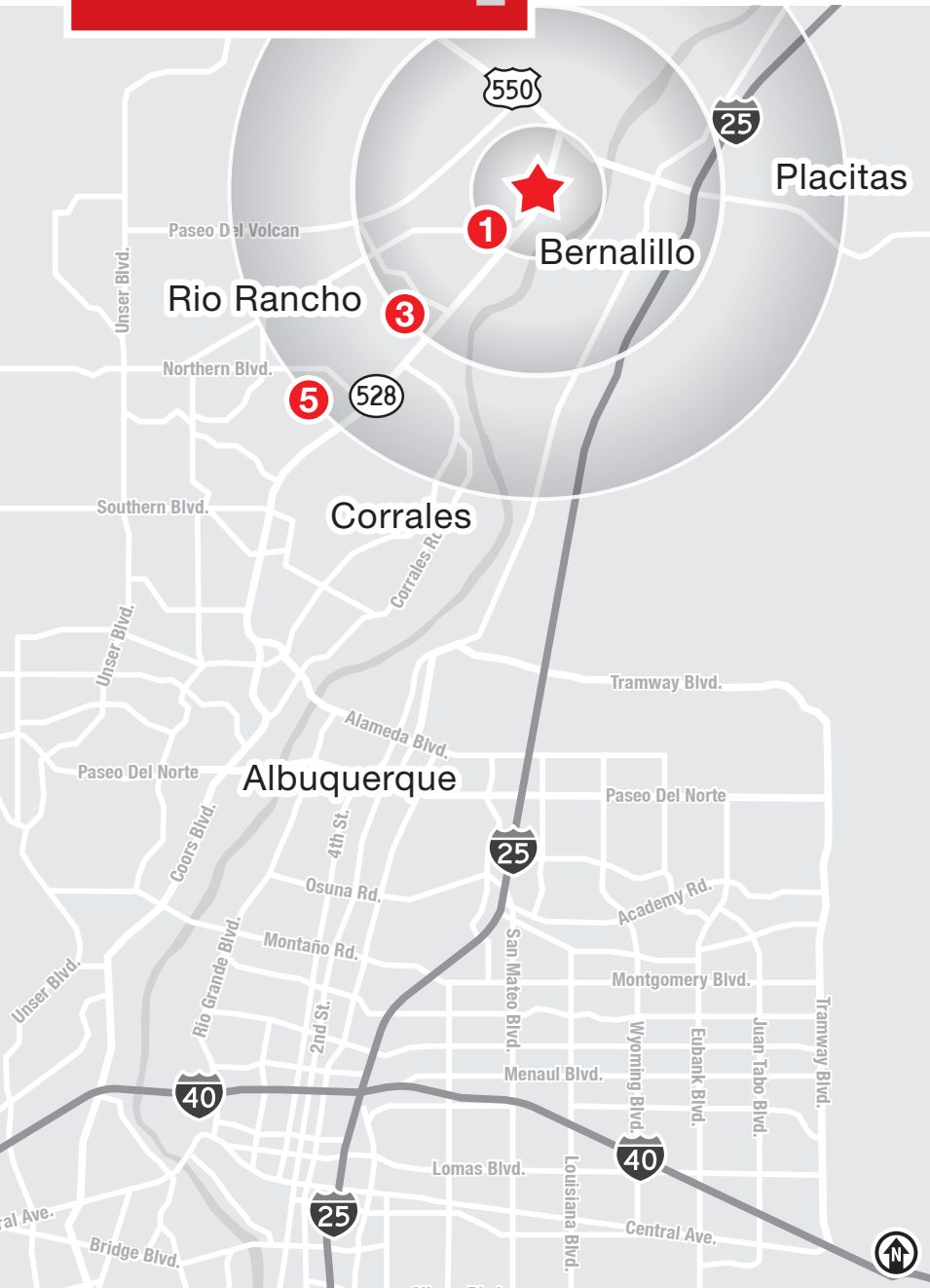
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## DEMOGRAPHICS



### TOTAL POPULATION

1 mile	3 mile	5 mile
5,177	29,689	41,706



### AVG. HOUSEHOLD INCOME

1 mile	3 mile	5 mile
\$124,437	\$113,744	\$119,836



### DAYTIME EMPLOYMENT

1 mile	3 mile	5 mile
3,329	7,762	9,388



### TRAFFIC COUNTS

NM Hwy. 528	US Hwy. 550
26,500 CPD	49,500 CPD

### AREA RETAILERS



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# Bernalillo Rio Rancho

## TRADE AREA ANALYSIS

### BERNALILLO/RIO RANCHO | NEW MEXICO

The cities of Rio Rancho and Bernalillo meet to form the northwest edge of the Albuquerque Metropolitan Statistical Area. At less than 45 years old, Rio Rancho is considered the fastest-growing city in New Mexico. Bernalillo boasts being the historical center of the state with occupation reaching back almost a thousand years. Together, the two cities comprise more than 100 square miles. Their adjacency to Albuquerque allows them 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.



#### Growth

Rio Rancho is the Fastest-Growing City in New Mexico



#### BERNALILLO/RIO RANCHO BY THE NUMBERS (ESRI 2025 Demographics)



**120,680**

Combined Population



**44,237**

Combined Households



**\$93,133**

Avg. Household Income



**\$58,090**

Md. Disposable Income



**2,695**

Total Businesses



**31,275**

Total Employees

### 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

- ↑ Business-friendly cities
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

#### CHALLENGES

- ↓ Bernalillo and Rio Rancho experience significant retail leakage of over **\$400 million** into Albuquerque.

#### OPPORTUNITIES

- Investors can bridge the gap of needs and retail services in Bernalillo and Rio Rancho