

**For Sale
or Lease**

North Rio Rancho Shopping Center

GREAT VISIBILITY FROM BUSY NM HWY. 528



±10,032 SF JUNIOR BOX FOR LEASE

**±17,280 SF on ±1.38 Ac.
Available**

7800 Carr Way NE | Rio Rancho, NM 87144

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Todd Strickland

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PROPERTY

AVAILABLE FOR SALE

Building: ±17,280 SF
Land: ±1.68 Acres

SALE PRICE

\$4,250,000
Proforma CAP Rate: 8.38%

AVAILABLE FOR LEASE

Suite 101: ±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

ZONING SU

LOCATION

SWQ US Hwy. 550 & NM Hwy. 528 NE



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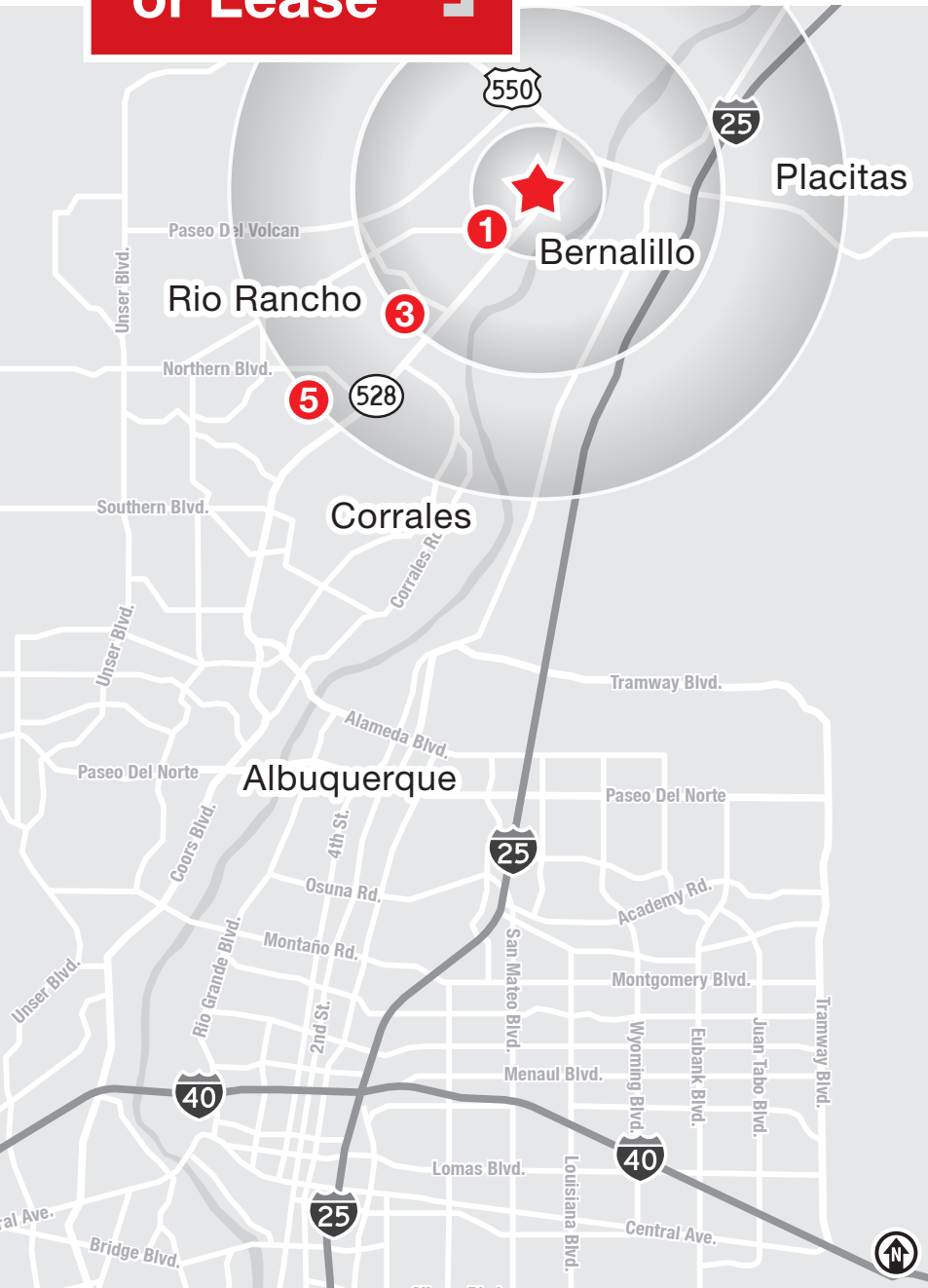
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DEMOGRAPHICS



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

2025 Forecasted by Esri

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)



123,324

Combined Population



46,277

Combined Households



\$99,776

Avg. Household Income



\$62,031

Md. Disposable Income



2,689

Total Businesses



30,473

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