

RIO RANCHO LAND IN HIGH GROWTH AREA

NEC UNSER & NORTHERN
Unser Blvd Rio Rancho, NM 87114



**FOR SALE
OR LEASE**

AVAILABLE
+/- 2.66 AC
1,200 - 10,800 SF

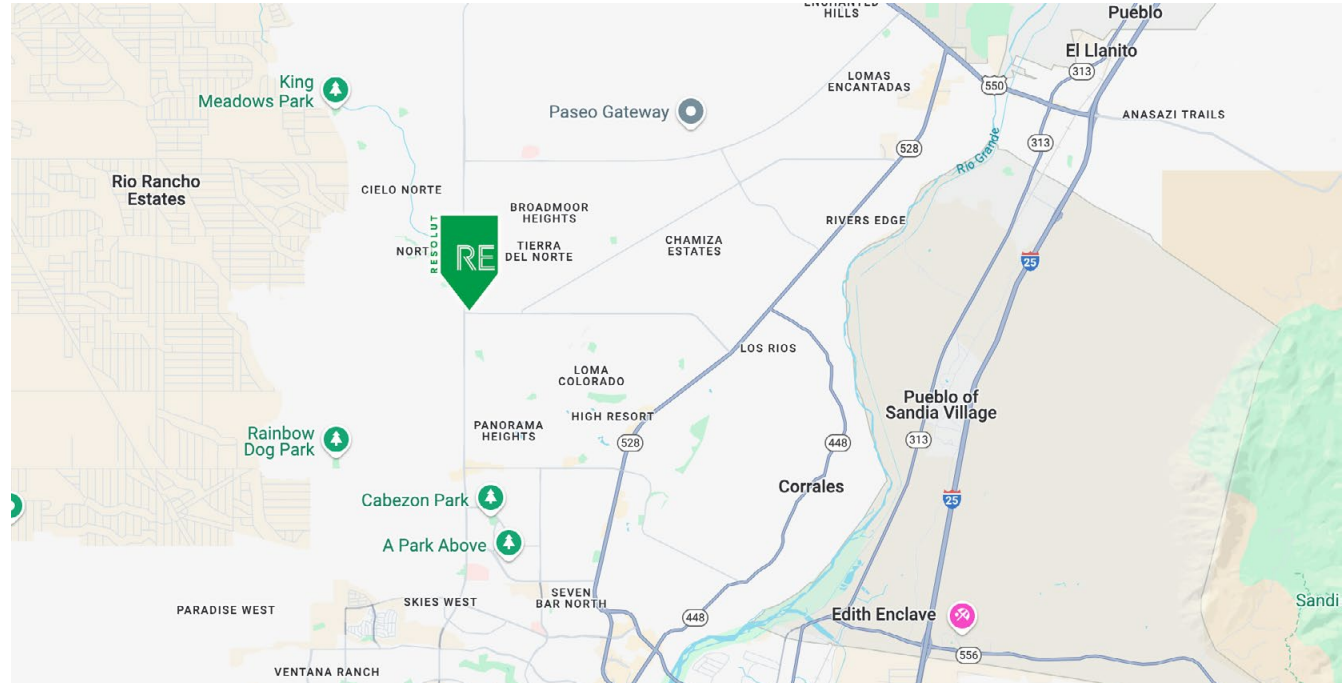
SALE PRICE
\$1,250,000
LEASE RATE
Call for Pricing

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- 2.66 acres ready for development in the rapidly expanding City of Rio Rancho
- Site is available for sale or option to lease shop space within proposed multi-tenant strip
- Last parcel at the NEC of Unser & Northern among top ranked (state and nationwide) McDonald's, Walgreens and Speedway
- Directly adjacent to the Sagecrest Subdivision (70± homes), Melon Ridge (155 planned), Solcito (157), Tierra del Oro (431) and Stonegate (804)
- Perfect for daycares/schools, medical, bank/credit union or automotive uses
- C-1 Zoning & Utilities located at the property line



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



53,429
POPULATION
3-MILE RADIUS



\$102,075.00
AVG HH INCOME
3-MILE RADIUS



25,041
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Unser Blvd: 23,500 VPD
Northern Blvd: 13,000 VPD
(Sites USA 2024)

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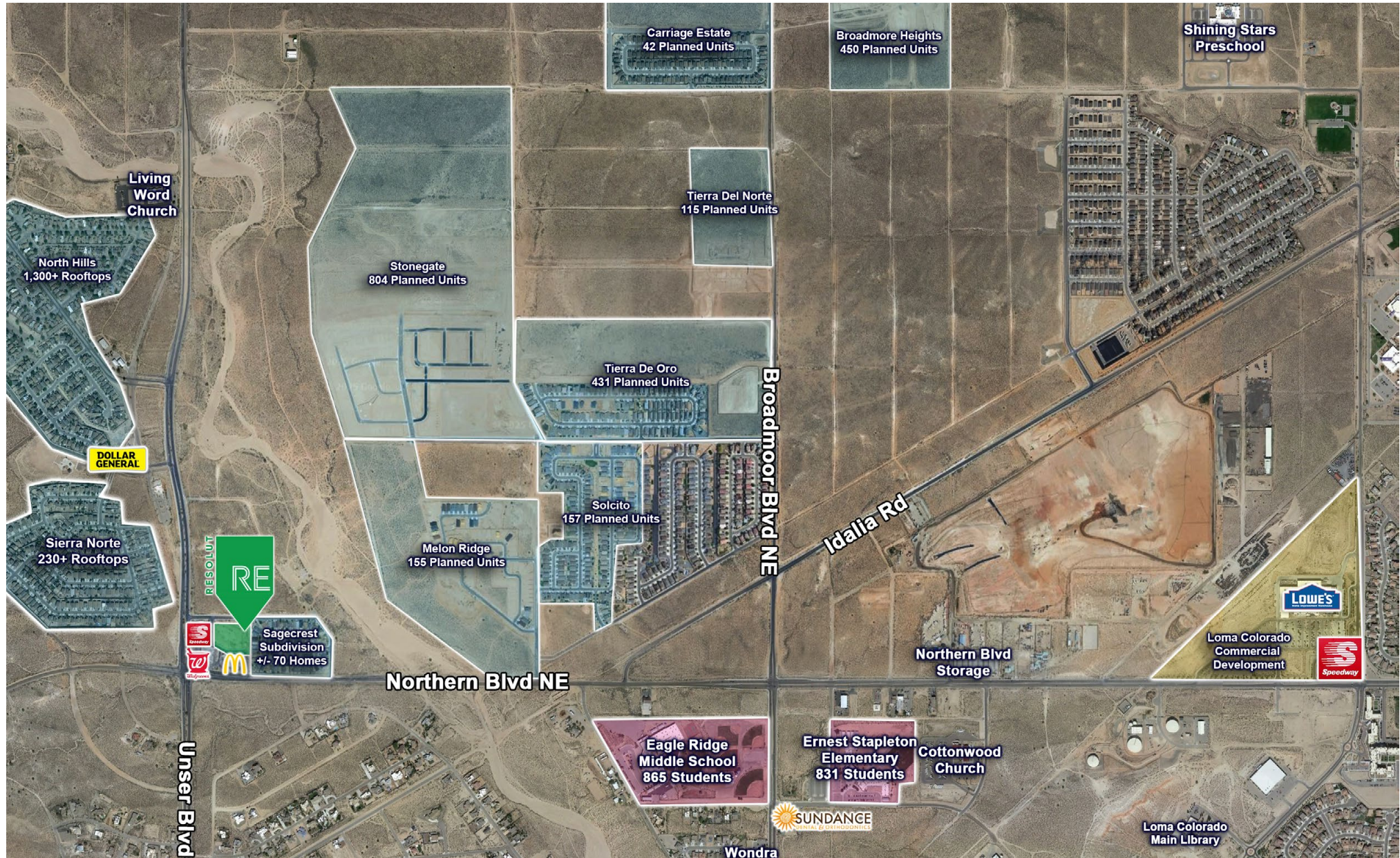
PROPOSED SITE PLAN FOR MULTI-TENANT RETAIL STRIP



LEASE HIGHLIGHTS

- Proposed +/-10,800 SF retail building with 1,200 suites measuring 20' x60'
- Featuring a 2,400 SF end-cap drive-thru for food/beverage tenants
- Plan shows 82 parking spaces (7.6/1,000 parking ratio) and a 15 drive-thru queuing line
- Inquire for lease rates and delivery conditions

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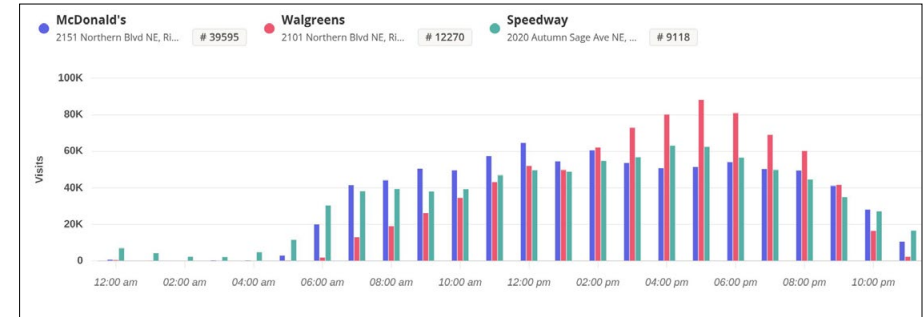


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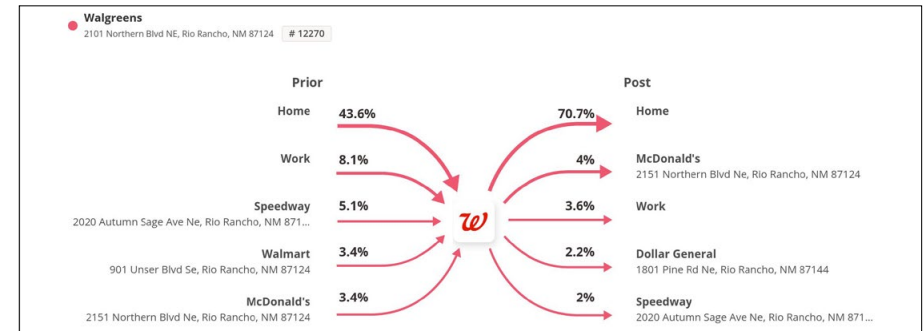
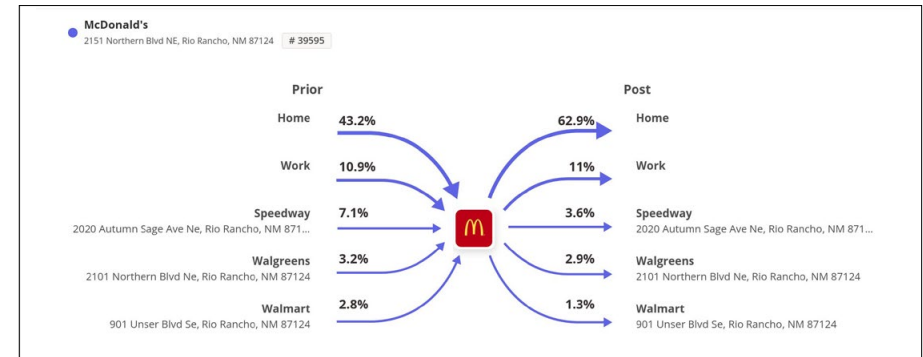
METRICS

Metric Name	McDonald's Northern Blvd NE, Rio Rancho, NM	Walgreens Northern Blvd NE, Rio Rancho, NM	Speedway Autumn Sage Ave NE, Rio Rancho, NM
Visits	687.5K	654.6K	706.7K
Visits / sq ft	157.83	35.45	58.11
Size - sq ft	4.4K	18.5K	12.2K
Visitors	111.4K	105.4K	114.2K
Visit Frequency	6.17	6.21	6.21
Avg. Dwell Time	11 min	12 min	8 min

HOURLY VISITS



VISITOR JOURNEY



MARKET LANDSCAPE

