

For Sale



Pad Site at Hwy. 528 & Corrales Rd.

RETAIL, OFFICE OR INDUSTRIAL DEVELOPMENT OPPORTUNITY



±1.64 Acres Available
±0.93 Net Usable Acres

Genieve Posen

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Randall Parish

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John Algermissen CCIM

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NEQ Hwy 528 & Corrales Rd. NE | Rio Rancho, NM 87124

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

NEQ Hwy 528 & Corrales Rd. NE | Rio Rancho, NM 87124

PROPERTY

AVAILABLE

Land: ± 1.64 Ac.
(± 0.93 Net Usable Acres)

SALE PRICE

\$585,447 (\$8.00/SF)

ZONING SU

HIGHLIGHTS

- Centrally located in Rio Rancho
- Easy access to both Hwy. 528 and Corrales Rd.
- Utilities in the street
- Ideal rectangular-shaped parcel to maximize development options
- Site can support multiple office/warehouse/contractor yard configurations
- Flexible SU zoning
- Located in underserved market experiencing rapid growth
- Experience the support of a pro-development mayor and city council



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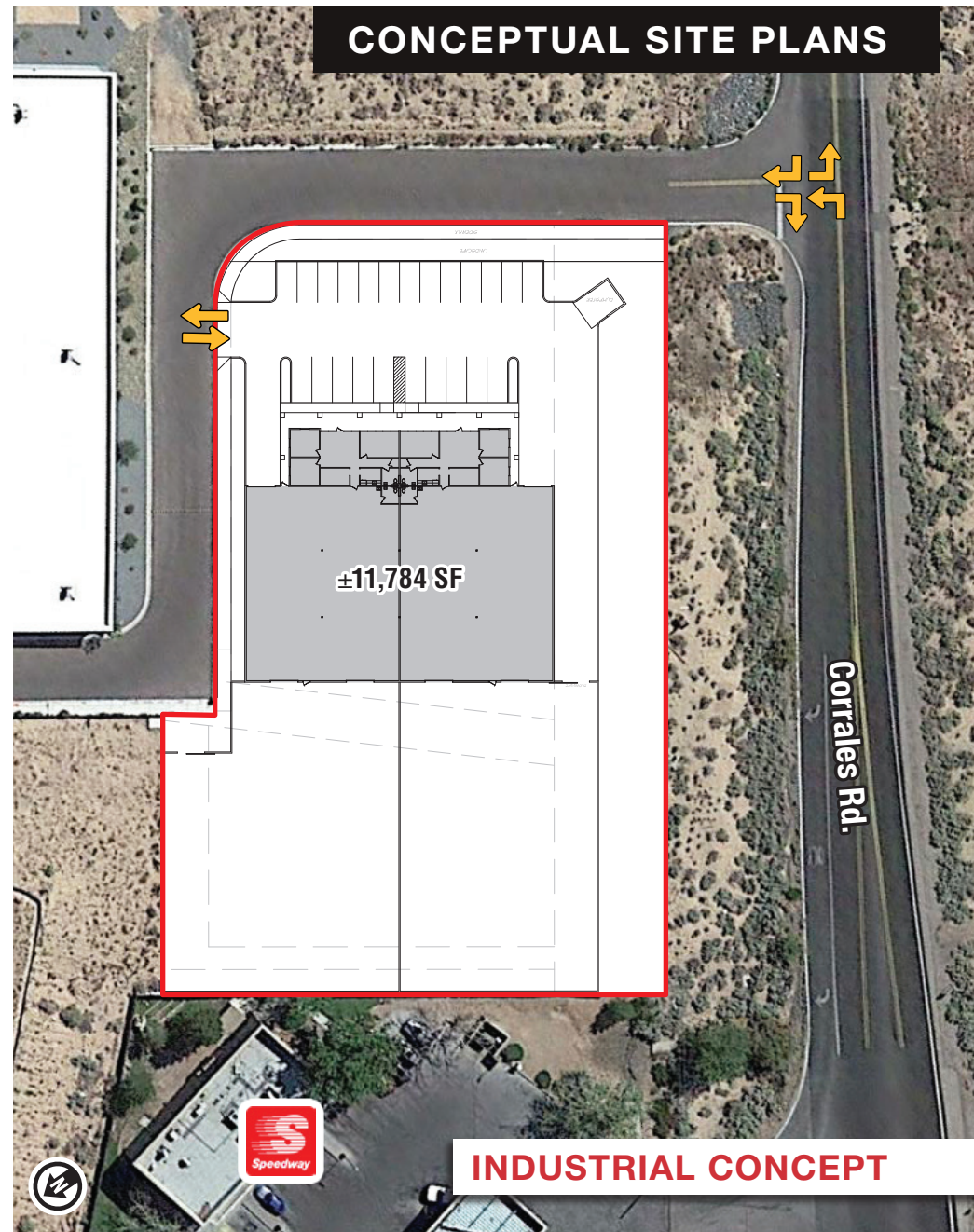
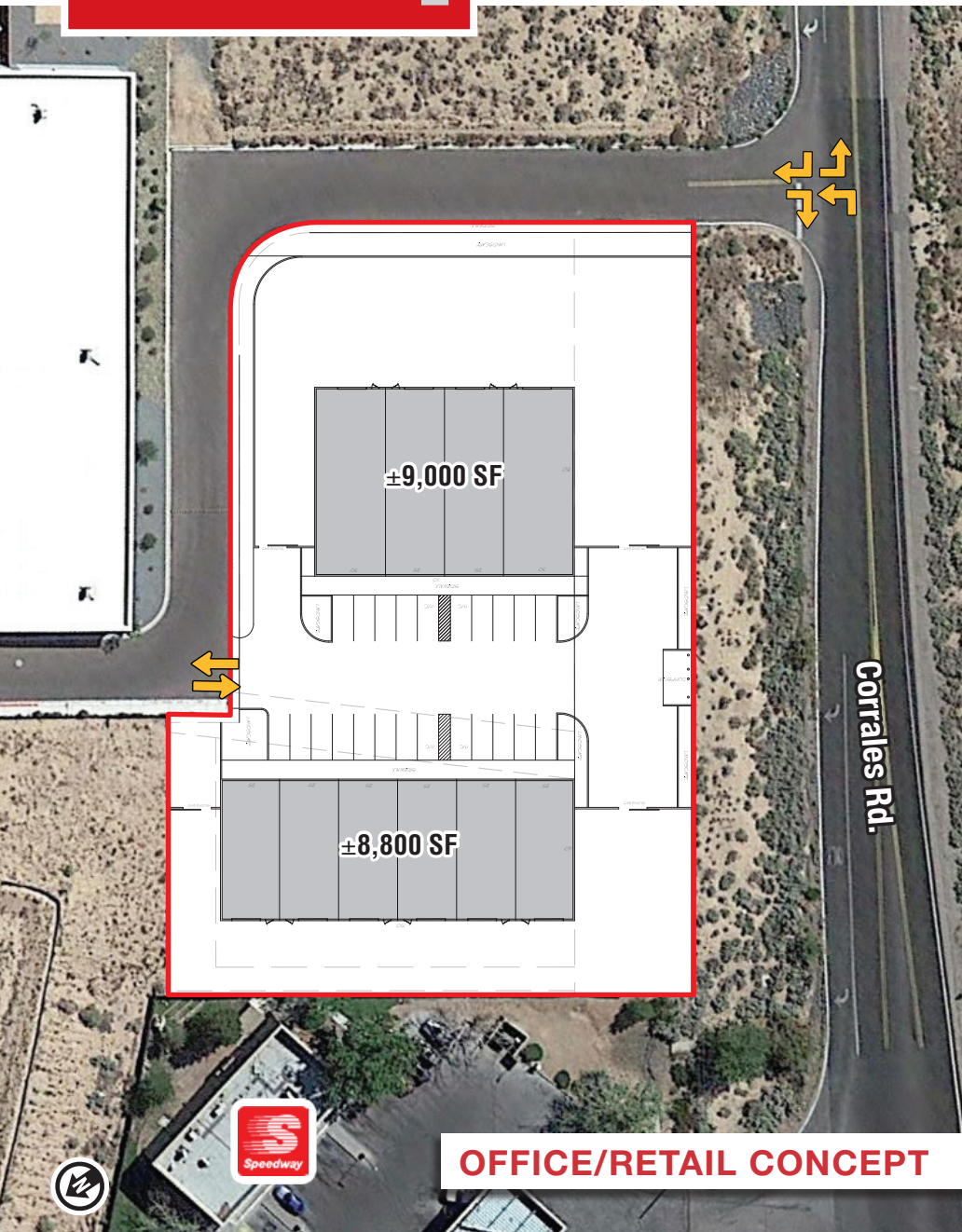
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CONCEPTUAL SITE PLANS



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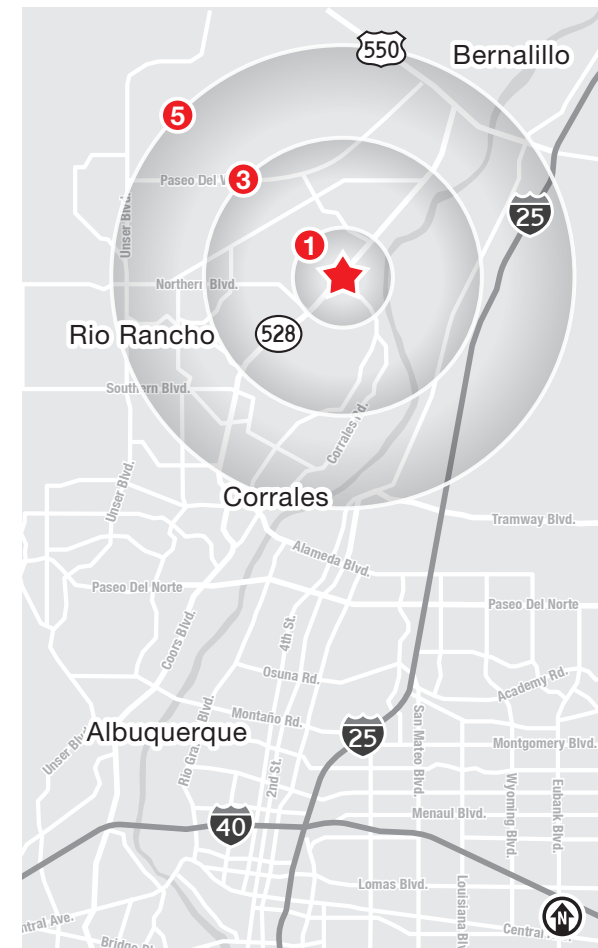
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
Summary	2026	2026	2026
Total Population	4,000	33,599	89,524
Total Households	1,540	12,631	35,044
Family Households	1,174	9,247	24,291
Average Household Size	2.60	2.63	2.53
Owner Occupied Housing Units	1,438	11,431	29,168
Renter Occupied Housing Units	102	1,200	5,876
Median Age	51.0	45.3	43.9
Trends 2026 - 2031	State	State	State
Population	0.30%	0.30%	0.30%
Households	0.40%	0.40%	0.40%
Family Population	0.30%	0.30%	0.30%
Owner Occupied Housing Units	0.60%	0.60%	0.60%
Median Household Income	3.10%	3.10%	3.10%
Median Household Income	\$110,617	\$108,302	\$100,508
Average Household Income	\$141,361	\$145,290	\$129,114
Per Capita Income	\$56,329	\$55,952	\$50,920

DEMO SNAP SHOT

	1 mile	3 mile	5 mile
 Total Population	4,000	33,599	89,524
 Average HH Income	\$141,361	\$145,290	\$129,114
 Daytime Employment	558	6,669	27,585

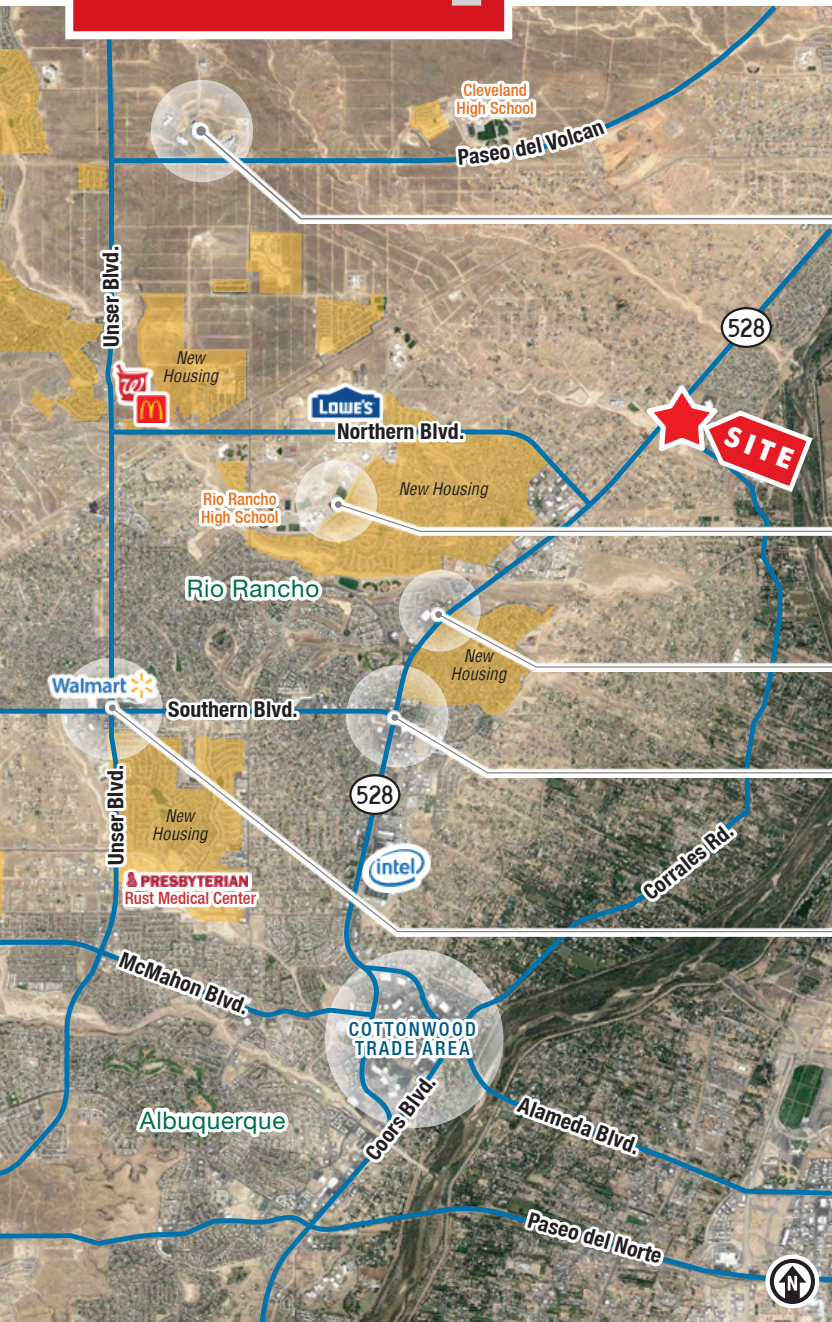
2026 Forecasted by Esri



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TRADE AREA



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.



Fastest
Growing City in
New Mexico



RIO RANCHO BY THE NUMBERS (ESRI 2026 Demographics)



117,018
City Population



43,640
Households



\$120,498
Avg. Household Income



\$77,710
Md. Disposable Income



2,466
Total Businesses



26,236
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

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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