

65 Acre
Future Development

Presbyterian Rust
1,000 Employees, 200 Volunteers



**Rio Grande
Senior Living Community**



Eduro Healthcare
47 Rooms

**MorningStar Senior
Living Community**



3.70 Acres
Lot with utilities 1 Mile
from Presbyterian Rust

Westside Blvd.

15,900 VPD

15,400 VPD



Also Available,
See Broker

SITE

19,500 VPD
Golf Course Rd.

**Affinity at Albuquerque
Senior Living Community**



**Skies Healthcare &
Rehab Center**



Also Available,
See Broker

Lovlace Westside
343 Employees, 80 Beds



McMahon Blvd.



Youngblood & Associates

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FOR SALE

SWQ Golf Course Rd. & Westside Blvd. | ABQ, NM



Sale Price
\$1,128,204 (\$7/SF)



Lot Size Property Zoning
±3.70 Acres MX-M (Mixed Use)



Great Medical Synergy
**2 Major Hospitals, Medical Condos
7 Senior Living Communities**



Growing Trade Area
**Only 20% of land developed in area
out of ±100 square miles**



Golf Course Blvd. Westside Blvd.
19,500 VPD 15,400 VPD

For more info, click on logo



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Property Details

Full utilities to site

This area serves Albuquerque, Rio Rancho and Bernalillo

Heavy Medical Trade Area

Less than 1 Mile from Lovelace Westside Hospital

343 Employees, 80 Beds, over 23,000 ER Department visits in 2016 and over 3,600 surgical cases in 2016

Only 1 Mile from the Presbyterian Rust Medical Center

A \$270 Million project with 1,000 Employees and 200 Volunteers, 151-Beds and 11-Bassinets and the only Neonatal Intensive Care Unit in Sandoval County



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Petroglyph
Medical Plaza



Los Diamontes
457 Homes
63 Acre Office Park

Advantage
Assisted Living

Vista Montebella
46 Residences

Presbyterian Rust

Rio Grande
Senior Living Community

Eduro Healthcare
47 Rooms

MorningStar Senior Living

Medical Condos

Medical Condos

Medical Condos



Rio at Cabelon
Senior Living

Walgreens

Affinity at Albuquerque
Senior Living

SITE

Future
Development



Skies Healthcare &
Rehab Center

Lovelace Westside

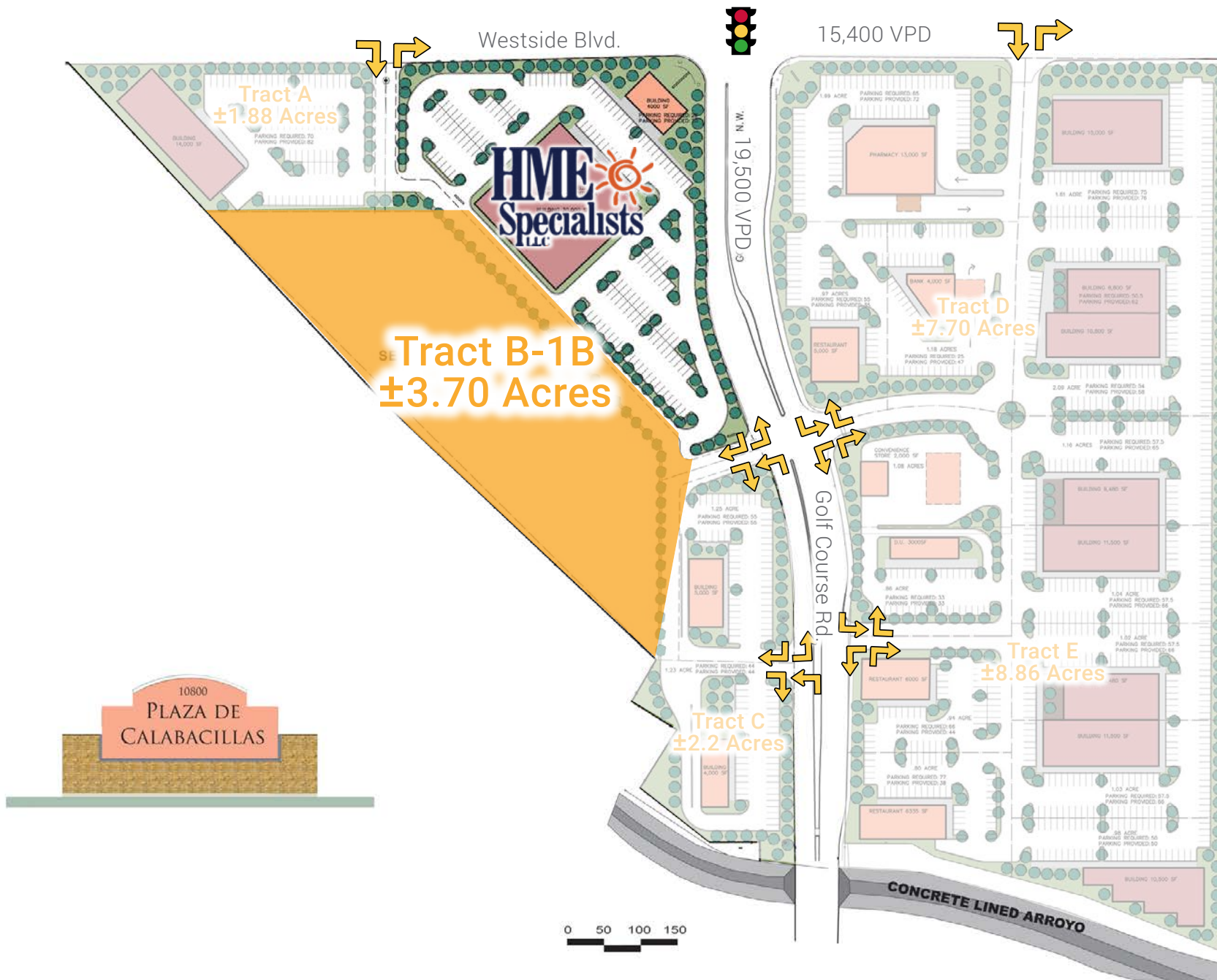
Medical

Palmilla Senior Living



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	1 Mile	3 Mile	5 Mile
2018 Estimated Population	15,043	89,030	166,912
2023 Projected Population	15,468	92,008	172,415
2018 Est. Median Age	33.9	38.4	38.7
2018 Est. Male Population	48.6%	48.2%	48.9%
2018 Est. Female Population	51.4%	51.8%	51.1%



Population

2018 Estimated Households	5,646	36,111	65,977
2023 Projected Households	5,862	37,610	68,765
Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.8%
2018 Est. Average Household Income	\$91,032	\$83,321	\$87,427



Households/ HH Income

2018 Est. Total Housing Units	5,766	37,077	67,858
2018 Est. Owner-Occupied	66.5%	68.1%	72.0%
2018 Est. Renter-Occupied	31.4%	29.3%	25.3%
Median Home Value	\$212,386	\$211,324	\$217,216
Median Rent	\$866	\$883	\$887



Housing (Own/Rent)

2018 Est. Total Businesses	354	3,205	5,083
2018 Est. Total Employees	2,357	26,243	42,012
White Collar Workers	64.5%	67.8%	67.7%
Blue Collar Workers	35.5%	32.2%	32.3%



Businesses/Employees



\$35.9M
1 Mile Radius

\$222M
3 Mile Radius

\$418M
5 Mile Radius

\$2.11B
MSA

Health Care, Insurance & Personal Care Expenditures



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Money Magazine, 2018

Rio Rancho was named “30th Best Place to Live in America (out of 580)”

Money Magazine, 2017

Rio Rancho was named “Best Place to Live in New Mexico”

Money Magazine, 2005, 2006, 2010 & 2012

Rio Rancho was named “100 Best Places to Live in America”

1,000 New Homes
2017 PID, Approved

\$226,742
Median Home Price (3%)

7.9% Increase
Households from 2010 - 2016

500
New Rooftops Each Year



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