

**For  
Sale**



# Rare Turn-Key Drive-Thru QSR

ON A HARD CORNER IN A PRIME RETAIL CORRIDOR



**STAND-ALONE BUILDING**

**±664 SF on ±0.48 Ac.  
Available**

2200 Southern Blvd. SE | Rio Rancho, NM 87124

**Randall Parish**

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**Ethan Melvin**

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**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence



# For Sale

## RARE STAND-ALONE TURN-KEY DRIVE-THRU QSR

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### PROPERTY

#### AVAILABLE

Building: ±664 SF  
Land: ±0.48 Acres

#### SALE PRICE

\$1,200,000

#### HIGHLIGHTS

- Stand-alone building on thriving Southern Blvd just east of Walmart, Raising Canes, and Chick-fil-A
- Superior exposure to over 20,000 cars per day
- Building constructed in 2023
- All FF&E could be included in either sale or lease

#### ZONING C1

#### LOCATION

- SEC Southern Blvd. & 22nd St. SE





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## RARE STAND-ALONE TURN-KEY DRIVE-THRU QSR

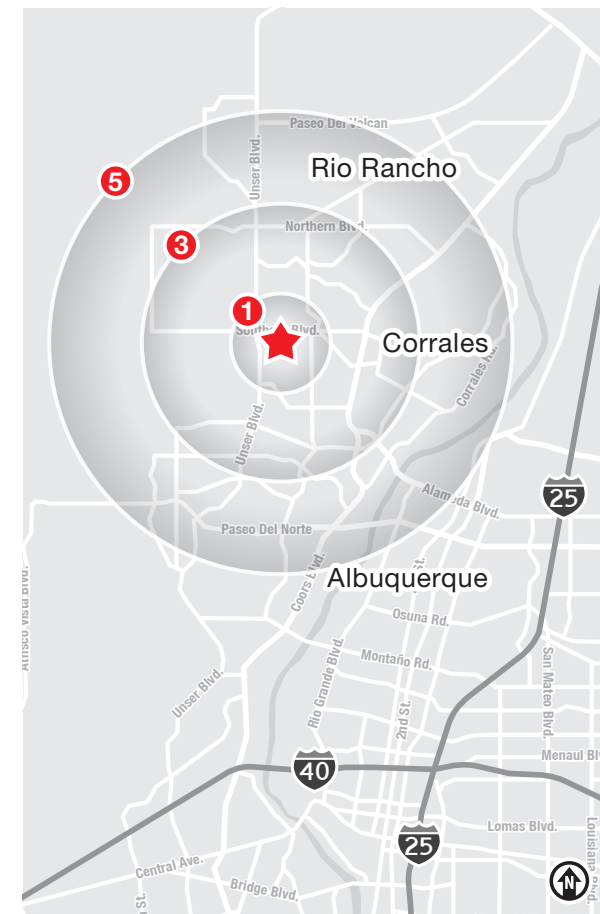
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,140	83,602	156,230
Average HH Income	\$111,194	\$108,636	\$110,634
Daytime Employment	3,357	19,864	38,793

2025 Forecasted by Esri



**NAI SunVista**

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 2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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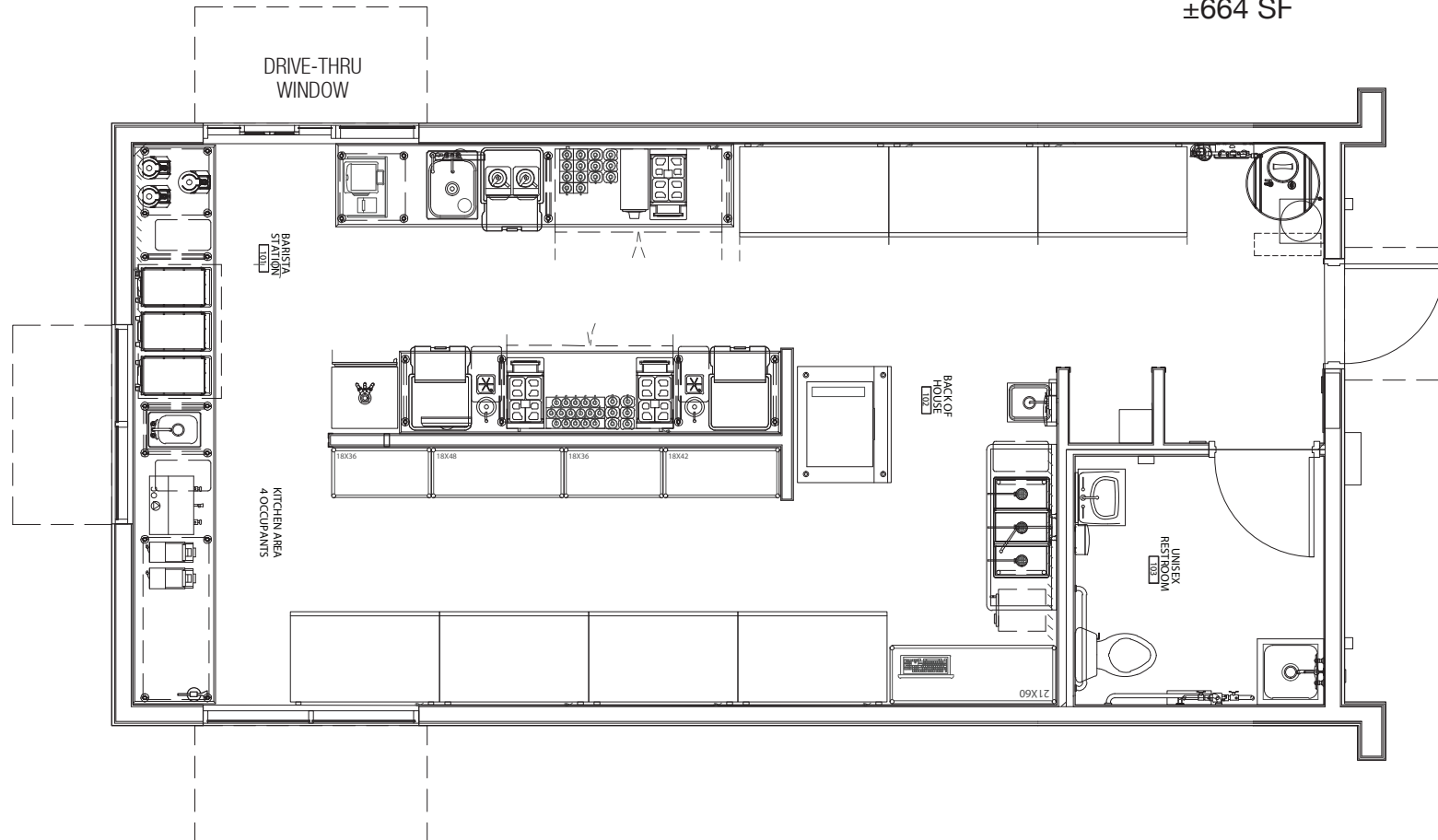
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### FLOOR PLAN

AVAILABLE

±664 SF





# 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 2025 Demographics)



**114,160**  
City Population



**42,536**  
Households



**\$110,047**  
Avg. Household Income



**\$69,330**  
Md. Disposable Income



**2,339**  
Total Businesses



**26,418**  
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