

**For Sale
or Lease**

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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NASunVista] **Got Space™**

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PROPERTY

AVAILABLE

Building: ±664 SF
Land: ±0.48 Acres

SALE PRICE

\$1,200,000

LEASE RATE

See Advisors

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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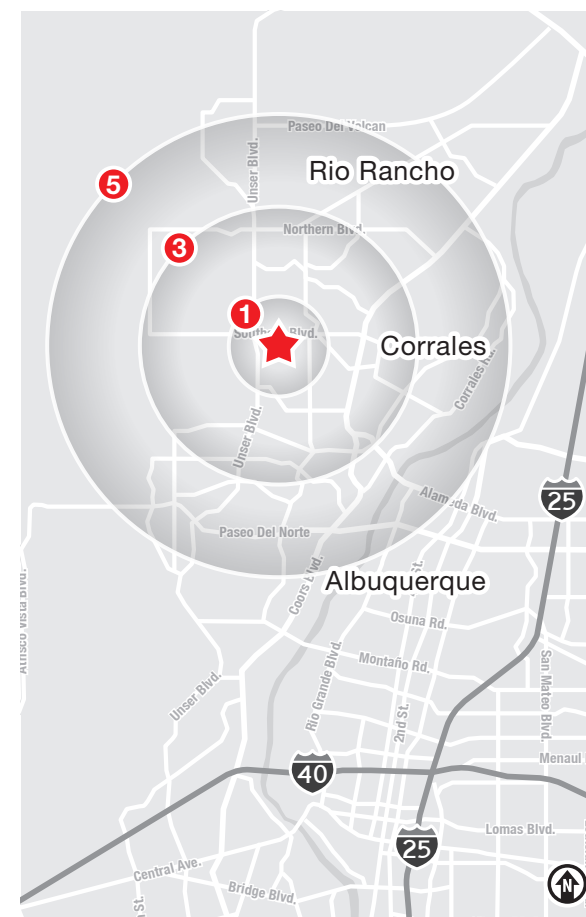
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,298	82,290	154,393
Average HH Income	\$106,436	\$107,023	\$109,507
Daytime Employment	3,501	20,269	39,733

2024 Forecasted by Esri



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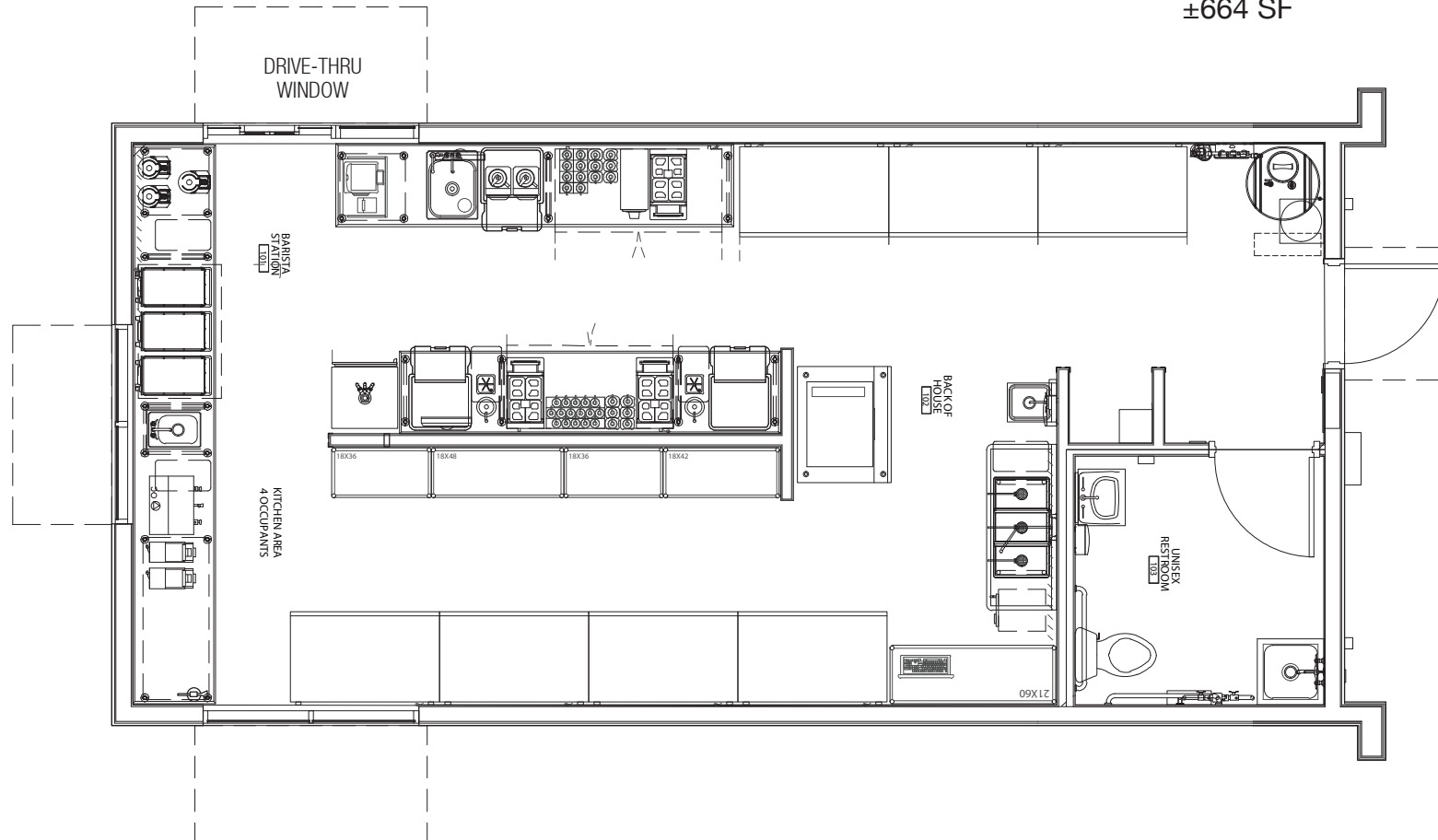
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FLOOR PLAN

AVAILABLE

±664 SF



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 2024 Demographics)



111,577
City Population



44,940
Households



\$109,519
Avg. Household Income



\$69,977
Md. Disposable Income



2,354
Total Businesses



27,575
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