

1630 RIO RANCHO BLVD

Adjacent to



**100% Leased NNN Investment Opportunity
with Annual Upside/Increases**

**1630 Rio Rancho Blvd SE
Rio Rancho, NM 87124**

Artistic Rendering

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Investment Summary

Offering Price:

\$3,229,792.4

NOI*:

\$242,234.43 (2026)

Cap Rate:

7.5%

Estimated Rentable SF (100% leased):

11,973 SF

Lot Size:

1.03 AC

Parking Spaces:

65 Stalls

Location:

1630 Rio Rancho Blvd SE
Rio Rancho, NM 87124

APN

1013067518526

Annual Increases:

Next Care (Lovelace):	2.0%
Urban Wellness:	2.5%
Boba Tea:	3.0%
Jiu Jitsu:	3.0%

*See Rent Roll Page 4

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Pegasus Group, LLC is pleased to present the opportunity to acquire the fee simple interest (land and building) in a fully leased NNN retail strip center located within the greater Hilltop Plaza Shopping Center in Rio Rancho, New Mexico. The center is anchored by Defined Fitness and Defined’s new pickleball concept, as well as NAPA Auto Parts and Big O Tires. Proximate tenants include Smith’s Grocery (Kroger) and Walmart Neighborhood Market.

Ideally positioned along a major retail corridor, the property benefits from its strategic location within an affluent, rapidly expanding community. The asset features scheduled annual rental increases throughout the base terms and option periods, providing a natural hedge against inflation and ensuring predictable, long-term cash flow. With four leases on varying terms, the center delivers a diversified income stream and minimal landlord responsibilities through NNN lease structures.

Situated on a high-profile 1.03-acre front row pad site along heavily trafficked Rio Rancho Blvd., the property offers ample parking and site flexibility to accommodate a range of tenant operations. The tenant roster includes NextCare (Lovelace Health System), Urban Wellness, Gonzales Jiu-Jitsu, and Boba Catch, a balanced mix of healthcare, wellness, fitness, and specialty food users. This tenant diversity provides a blend of local and corporate credit across recession-resistant sectors, further strengthening investment stability. All leases feature annual increases, ensuring investors’ year-over-year income growth.

The center occupies a prime corner at the signalized intersection of Rio Rancho Blvd. and Sara Rd., which experiences nearly 45,000 vehicles per day. The site anchors a critical retail node adjacent to the 200+ acre Intel (NASDAQ: INTC) campus, a cornerstone employer in the market. Surrounding amenities include schools, parks, and community retail, contributing to steady traffic and strong customer draw.

Within a five-mile radius, the trade area boasts 149,088 residents and 59,903 households with an average household income exceeding \$115,000, reflecting the area’s strong spending power and continued growth trajectory. This combination of favorable demographics, stable tenancy, and strategic positioning makes this Rio Rancho asset a compelling, inflation-protected investment opportunity in one of New Mexico’s fastest-growing submarkets.



Site Aerial



3,400 VPD

HILLTOP PLAZA
CO-TENANTS



39,900 VPD

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RETAILERS



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Rent Roll

2026																
TENANT	SUITE	SQUARE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL	INCOME
		FEET	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	PSF
NextCare	101	3,871	\$7,971.03	\$7,971.03	\$7,971.03	\$7,971.03	\$7,971.03	\$7,971.03	\$7,971.03	\$7,971.03	\$7,971.03	\$7,971.03	\$7,971.03	\$8,129.10	\$ 95,810.43	\$ 24.75
Urban Wellness	105	1,768	\$4,728.67	\$4,728.67	\$4,728.67	\$4,728.67	\$4,728.67	\$4,728.67	\$4,728.67	\$4,728.67	\$4,846.54	\$4,846.54	\$4,846.54	\$4,846.54	\$ 57,215.52	\$ 32.36
Jiu-Jitsu	109	2,368	\$2,439.04	\$2,439.04	\$2,439.04	\$2,439.04	\$2,439.04	\$2,439.04	\$2,439.04	\$2,439.04	\$2,439.04	\$2,439.04	\$2,439.04	\$2,439.04	\$ 29,268.48	\$ 12.36
Boba Tea	107	3,966	\$4,995.00	\$4,995.00	\$4,995.00	\$4,995.00	\$4,995.00	\$4,995.00	\$4,995.00	\$4,995.00	\$4,995.00	\$4,995.00	\$4,995.00	\$4,995.00	\$ 59,940.00	\$ 15.11
monthly totals		11,973	\$20,133.74	\$20,133.74	\$20,133.74	\$20,133.74	\$20,133.74	\$20,133.74	\$20,133.74	\$20,133.74	\$20,251.61	\$20,251.61	\$20,251.61	\$20,409.68	\$242,234.43	
2027																
TENANT	SUITE	SQUARE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL	INCOME
		FEET	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	PSF
NextCare	101	3,871	\$8,129.10	\$8,129.10	\$8,129.10	\$8,129.10	\$8,129.10	\$8,129.10	\$8,129.10	\$8,129.10	\$8,129.10	\$8,129.10	\$8,129.10	\$8,290.39	\$ 97,710.49	\$ 25.24
Urban Wellness	105	1,768	\$4,846.54	\$4,846.54	\$4,846.54	\$4,846.54	\$4,846.54	\$4,846.54	\$4,846.54	\$4,846.54	\$4,967.83	\$4,967.83	\$4,967.83	\$4,967.83	\$ 58,643.64	\$ 33.17
Jiu-Jitsu	109	2,368	\$2,512.21	\$2,512.21	\$2,512.21	\$2,512.21	\$2,512.21	\$2,512.21	\$2,512.21	\$2,512.21	\$2,512.21	\$2,512.21	\$2,512.21	\$2,512.21	\$ 30,146.52	\$ 12.73
Boba Tea	107	3,966	\$5,144.85	\$5,144.85	\$5,144.85	\$5,144.85	\$5,144.85	\$5,144.85	\$5,144.85	\$5,144.85	\$5,144.85	\$5,144.85	\$5,144.85	\$5,144.85	\$ 61,738.20	\$ 15.57
monthly totals		11,973	\$20,632.70	\$20,632.70	\$20,632.70	\$20,632.70	\$20,632.70	\$20,632.70	\$20,632.70	\$20,632.70	\$20,753.99	\$20,753.99	\$20,753.99	\$20,915.28	\$248,238.85	
2028																
TENANT	SUITE	SQUARE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL	INCOME
		FEET	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	RENT	PSF
NextCare	101	3,871	\$8,290.39	\$8,290.39	\$8,290.39	\$8,290.39	\$8,290.39	\$8,290.39	\$8,290.39	\$8,290.39	\$8,290.39	\$8,290.39	\$8,290.39	\$8,454.91	\$ 99,649.20	\$ 25.74
Urban Wellness	105	1,768	\$4,967.83	\$4,967.83	\$4,967.83	\$4,967.83	\$4,967.83	\$4,967.83	\$4,967.83	\$4,967.83	\$5,090.83	\$5,090.83	\$5,090.83	\$5,090.83	\$ 60,105.96	\$ 34.00
Jiu-Jitsu	109	2,368	\$2,587.58	\$2,587.58	\$2,587.58	\$2,587.58	\$2,587.58	\$2,587.58	\$2,587.58	\$2,587.58	\$2,587.58	\$2,587.58	\$2,587.58	\$2,587.58	\$ 31,050.96	\$ 13.11
Boba Tea	107	3,966	\$5,299.20	\$5,299.20	\$5,299.20	\$5,299.20	\$5,299.20	\$5,299.20	\$5,299.20	\$5,299.20	\$5,299.20	\$5,299.20	\$5,299.20	\$5,299.20	\$ 63,590.40	\$ 16.03
monthly totals		11,973	\$21,145.00	\$21,145.00	\$21,145.00	\$21,145.00	\$21,145.00	\$21,145.00	\$21,145.00	\$21,145.00	\$21,268.00	\$21,268.00	\$21,268.00	\$21,432.52	\$254,396.52	



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Tenant Overview

100% Leased!



Lovelace Health System — a century-old, full-service healthcare network anchored in Albuquerque and backed by national operator Ardent Health — operates six hospitals and a broad outpatient network in New Mexico.

In Q1 2025, Lovelace further strengthened its regional footprint by acquiring six urgent-care clinics from NextCare Urgent Care (including 1630 Rio Rancho), reinforcing its ambulatory growth strategy.

Boba Catch is a trendy bubble-tea café which will open its 1st location at 1630 Rio Rancho. The brand blends custom-crafted drinks with a playful, arcade-style vibe. Guests can enjoy a wide variety of flavors—from classic milk teas to creative fruit-infused blends—while hanging out in a lively, youthful setting featuring games and interactive fun. With its vibrant décor, photo-worthy presentation, and commitment to experience-driven service, Boba Catch will be a social-gathering destination for families, students, and young professionals in the area.



Urban Wellness is a locally founded cannabis dispensary brand based in Albuquerque, New Mexico. Established in 2015 the company has grown to 13 locations statewide.

Known for its premium, house-grown indoor cannabis, Urban Wellness offers a curated selection of flower, vapes, edibles, and concentrates produced through clean, hydroponic cultivation. With its modern design, knowledgeable staff, and commitment to quality, Urban Wellness has become one of New Mexico's most trusted and recognizable cannabis brands.



Gonzales Jiu-Jitsu is a family-owned Brazilian Jiu-Jitsu academy. Founded and led by black belt instructor Abie Gonzales, a decorated competitor and U.S. Army veteran, the academy offers classes for all ages and experience levels — from young kids learning discipline and confidence to adults training for fitness, self-defense, or competition. Known for its welcoming atmosphere and focus on technical precision, Gonzales Jiu-Jitsu has become a trusted community hub where students build strength, resilience, and camaraderie on and off the mat.

Trade Area



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Area Overview



	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,130	78,570	149,088
2030 Projected Population	7,211	77,307	148,459
2020 Census Population	6,960	78,915	147,219
2010 Census Population	6,728	69,737	132,526
Projected Annual Growth 2025 to 2030	0.2%	-0.3%	-
Historical Annual Growth 2010 to 2025	0.4%	0.8%	0.8%
2025 Median Age	49.9	42.0	41.2
Households			
2025 Estimated Households	3,264	32,072	59,903
2030 Projected Households	3,394	32,248	60,847
2020 Census Households	3,058	31,171	57,211
2010 Census Households	2,962	27,345	50,855
Projected Annual Growth 2025 to 2030	0.8%	0.1%	0.3%
Historical Annual Growth 2010 to 2025	0.7%	1.2%	1.2%
Race and Ethnicity			
2025 Estimated White	61.2%	58.7%	57.7%
2025 Estimated Black or African American	3.3%	3.8%	3.6%
2025 Estimated Asian or Pacific Islander	2.5%	3.1%	2.8%
2025 Estimated American Indian or Native Alaskan	3.4%	3.9%	4.0%
2025 Estimated Other Races	29.5%	30.5%	31.9%
2025 Estimated Hispanic	39.2%	41.3%	43.4%
Income			
2025 Estimated Average Household Income	\$92,366	\$119,420	\$115,305
2025 Estimated Median Household Income	\$74,764	\$91,007	\$89,539
2025 Estimated Per Capita Income	\$42,897	\$48,913	\$46,438
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.9%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	3.7%	3.7%	3.9%
2025 Estimated High School Graduate	28.5%	22.2%	22.3%
2025 Estimated Some College	22.3%	22.8%	23.2%
2025 Estimated Associates Degree Only	10.3%	9.6%	10.5%
2025 Estimated Bachelors Degree Only	22.9%	23.7%	22.5%
2025 Estimated Graduate Degree	10.2%	16.0%	15.4%
Business			
2025 Estimated Total Businesses	719	3,777	6,440
2025 Estimated Total Employees	3,874	24,420	44,172
2025 Estimated Employee Population per Business	5.4	6.5	6.9
2025 Estimated Residential Population per Business	9.9	20.8	23.1



Albuquerque/Rio Ranch MSA Information

Rio Rancho is part of the Albuquerque Metropolitan Area and is cited as “New Mexico’s fastest-growing city” owing to its economy, affordable housing and high quality of life.

RR covers ~103 sq miles, is ~30 minutes from Albuquerque International Sunport (air travel access) and is part of a large metro area.



Intel has long been a cornerstone of Rio Rancho’s industrial base. Since the 1980s the company has invested more than \$16 billion in its New Mexico campus.

In May 2021 Intel announced a further \$3.5 billion capital investment to modernize and expand its Rio Rancho operations—specifically to equip the site for advanced semiconductor packaging technologies (including its Foveros 3D packaging platform).



Rio Rancho Public Schools (RRPS) are widely recognized as some of the best in the state — a major driver of sustained family in-migration from Albuquerque and Santa Fe. The city’s school district enrollment has grown by over 30% in the past decade, now serving ~17,000 students, making it the fastest-growing district in New Mexico.





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