



**1.25± - 27.26± ACRES
FOR SALE**

**Owner/User or Developer Opportunity
Significant Improvements In-place**

LOMA COLORADO COMMERCIAL DEVELOPMENT

NWC OF LOMA COLORADO BLVD & NORTHERN BLVD

3705 Northern Blvd NE, Rio Rancho, NM 87124

CBRE



PROPERTY OVERVIEW

Value-add development opportunity offered at well below replacement cost with “Day 1” built in equity. The available land parcels surround the Rio Rancho Lowe’s Home Improvement Center which draws regional residents from Rio Rancho, Bernalillo, Placitas, Cuba, San Ysidro & local Pueblos to the area.

- Opportunity for Owner/User or Developer with significant improvements in-place
- Fully entitled & improved commercial development
- Parking lot, landscaping, utility distribution, & project signage all in-place - a \$6.00 PSF value!
- Anchored by Lowe’s with 600,000± visits annually (Placer.ai)
- Large pylon signage available
- Great visibility with 15,600 VPD on Northern Blvd
- Significant future residential development planned
- Positioned in path of growth with significant long term upside

PROPERTY HIGHLIGHTS

**±1.25 -
±27.26**
Acres

Signalized
Intersection

Multiple
Access Points

Pylon
Signage

Price
Call for more
information

15.6K VPD
Traffic Counts
Northern Blvd

CONCEPTUAL SITE PLAN

Subject to change

PAD D - ±9.69 AC
Pad E - ±1.99 AC
Pad F - ±1.25 AC
Pad G - ±14.33 AC
Pad H - ±1.79 AC (Pending)

Pad H
Pending

Pad G

Pad F

Pad E

Pad D

COMMUNITY AMENITIES

Rio Rancho Aquatic Center
Public Library
McDermott Center
Rio Rancho High School

LOWE'S

Speedway

Diamond Ridge

Northern Blvd

Loma Colorado Blvd

4,100 VPD

15,600 VPD

The NEIGHBORHOOD
in Rio Rancho
LIFE PLAN COMMUNITY

DRIVE TIME DEMOGRAPHICS

	5 MINUTE	10 MINUTE	15 MINUTE
POPULATION			
2024 Population	17,550	70,507	143,128
Five Year Projection	26,278	80,181	156,235
2024-2029 Population Growth	8.41%	2.60%	1.77%
2024 Households	6,279	27,180	55,431
HOUSEHOLD INCOME			
2024 Avg HH Income	\$116,879	\$109,205	\$112,294
2029 Avg HH Income	\$131,171	\$123,547	\$126,425
2024 Median HH Income	\$94,422	\$86,661	\$87,314
2029 Median HH Income	\$102,890	\$98,095	\$98,699
LABOR FORCE			
2024 Civilian Pop 16+	8,438	34,069	71,036
2024 Employed Pop 16+	8,175	32,484	67,792
2024 Unemployed Pop 16+	263	1,586	3,244
2024 Daytime Population	14,921	63,130	125,887

Average HH Income
within 5 minute drive time

\$116,879

Total Population
within 15 minute drive time

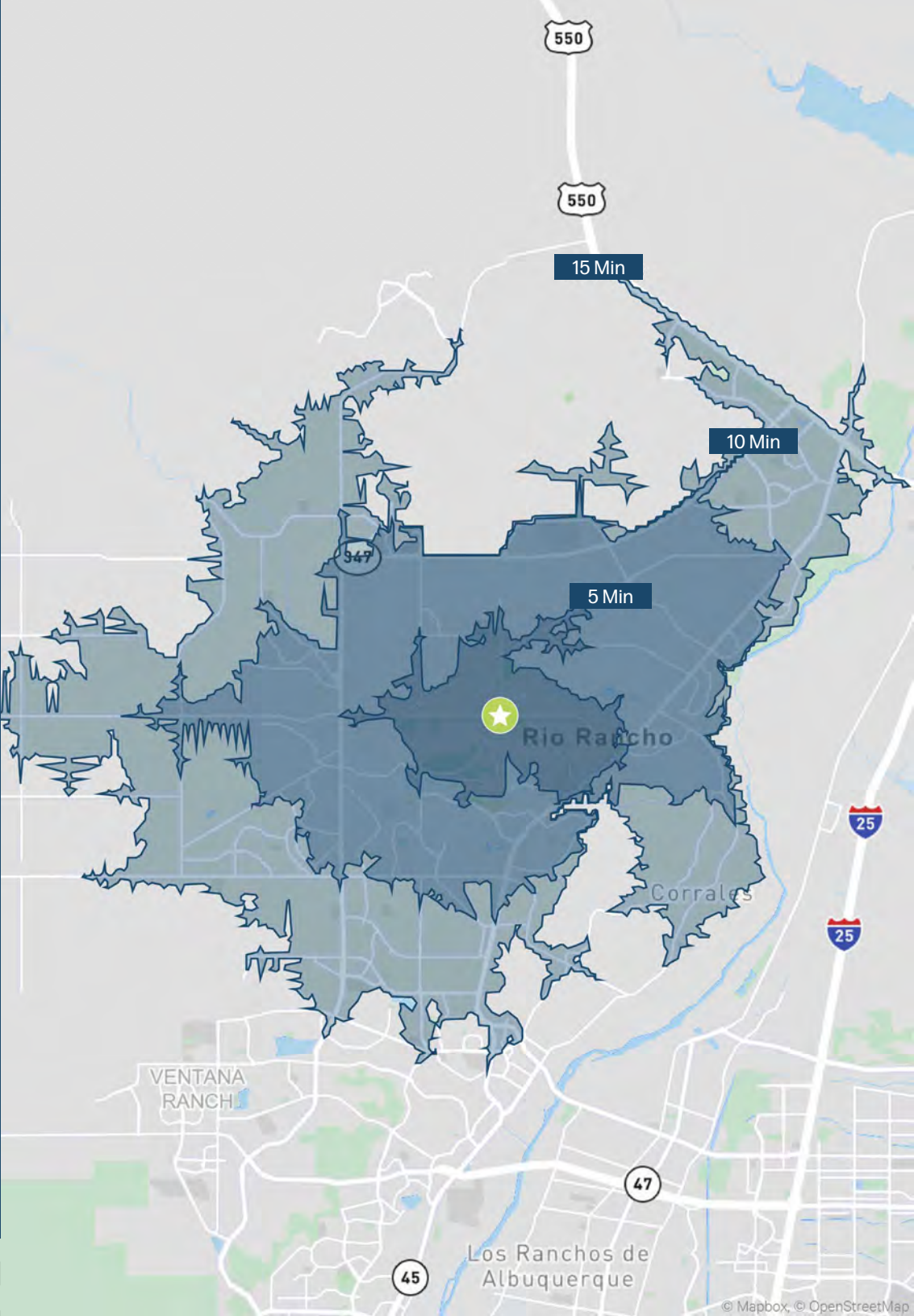
143,128

Labor Force within
15 minute drive time

71,036

2024-2029 Population Growth
within 5 minute drive time

8.41%



RIO RANCHO OVERVIEW

Rio Rancho, NM is the third largest city and fastest growing community in the State of New Mexico. It serves as the economic hub for Sandoval County. Rio Rancho has been named one of the best places to live in the country with a vibrant economy, excellent schools and a highly educated workforce. The residential neighborhoods have been developed with an emphasis on open space, parks and recreation.

EDUCATION: Rio Rancho has one of the highest concentrations of top ranked public schools in New Mexico. It is also home to the UNM Health Science Rio Rancho campus at the City Center, the UNM Rio Rancho satellite campus, and the Central New Mexico Community College Rio Rancho campus.

RESIDENTIAL GROWTH: According to Zonda's Q4 2024 report Sandoval County has the highest number of annual starts and percentage market share in the greater Albuquerque region. 44% market share, 985 annual housing starts and 889 annual closings, most of which are located in Northern Rio Rancho.

RIO RANCHO BY THE NUMBERS:

POPULATION

111,577

AVERAGE HH INCOME

\$109,519

PROJECTED POPULATION (2029)

126,589

LABOR FORCE

54,164

HOUSEHOLDS

41,556

BACHELOR'S DEGREE +

34.8%

2024-2029 ANNUAL HOUSEHOLD GROWTH RATE

3.0%

HIGHER EDUCATION CENTERS

2

MAJOR MEDICAL CENTERS

2

Source: Esri



NWC NORTHERN BLVD & LOMA COLORADO BLVD

RIO RANCHO, NM



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