

For Sale

Prime Rio Rancho Retail Land

DRIVE-THRU PERMISSIVE IN FAST-GROWING TRADE AREA



SWQ Unser Blvd. & Wellspring Ave. SE | Rio Rancho, NM 87124

NAISunVista] Got Space™

±1.156 Acres Available

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HIGHLIGHTS

AVAILABLE ±1.156 Acres

SALE PRICE \$1,263,240 (\$25.00/SF)

ZONING SU, City of Rio Rancho

HIGHLIGHTS

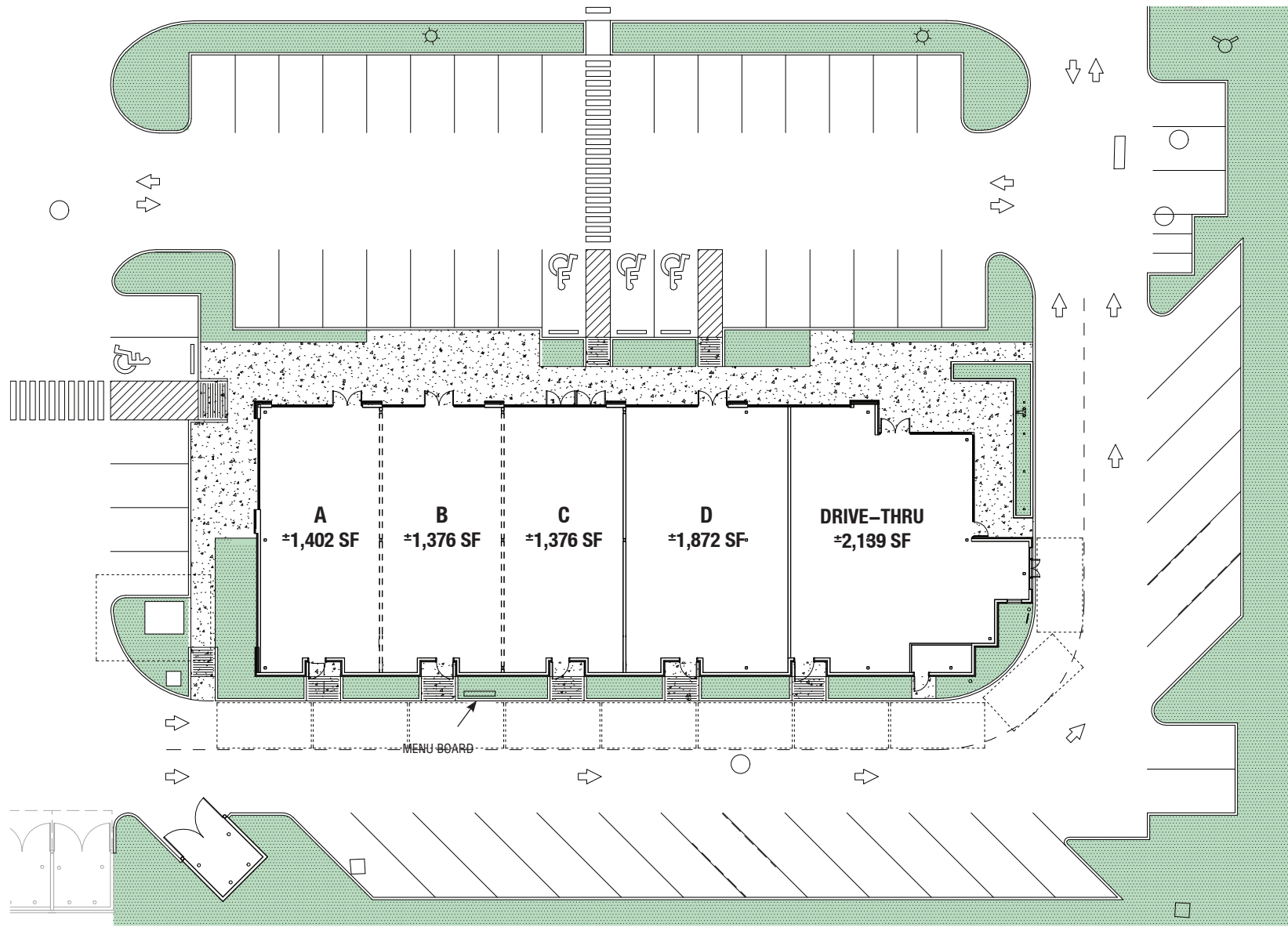
- Buildable up to ±8,165 SF
- Drive-thru permissive
- Join the highest sales volume retailers in the metro area
- Located adjacent to the fastest-growing residential communities in the metro area
- Benefit from a high-income demographic
- Highly-visible to 42,100 cars per day
- Site is positioned at the signalized intersection of Unser Blvd. and Westside Ave.
- Capture the proven synergy of the Unser Pavilion retail development
- Rare, new construction project in underserved trade area
- Capture business from high-employment generators such as Presbyterian, Intel, Rio Public Schools and more
- Join ground-breaking projects in the area including Furniture Row, Market Street, US Eagle and more
- Multiple access points from Wellspring Ave.



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CONCEPTUAL SITE PLAN



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CONCEPTUAL BUILDING



Northwest Elevation



Southwest Elevation



Southeast Elevation



Northeast Elevation

NAI SunVista

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

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CONCEPTUAL BUILDING



View from Unser Blvd.



View from Unser Blvd.

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TRADE AREA



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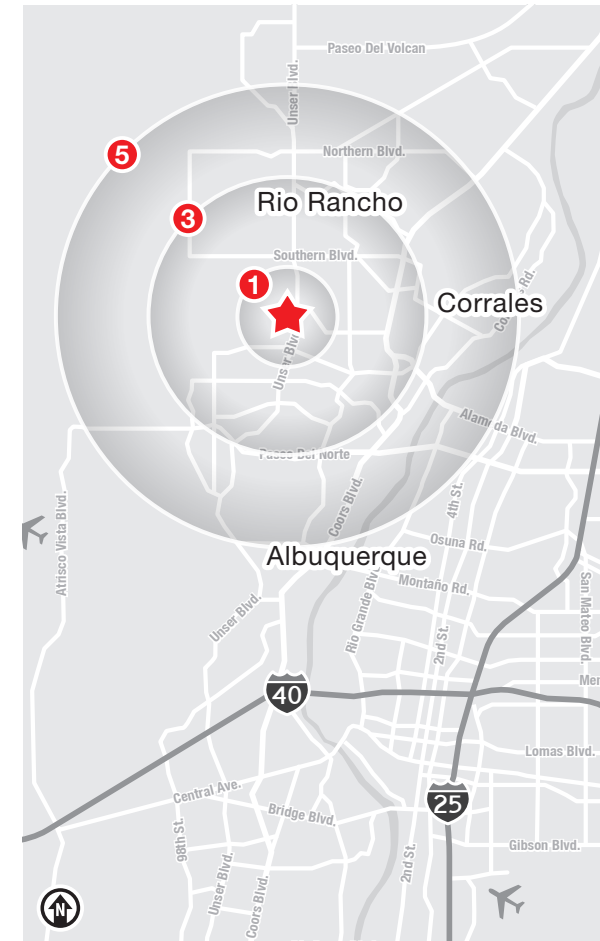
1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	14,793		90,585		166,953	
Households	5,265		35,969		64,966	
Families	3,627		23,518		43,421	
Average Household Size	2.78		2.50		2.55	
Owner Occupied Housing Units	4,313		27,191		50,789	
Renter Occupied Housing Units	952		8,778		14,177	
Median Age	36.5		39.0		39.7	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
Households by Income	2024		2024		2024	
	Number	Percent	Number	Percent	Number	Percent
	<\$15,000	174 3.3%	2,015 5.6%	3,195 4.9%		
	\$15,000 - \$24,999	170 3.2%	1,636 4.5%	2,719 4.2%		
	\$25,000 - \$34,999	103 2.0%	1,800 5.0%	3,256 5.0%		
	\$35,000 - \$49,999	430 8.2%	3,609 10.0%	6,202 9.5%		
	\$50,000 - \$74,999	879 16.7%	6,321 17.6%	11,092 17.1%		
	\$75,000 - \$99,999	736 14.0%	5,693 15.8%	10,288 15.8%		
	\$100,000 - \$149,999	1,257 23.9%	8,169 22.7%	15,051 23.2%		
	\$150,000 - \$199,999	690 13.1%	3,801 10.6%	6,870 10.6%		
\$200,000+	828 15.7%	2,925 8.1%	6,287 9.7%			
Median Household Income	\$103,580		\$84,576		\$87,769	
Average Household Income	\$131,370		\$105,320		\$110,953	
Per Capita Income	\$47,263		\$41,469		\$43,136	

DEMOGRAPHICS

Demo Snapshot	1 mile	3 mile	5 mile
 Total Population	14,793	90,585	166,953
 Average HH Income	\$131,370	\$105,320	\$110,953
 Daytime Employment	2,154	25,971	41,534

2024 Forecasted by Esri



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 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