



Colliers

Accelerating success.

SEC Enchanted Hills Blvd & Stanley Dr NE

Rio Rancho, NM

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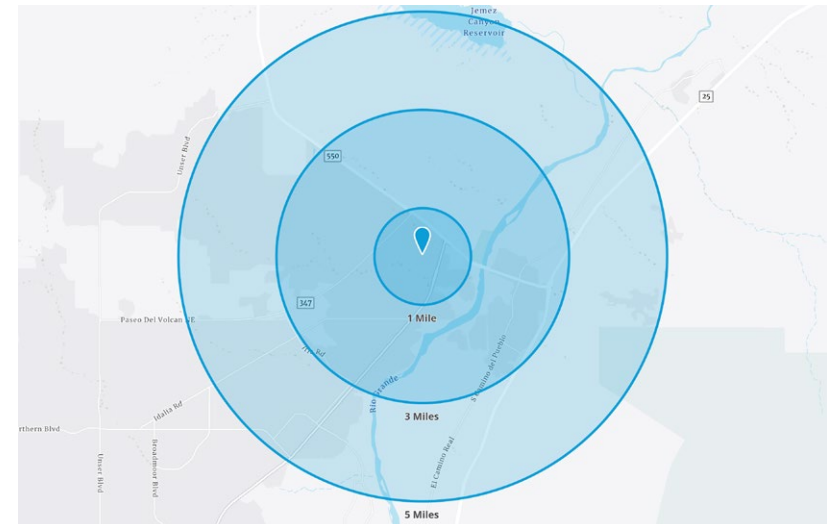
Property Highlights

Executive Summary

Sale Price	\$9.50 PSF
Lot Size	1.0318 AC
Zoning	SU
Legal Description	SUBD: COMMERCE CENTER INDUSTRIAL BLOCK: A LOT: 2A2 SUB: COMMERCE CENTER INDUSTRIAL BLK: A LOT 2A2 PG:0

Property Features

- City utilities available in street
- Excellent development site for many uses: retail, showroom, office, medical etc.
- Neighbors: Insight Lighting, Home Depot, Safelite, Bank of America, Walgreens, Walmart, Century Bank and Presbyterian
- 14,500 VPD traffic flows

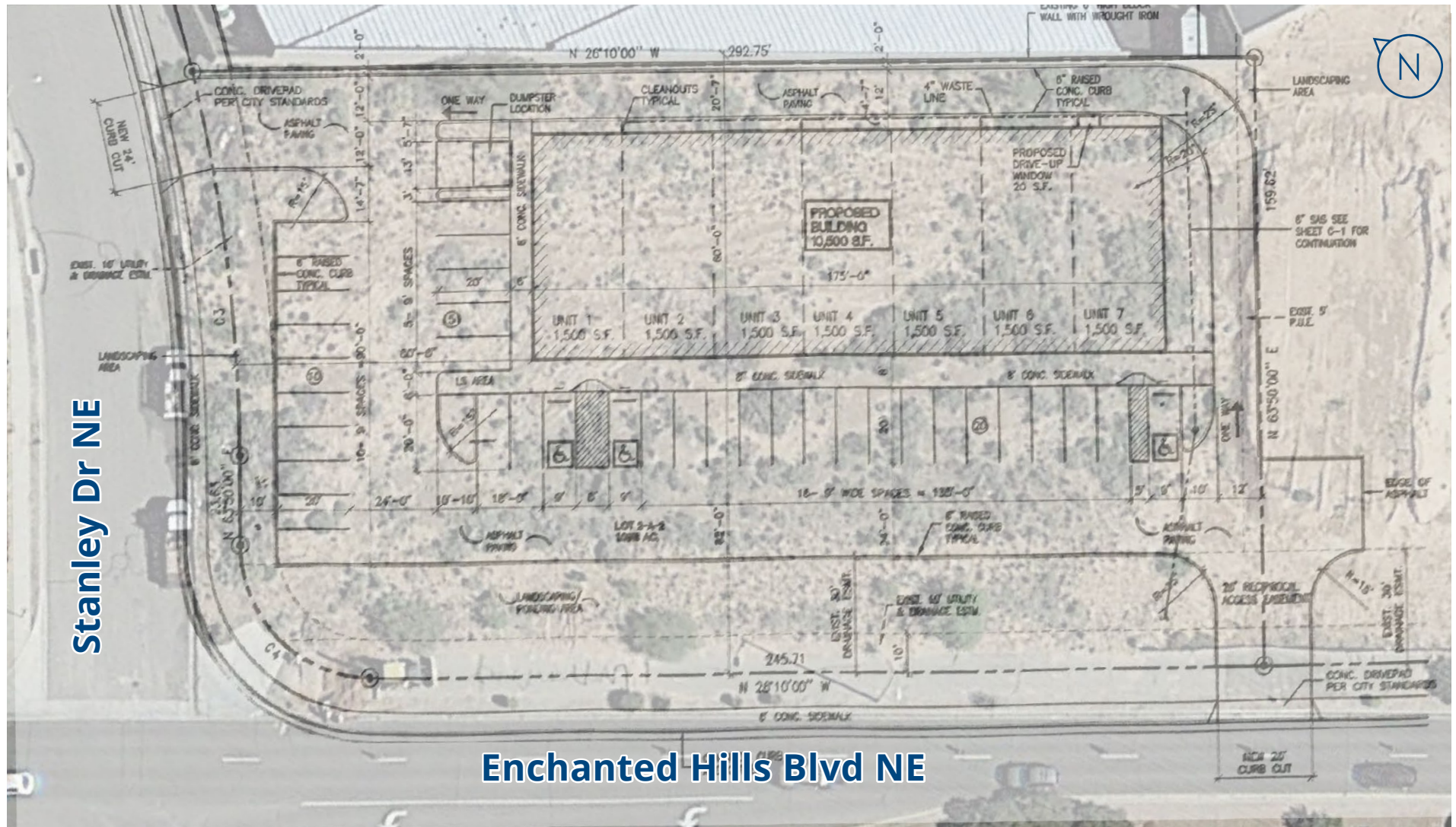


	1 Mile	3 Miles	5 Miles
Population	4,855	27,826	36,935
Households	1,700	9,871	13,306
Median Age	38.7	39.3	41.5
Average HH Income	\$76,296	\$74,711	\$80,778
# Persons per HH	2.8	2.77	2.74
Median Home Value	\$220,516	\$211,617	\$229,460

Site Plan



Conceptual Plan



Survey



Trade Area Aerial



Albuquerque | Rio Rancho

Commercial Snapshot 2019



2019 Rio Rancho Rates


Office
\$19.12*
Asking Rate
Full Service


Multifamily
\$949
Asking Rent
Per unit


Retail
\$13.69*
Asking Rate
NNN


Industrial
\$8.38*
Asking Rate
NNN

*per square foot

What started as 55,000 acres of land and a vision almost 70 years ago has turned into one of the fastest growing cities in the United States. Rio Rancho is the 3rd largest city in New Mexico, with a population of over 100,000 growing by more than 5% each year. It's been named The Best Place to Live in New Mexico by MONEY's Best Places to Live in Every State in 2018.

- Average household income in Rio Rancho is \$72,520.
- Most residents commute to work, resulting in traffic counts on major roads averaging 50,000/day.
- Cost of doing business index of 94%, 6% below the national average.

The City offers incentives on taxes, labor force, talent availability, and capital expenses to defray business costs. Businesses that locate in Rio Rancho will find a well-educated workforce, with nearly 71% of adults having some form of post-secondary education, and 32% of residents obtaining a bachelor's degree or higher. The area is poised for retail and business growth, as residents crave new entertainment, restaurants, shopping centers, and venues.

New and Exciting

- 1. Defined Fitness**, 1640 Rio Rancho Blvd & 4400 Jager Way NE. Two new Defined Fitness locations will open in 2020.
- 2. Brew Lab 101 Beer and Cider Co**, 3301 Southern Blvd SE. Science themed brewery, featuring 25 local tenants.
- 3. Pinon Coffee House**, 1761 Rio Rancho Blvd SE. New Mexican specialty coffee shop.

Recently Completed

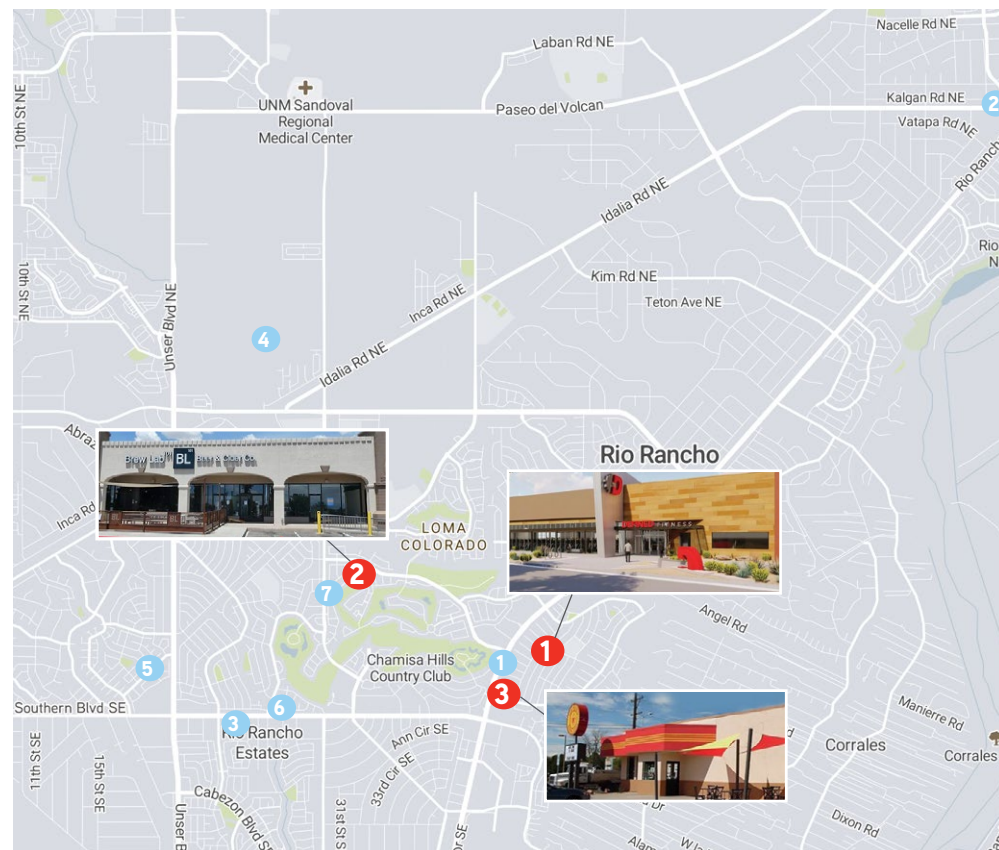
- 1. Lily and Liam Bistro**, 1751 NM 528. Family owned bistro across from Intel
- 2. Club Pilates Rio Rancho**, 3575 NM Hwy 528 NE. Pilates classes and specialized workouts
- 3. Fish Factory**, 1801 Wellspring Ave SE. 10,000 SF Swim School and aquatic training facility for kids

Projects Underway

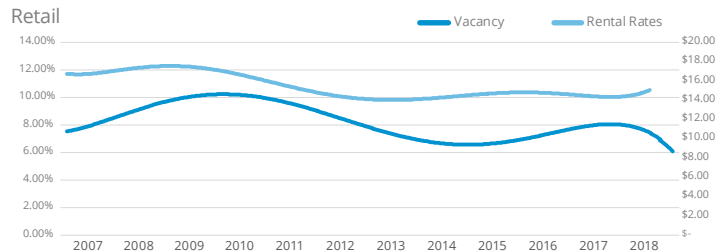
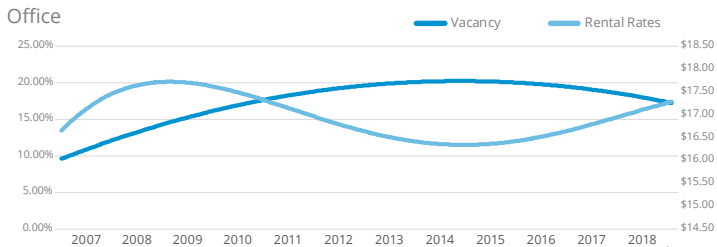
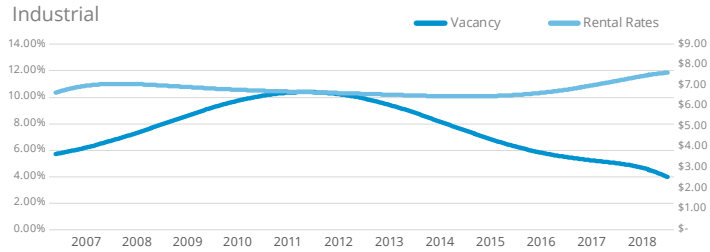
- 4. Northpoint Plaza Retail**, corner of Northern Blvd and Unser Blvd. 7,000 SF retail development
- 5. Joe Harris Elementary School**, SE corner of Westside Blvd and 10th St SE. Opening Fall 2020, will accommodate 800 students

Proposed Projects

- 6. The Villages**, NE Corner of Unser Blvd & Westside Blvd. Medical-related 63-acre retail development
- 7. 6 Stories on Southern**, Corner of Southern Boulevard and 26th Street. Mixed-used multi-purpose office building



Albuquerque Trend Lines for Vacancy & Rates

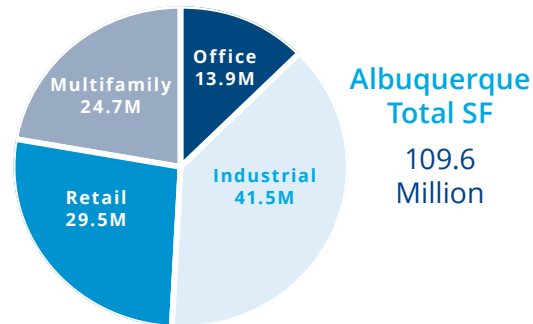


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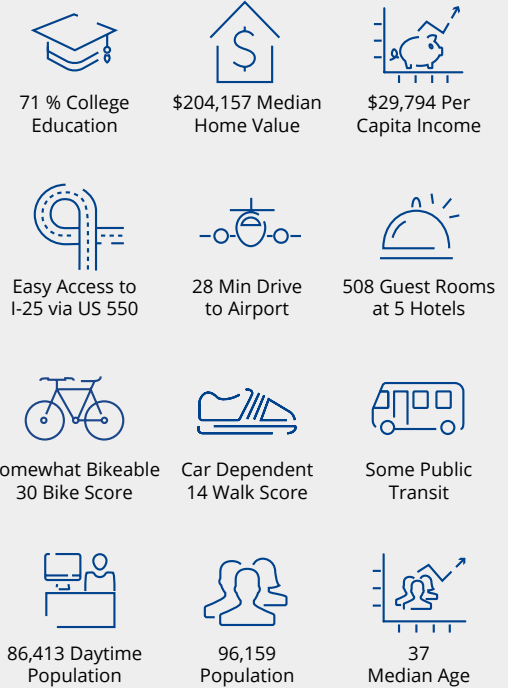
Commercial Snapshot 2019

Rio Rancho Housing Active Construction

- Loma Colorado | Phase 3**
980 single family homes on 433 acres
- Los Diamantes | Phase 1**
450 single family homes on 180 acres
- Tierra Del Oro | Phase 1**
448 single and multifamily homes on 61 acres
- Cleveland Heights | Phase 1**
214 single family homes on 50 acres
- Solcito | Phase 2**
180 single family homes on 34 acres
- Milagro Mesa | Phase 2**
124 single family homes on 20 acres



Rio Rancho Demographics



Top 5 Biggest Rio Rancho Employers



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Enchanted Hills Blvd & Stanley | 8

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