

For Sale

Large-Tract Retail Pad Site

IN THE EMERGING NORTH RIO RANCHO TRADE AREA



NEC Northern & Broadmoor Blvds. NE | Rio Rancho, NM 87124

SALE PRICE \$3,209,065 (\$6.96/SF)
AVAILABLE ±10.6 Acres
ZONING C-1

- Surrounded by new and expanding master-planned residential developments
- Great visibility at the signalized intersection of Northern & Broadmoor Blvds.

- Flat, level site – all utilities present
- Northern Blvd. is the newest Rio Rancho retail trade area
- In the center of the Rio Rancho school system

For Sale

LARGE-TRACT RIO RANCHO RETAIL PAD SITE

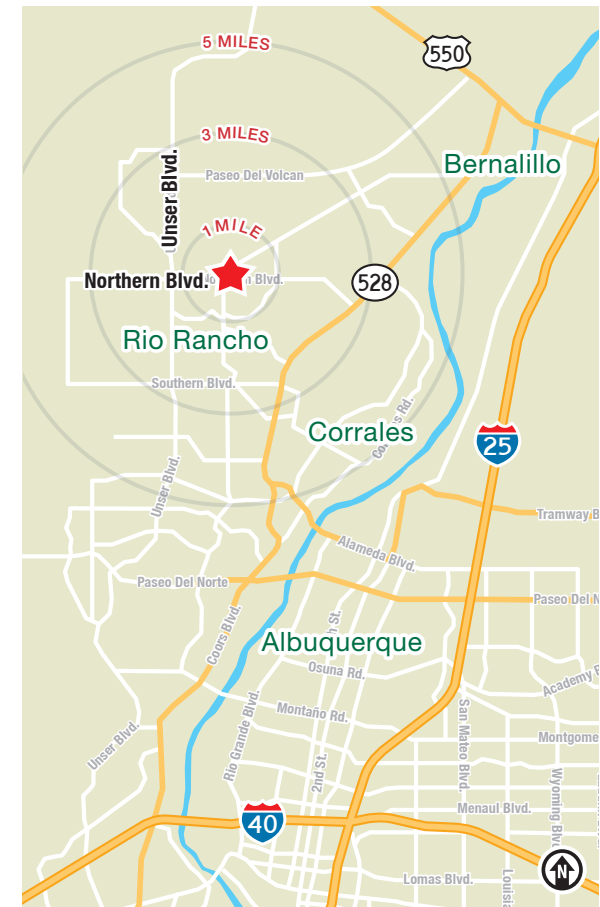
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	2,709	54,328	119,722
Average HH Income	\$129,201	\$102,508	\$110,754
Daytime Employment	704	14,355	29,162

2024 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com | [f](https://www.facebook.com/sunvista) [X](https://www.x.com/sunvista) [in](https://www.linkedin.com/company/sunvista) [v](https://www.youtube.com/channel/UCqj0K1p1p1p1p1p1p1p1p1p)
 2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Keith Meyer, CCIM
keithmeyer@sunvista.com
 505 715 3228

Jim Wible, CCIM
jimw@sunvista.com
 505 400 6857

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Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM Sandoval Medical Center



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



Prominent Retailers



Intel Rio Rancho



Presbyterian Rust Medical Center



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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