

Rio Rancho Development Opportunity

NEAR UNSER BLVD. AND RUST MEDICAL CENTER

For Sale
or Lease



PLANNED MIXED-USE
DEVELOPMENT

BE A PART OF
THE FASTEST-
GROWING CITY
IN NEW MEXICO!

±1.485 Acres Available

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1508 Wellspring Ave. SE | Rio Rancho, NM 87124

NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

**For Sale
or Lease**

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PROPERTY

AVAILABLE

Land: ±1.485 Acres

SALE PRICE

See Advisors

LEASE RATE

See Advisors

HIGHLIGHTS

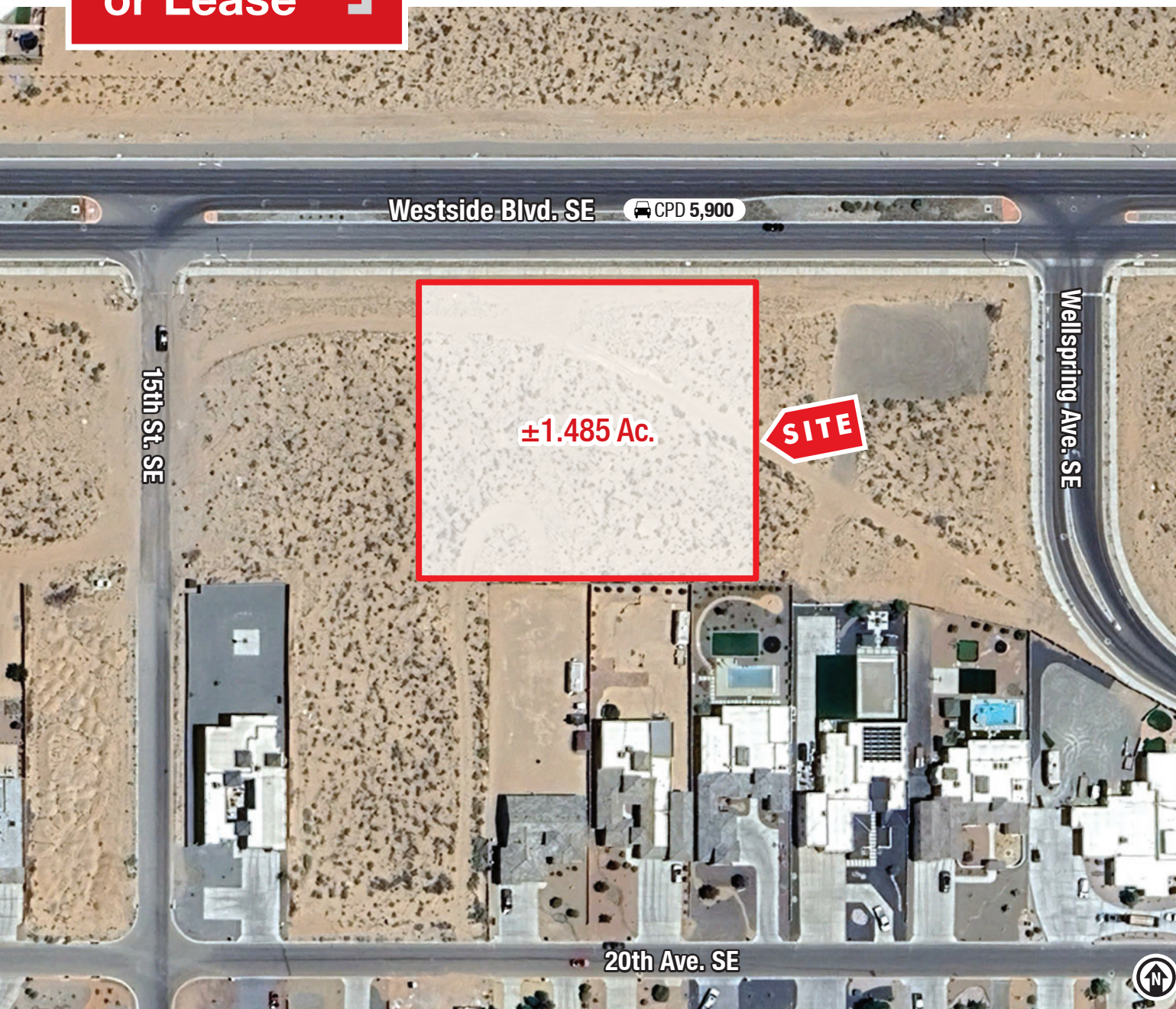
- Be a part of the fastest-growing city in New Mexico
- Excellent visibility on Westside Blvd.
- High-income area with \$142,256 avg. household income within a one-mile radius
- Ideal for medical or office
- Close proximity to Joe Harris Elementary, Rust Medical, Market Street, and new residential developments
- Utilities along Westside Blvd.

ZONING

- NC, Rio Rancho

LOCATION

SWQ Westside Blvd.
& Wellspring Ave. SE



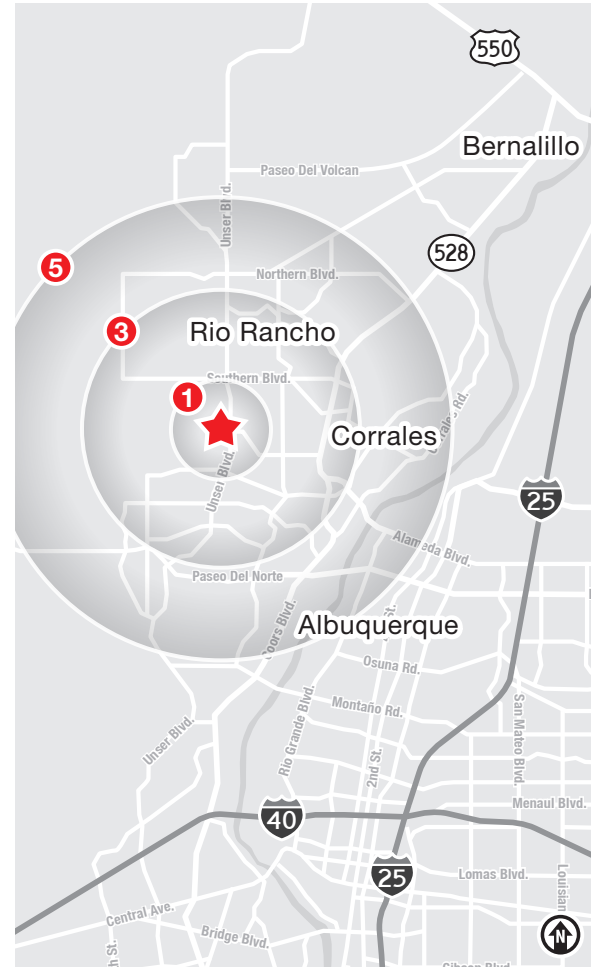
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,419	87,460	162,110
Average HH Income	\$142,256	\$107,201	\$112,038
Daytime Employment	2,364	16,184	40,090

2025 Forecasted by Esri



NAI SunVista

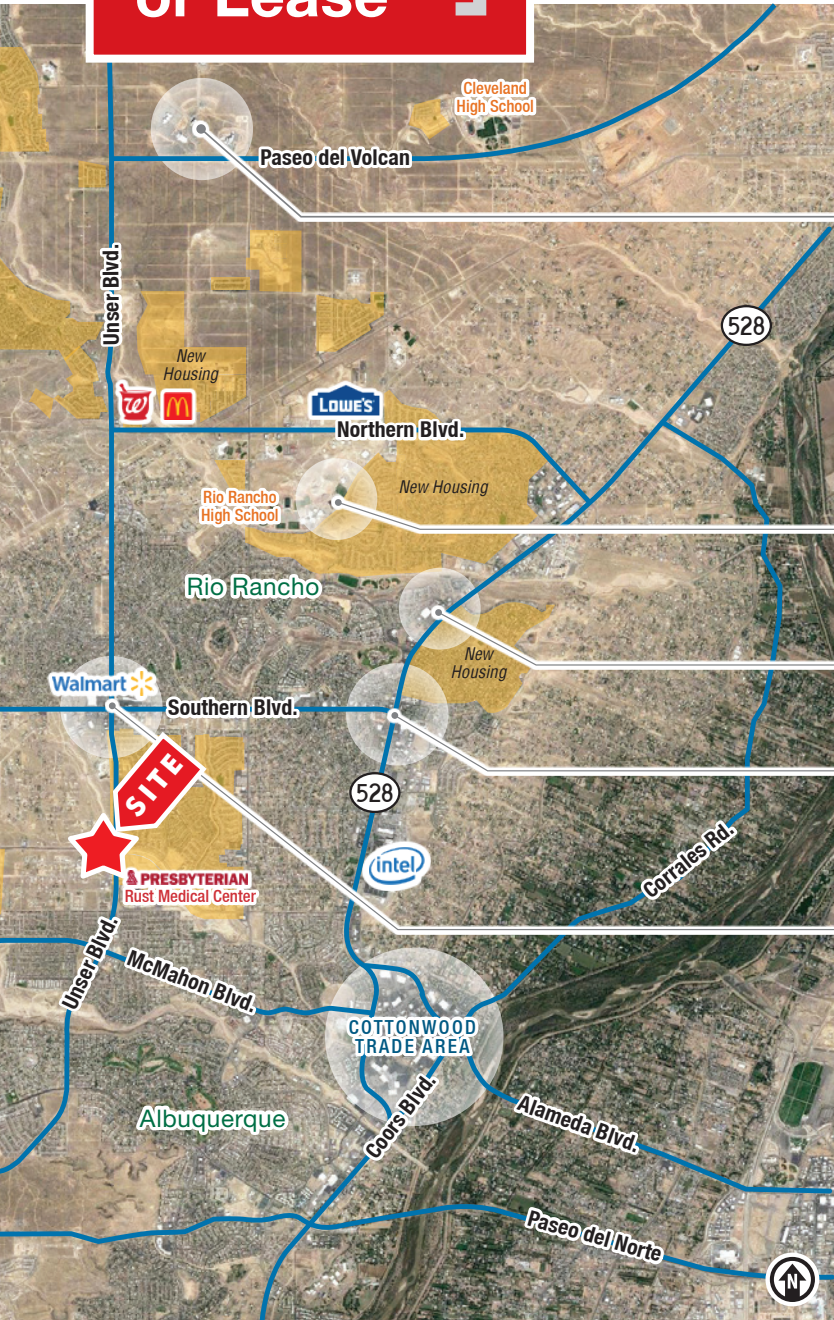
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Rio Rancho City Center



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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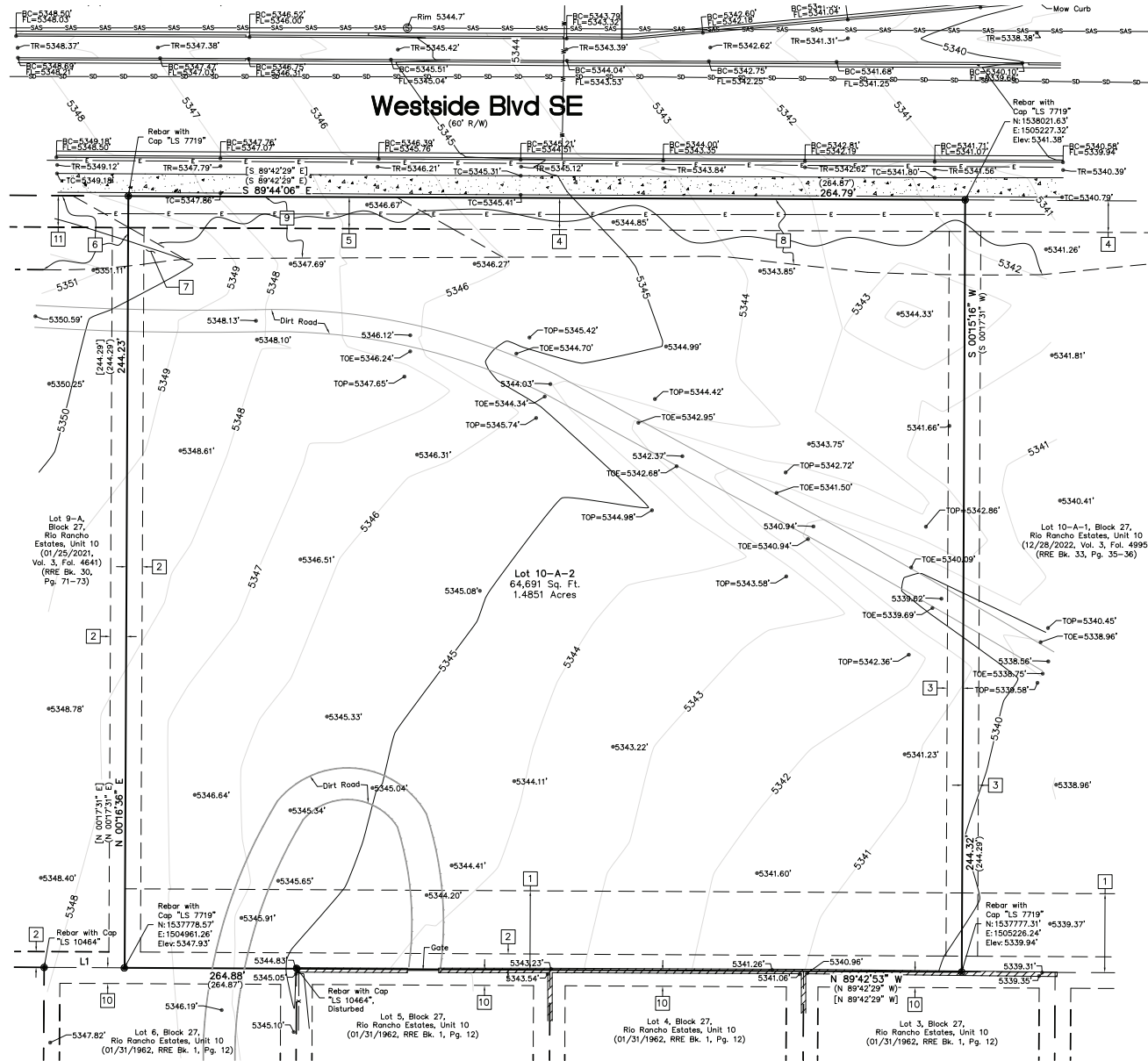
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SITE SURVEY



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 2025 Demographics)



114,160

City Population



42,536

Households



\$110,047

Avg. Household Income



\$69,330

Md. Disposable Income



2,339

Total Businesses



26,418

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