



Colliers

North Hills  
1,300+ rooftops

Sierra Norte  
230+ rooftops

Site  
± 3.95 Acres

For Sale

SWC Cherry Rd NE & Unser Blvd NE  
Rio Rancho, NM 87144

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SWC Cherry Rd & Unser Blvd | For Sale

# Property Profile

## Details

Sale Price	\$1,720,620
Price per SF	\$10.00 PSF
Lot Size	± 3.95 AC (demisable)
Submarket	Rio Rancho
Zoning	C1

## Features

- 3.95 acres for sale in Rio Rancho
- Great visibility at the signalized intersection of Unser Blvd SE and Cherry Rd in Rio Rancho
- Strong traffic count with 21,900 Vehicles Per Day
- Ideal for fast food, gas station, financial institution, or medical office

## Area Tenants



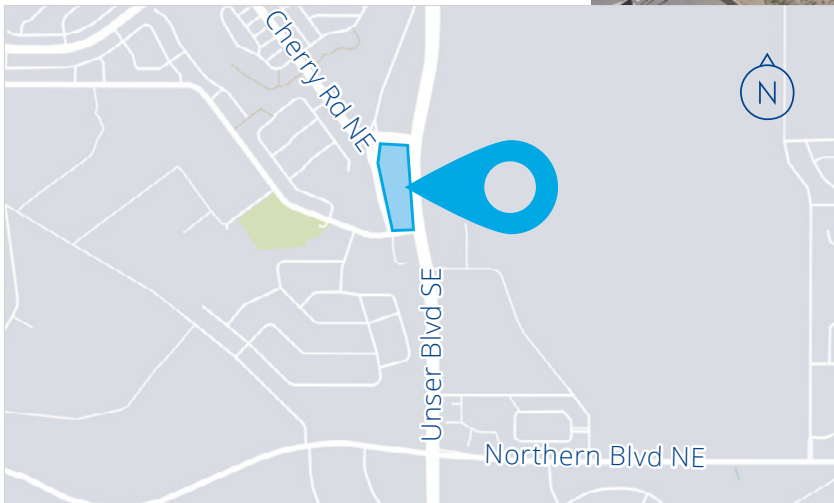
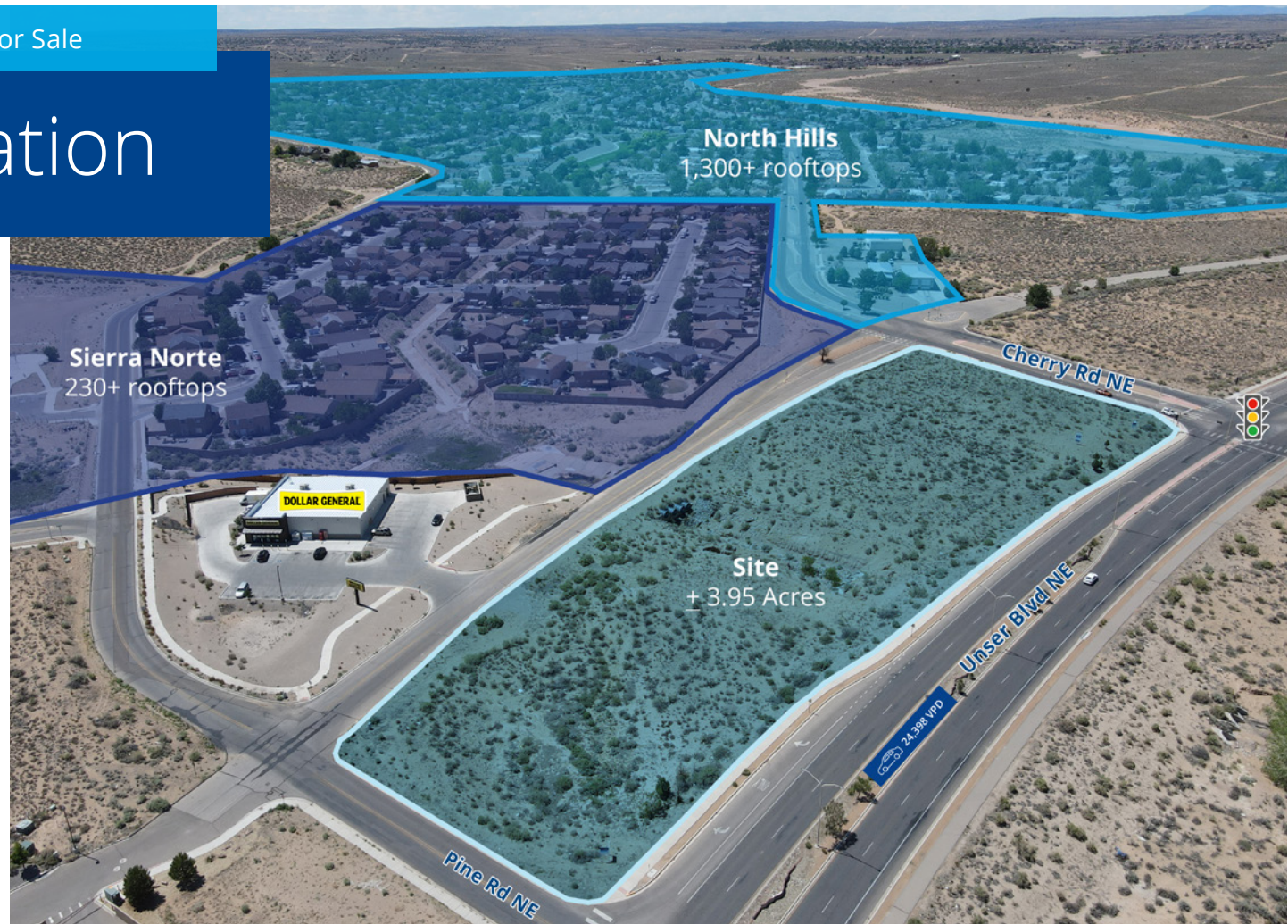


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# Perfect Location

Located at the signalized intersection of Cherry Rd NE (8,100 VPD) and Unser Blvd NE (24,398 VPD).

**± 3.95 Acres**  
**Available**



**Bike Score**  
21



**Walk Score™**  
16



**3.95 Acres**



**<30 minutes**  
**from I-40**



**<25 minutes**  
**from I-25**



**Sunport Airport**  
**40 min. Drive**



# Trade Area Aerial





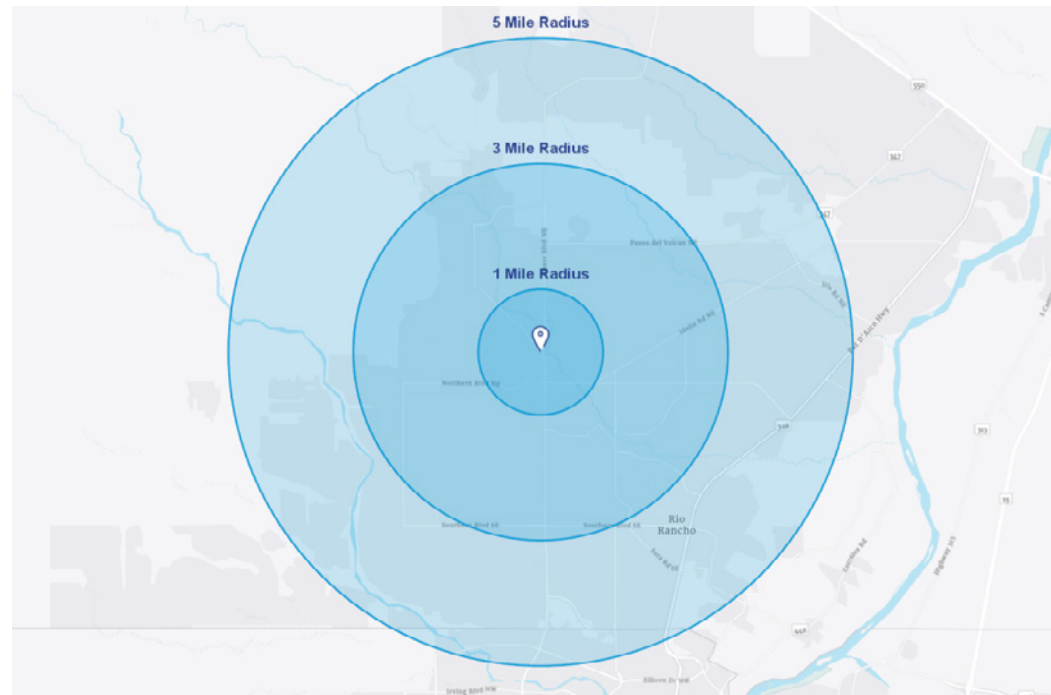
# Intersection Aerial





# Demographics\*

\* Demographic data derived from esri® 2021



	1 Mile	3 Miles	5 Miles
Population	5,356	48,604	103,218
Households	1,976	18,077	38,634
Median Age	35.1	37.7	39.3
Average HH Income	\$97,790	\$102,641	\$108,759
Per Capita Income	\$36,522	\$38,132	\$40,727
Daytime Population	3,499	35,753	86,497
College Education	46.5%	47.2%	48%

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