

PETROGLYPH MEDICAL PLAZA

UNSER BLVD & WESTSIDE DRIVE, RIO RANCHO, NM

FOR
SALE



SALE

- » 20.00/SF
- » 19 total acres with only 3 lots remaining
- » .59 to 1.8 Acres

FEATURES

- » Ideal for retail, restaurants, dental, medical & office
- » Unser Blvd. has become the West Side's primary north/south arterial
- » Westside Blvd recently expanded
- » Best accessibility in proximity to Rust Medical

CONTACT

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PETROGLYPH MEDICAL PLAZA

SITE OVERVIEW

FOR SALE



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AREA OVERVIEW

FOR
SALE



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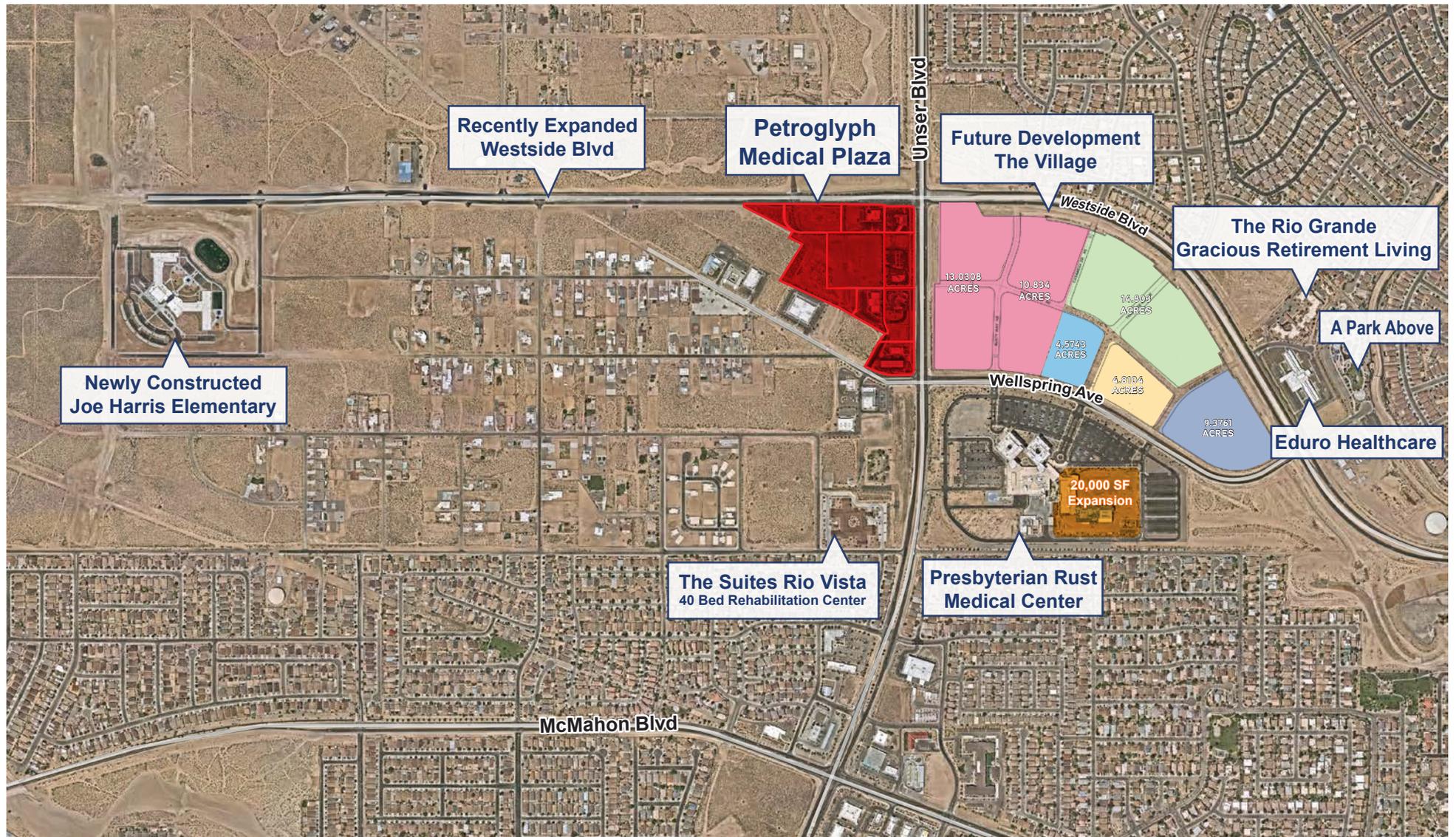
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RECENT & FUTURE DEVELOPMENTS

FOR
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AERIAL

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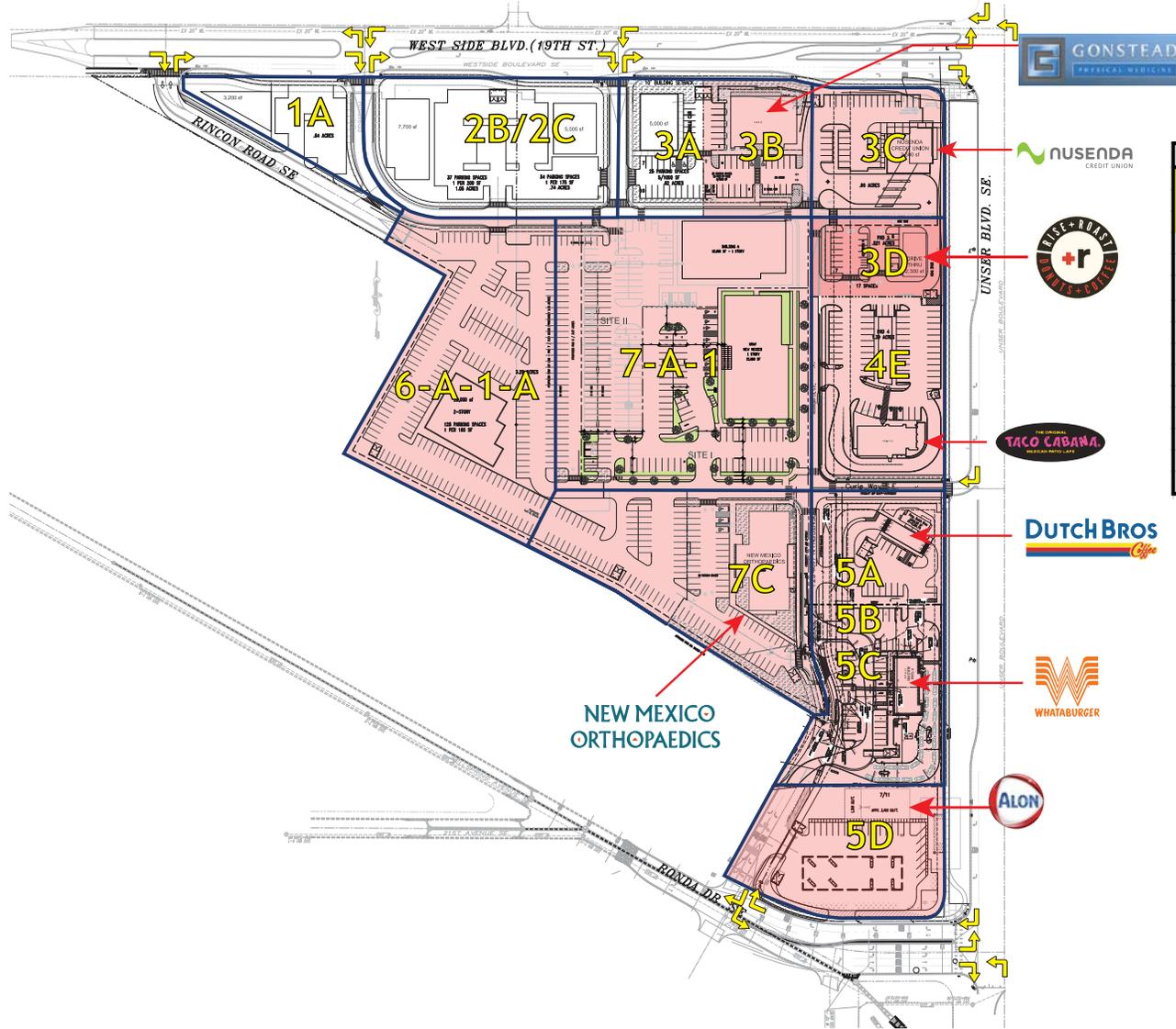
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PETROGLYPH MEDICAL PLAZA

SITE PLAN / RATES

FOR SALE



Pricing - August 2023			Price	Acres Sold	Occupant
1A	0.5899	\$ 20.00	\$513,921		
2B/2C	1.8	\$ 20.00	\$1,568,160		
3A	0.62	\$ 20.00	\$540,144		
3B	0.78	\$ 18.00	Sold	0.78	Gonstead
3C	0.8978	\$ 20.00	Sold	0.8978	Nusenda
3D	0.57	\$ 22.00	Sold	0.57	Rise N Roast
4E	1.347	\$ 20.00	Sold	1.347	Taco Cabana
5A-1	0.8003	\$ 20.00	Sold	0.777	Dutch Bros Coffee
5A-2	0.4495	\$ 20.00	Sold	0.573	Whataburger
5A-3	0.8464	\$ 20.00	Sold	0.7688	Whataburger
5D	1.2412	\$ 20.00	Sold	1.2412	7-Eleven
6-A-1-A	1.9865	\$ 12.00	Sold	1.9865	Assisted Living
7-A-1	4.2548	\$ 14.00	Sold	4.2548	Assisted Living
7C	1.9511	\$ 12.00	Sold	1.9511	NM Orthopaedics
			\$2,622,224.88	15.1472	



NEW MEXICO ORTHOPAEDICS

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AREA OVERVIEW

FOR SALE



AREA TENANTS



Premier Cinema



Morning Star Senior Living

The Rio Grande Gracious Retirement Living

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PRESBYTERIAN RUST MEDICAL CENTER

FOR
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ABOUT THE HOSPITAL

First hospital in Sandoval County
(population 142,000)

Employs more than 700 people
at Presbyterian Rust Medical

\$245 million, 192 bed, 24/7
hospital w/ trauma center &
neonatal intensive care unit

Healthgrades Names Presbyterian
Hospital One of America's 250
Best Hospitals

EXPANDED IN 2021

The three-story, 109,000-square-foot
second Physician Office Building on the
Presbyterian Rust Medical Center
campus allows consolidation of existing
services, as well as a new ambulatory, or
outpatient, surgery center. By the end of
2022, the outpatient surgery clinic will
have 45 new employees and about 100
existing Presbyterian employees.



PROPOSED EXPANSION



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DRIVE TIME DEMOGRAPHICS

FOR
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5 MINUTE DRIVE TIME



Population - 60,916



Avg HH Income - \$81,399



10 MINUTE DRIVE TIME



Population - 291,680



Avg HH Income - \$85,034



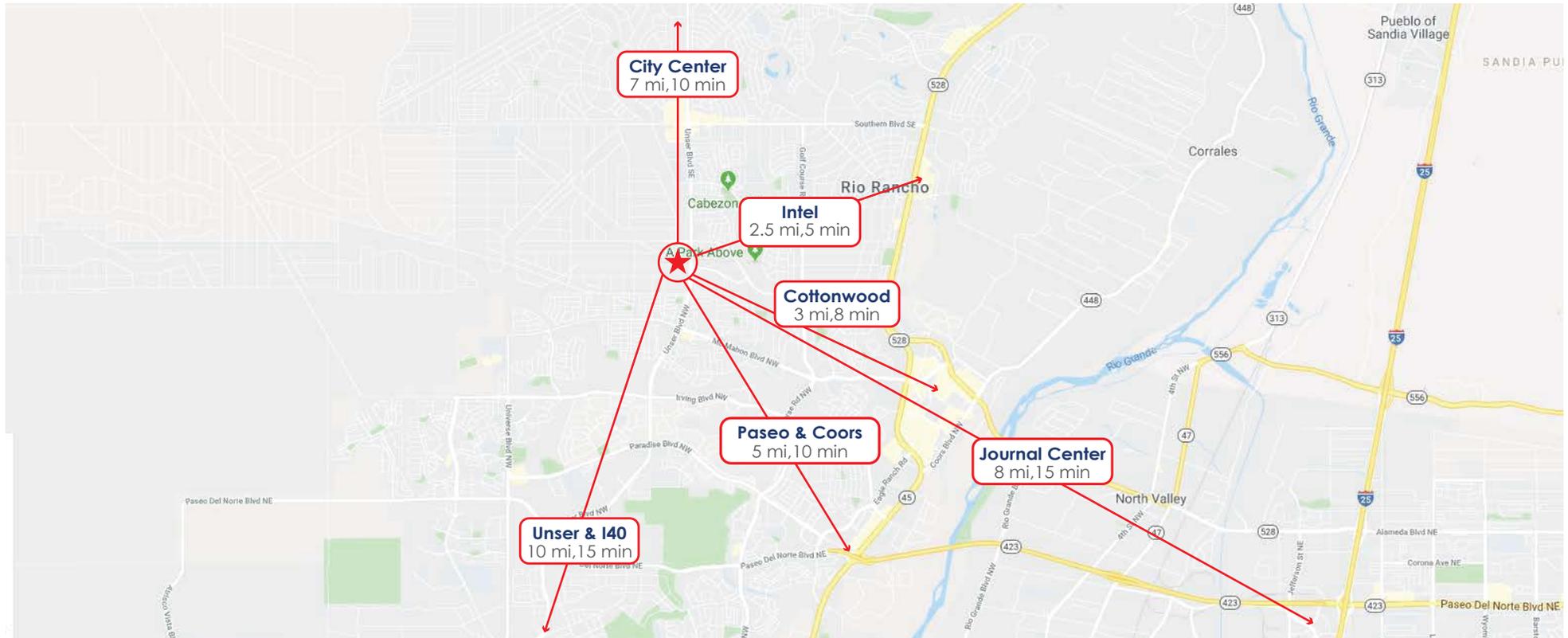
15 MINUTE DRIVE TIME



Population - 529,035



Avg HH Income - \$79,603



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