

FOR SALE



ZONING APPROVED SITE FOR:

- BREWERY | PRODUCTION | MANUFACTURING
- BAR | RESTAURANT | TAPROOM

SOUTHERN BLVD & NM 528
RIO RANCHO

CHRIS ANDERSON
Senior Associate
(970) 310-7024
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51932, NM

31,600 VPD

NATURAL GROCERS



SITE

EASTLAKE DR SE



NM 528 31,600 VPD

NATURAL GROCERS



Southern Blvd SE

Property Summary

SITE

EASTLAKE DR SE

SECTION I

PROPERTY SUMMARY

Brewery/Tap Room Development Rio Rancho
808 Pinehurst Road Southeast | Rio Rancho, NM 87124



Property Summary

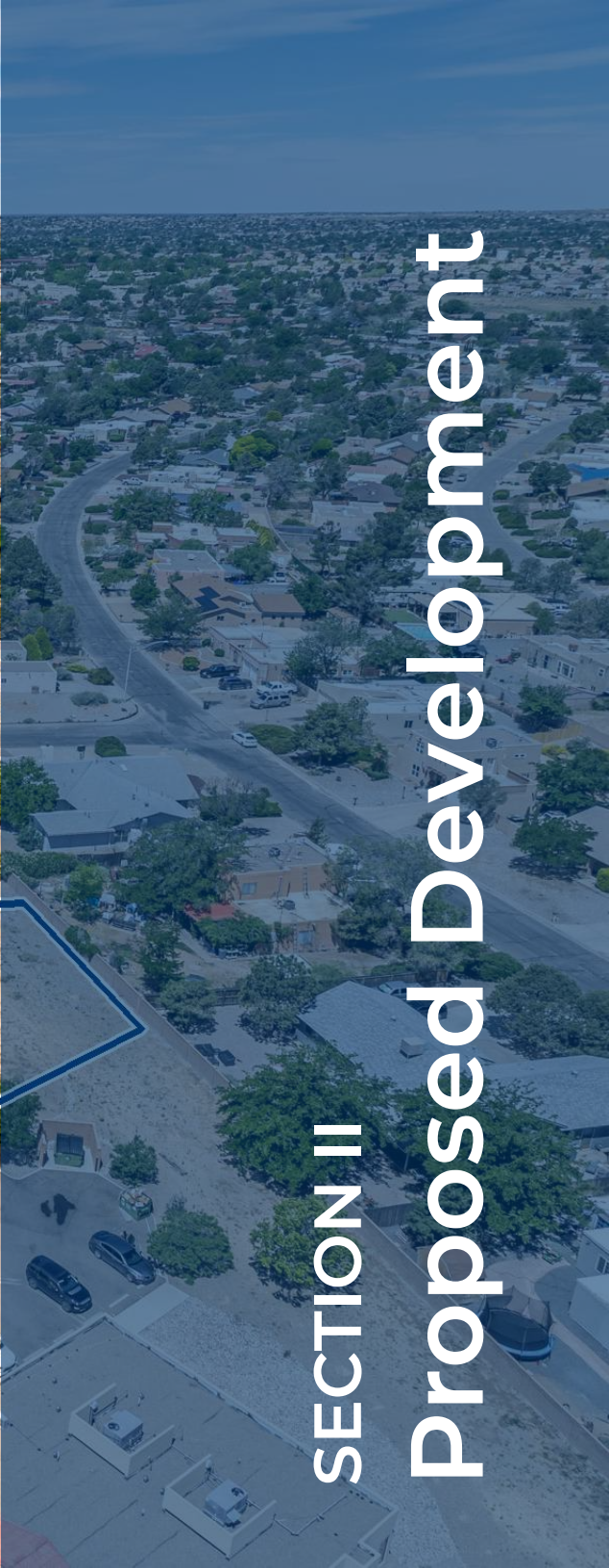
Price:	\$425,000
Price / SF:	\$12.61
Lot Size:	0.77 Acres
Lot Size SF:	33,707
Frontage:	Pinehurst/ Southern
Zoning:	SU
Permitted Uses:	Approved use of a brewery/taproom

Property Overview

Nestled in the heart of Rio Rancho's thriving corridor, just north of Intel, this prime 0.77-acre land opportunity boasts excellent visibility on Southern Boulevard, which sees an impressive 51,200 vehicles per day. The land has approved plans for a brewery with production, manufacturing, and a bar/taproom. However, it also presents a versatile opportunity for those seeking to establish a medical or professional office in a high-demand location. The property is surrounded by a dense concentration of rooftops and is conveniently located less than 20 minutes from I-40 and less than 15 minutes from I-25.

Location Overview

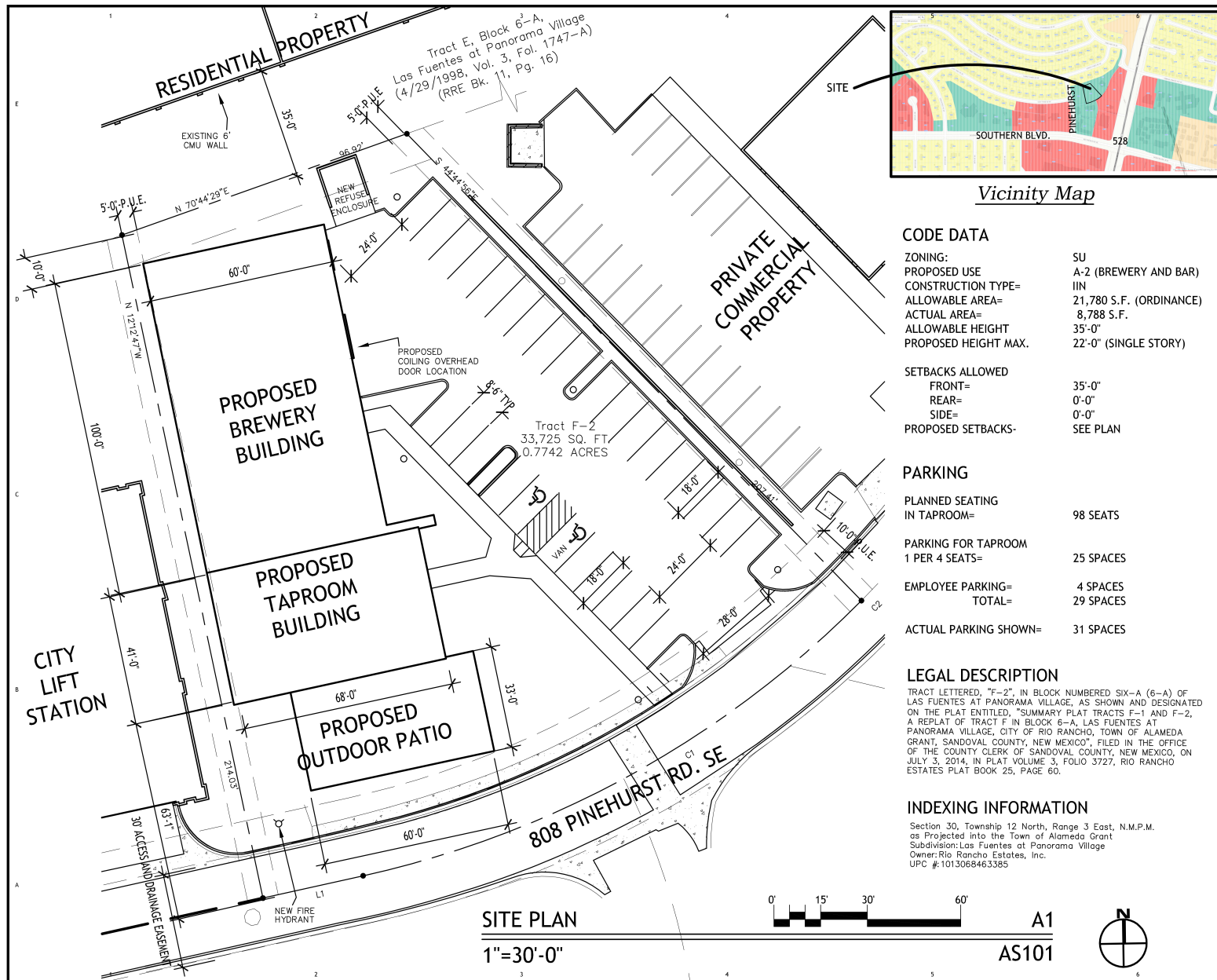
Rio Rancho, the third-largest city in New Mexico, is home to major employers such as Intel Corporation, Hewlett-Packard, and Safelite AutoGlass, providing a stable economic foundation for the community. The city boasts a low crime rate, with violent crime rates consistently below the national average, making it a safe place to live and work. Rio Rancho offers a high quality of life, with access to excellent schools, parks, recreational facilities, and a variety of shopping and dining options, all contributing to its appeal as a desirable place to call home.



SECTION II Proposed Development

ARCHITECTURAL SITE PLAN

Brewery/Tap Room Development Rio Rancho
808 Pinehurst Road Southeast | Rio Rancho, NM 87124



7400 Montgomery NE, Suite 36
Albuquerque, NM 87109
tel 505.889.3030 fax 505.889.3737

808 Pinehurst
Rio Rancho, New Mexico 87124

MARK	DATE	DESCRIPTION
PROJECT NO:	2230004.00	
CAD FILE:	TS	
DRAWN BY:	BWS & TS	
CHECKED BY:	BWS & TS	
DATE:	March, 2023	

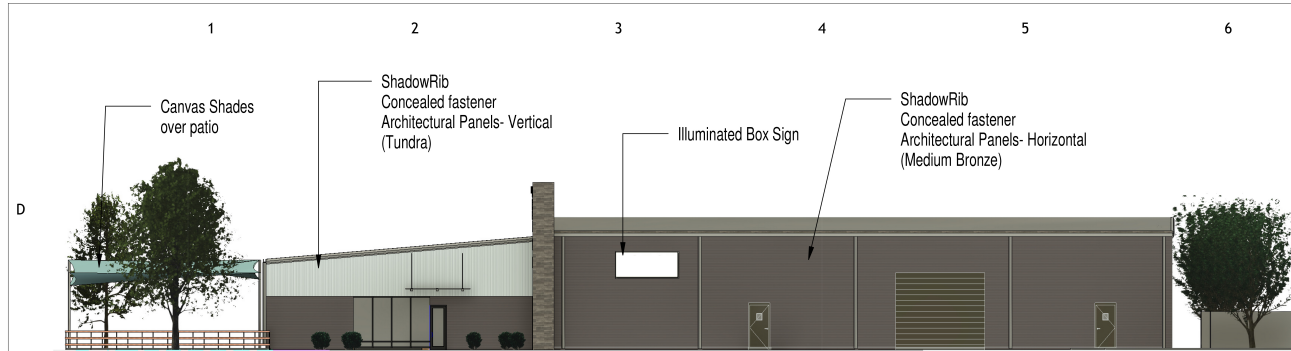
**ARCHITECTURAL
SITE PLAN**

AS101

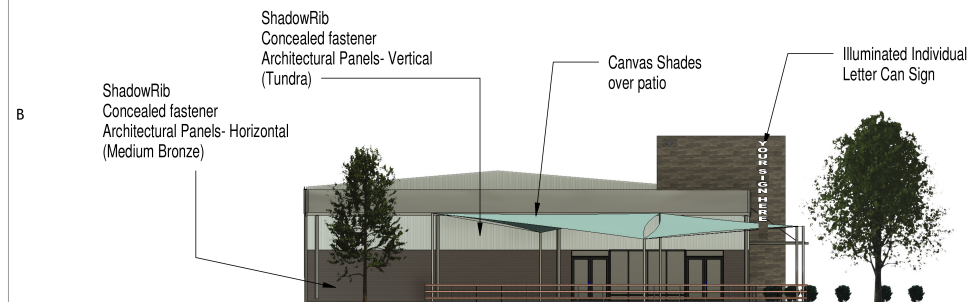
SHEET - OF -

SOUTH & EAST ELEVATION

Brewery/Tap Room Development Rio Rancho
808 Pinehurst Road Southeast | Rio Rancho, NM 87124



C1 RENDERED EAST ELEVATION-CONCEPT
A301.5 SCALE: 1/16" = 1'-0"



A1 RENDERED SOUTH ELEVATION-CONCEPT
A301.5 SCALE: 1/16" = 1'-0"

5/18/2023 9:18:58 AM

Architects
STUDIO
7400 Montgomery NE, Suite 36
Albuquerque, NM 87109
tel 505.889.3030

808 PINEHURST RD.
RIO RANCHO, NM, 87124

1		
2		
3		
4		
DATE	DATE	DESCRIPTION
PROJECT NO:	22000019.00	
DRAWN BY:	TRC	
CHECKED BY:	RWS	
DATE:	05/15/23	

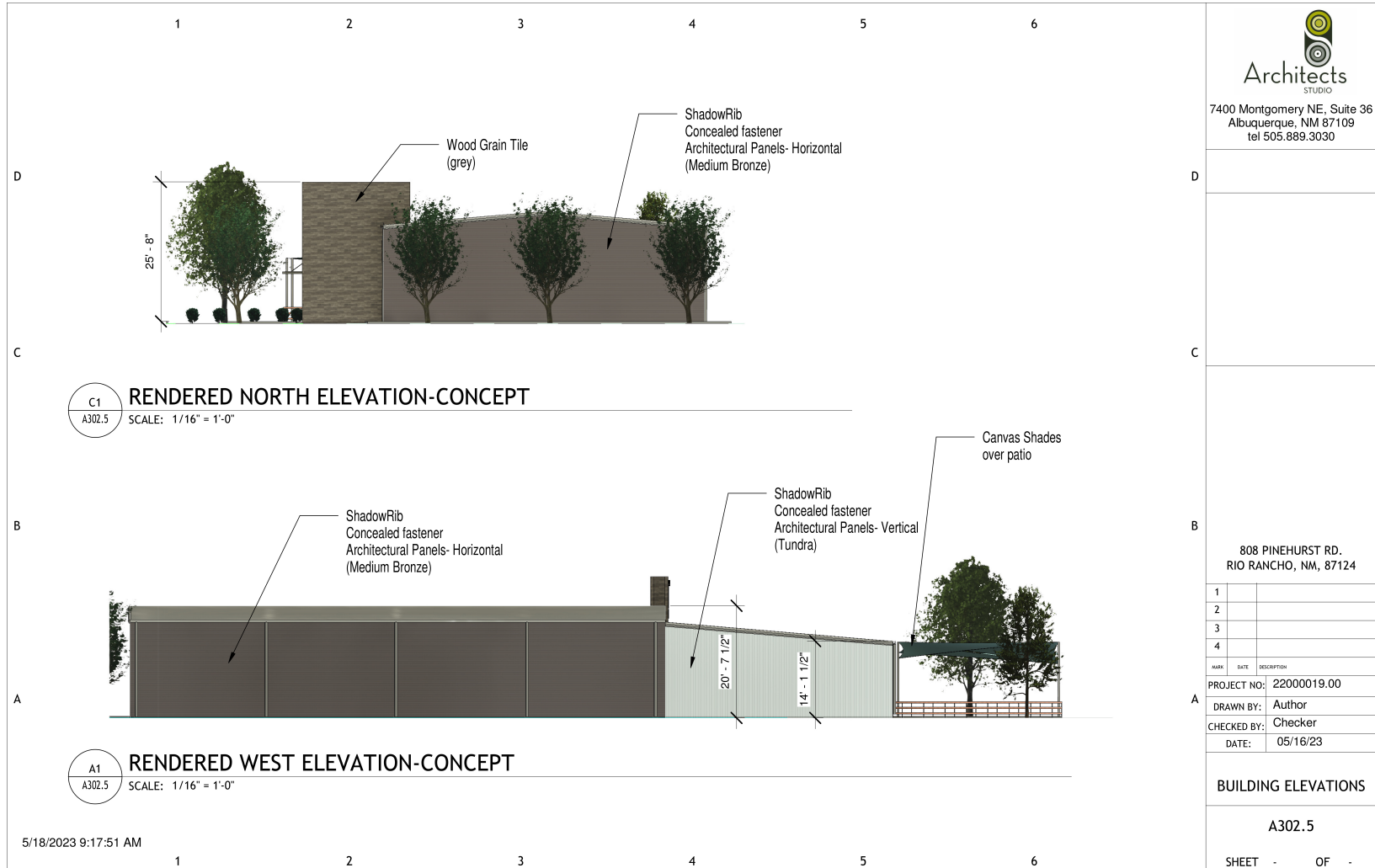
BUILDING ELEVATIONS

A301.5

SHEET - OF -

NORTH & WEST ELEVATIONS

Brewery/Tap Room Development Rio Rancho
808 Pinehurst Road Southeast | Rio Rancho, NM 87124





NM 528

31,600 VPD

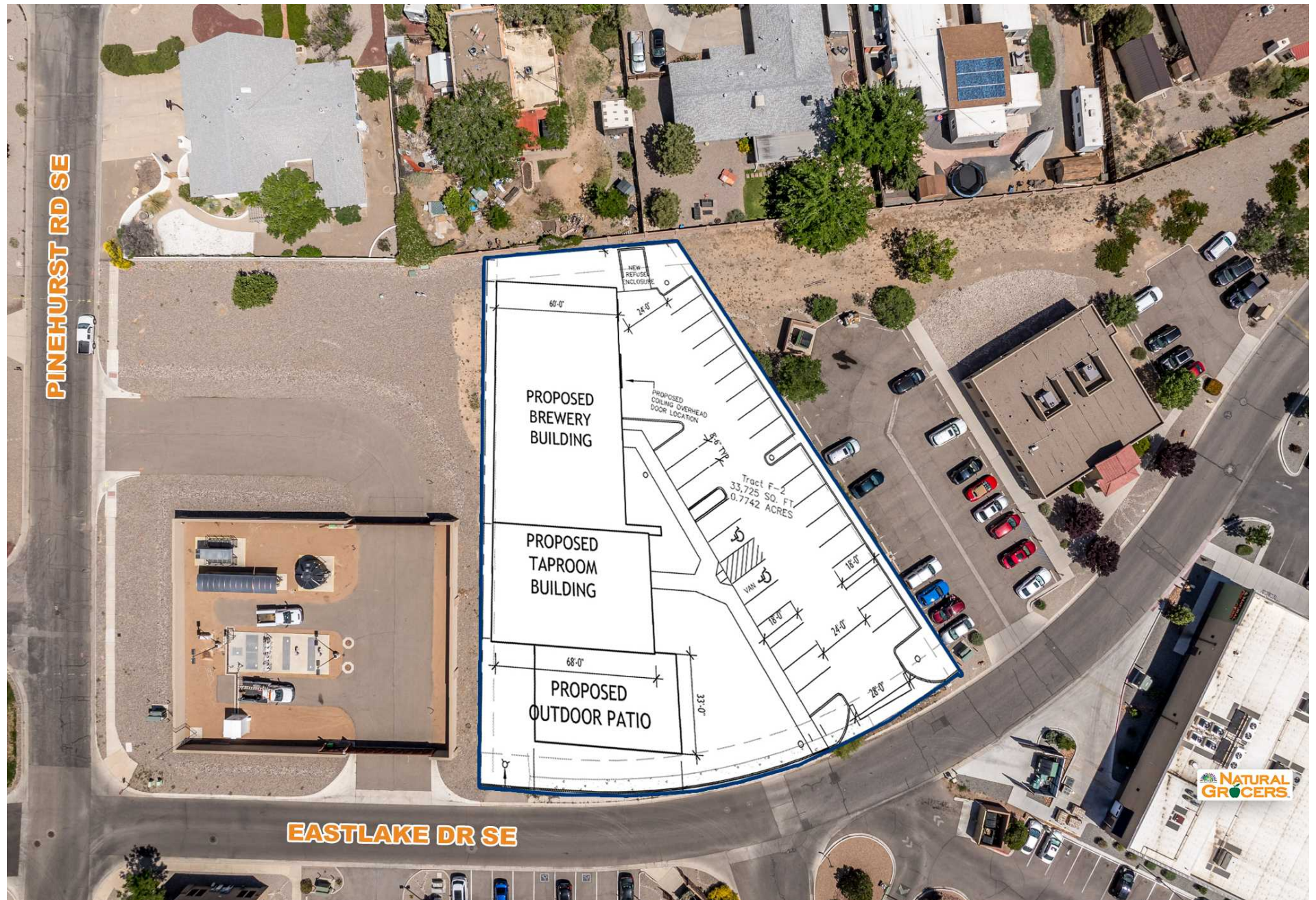


SITE

SECTION III
Property Photos

PROPERTY PHOTOS

Brewery/Tap Room Development Rio Rancho
808 Pinehurst Road Southeast | Rio Rancho, NM 87124



PROPERTY PHOTOS

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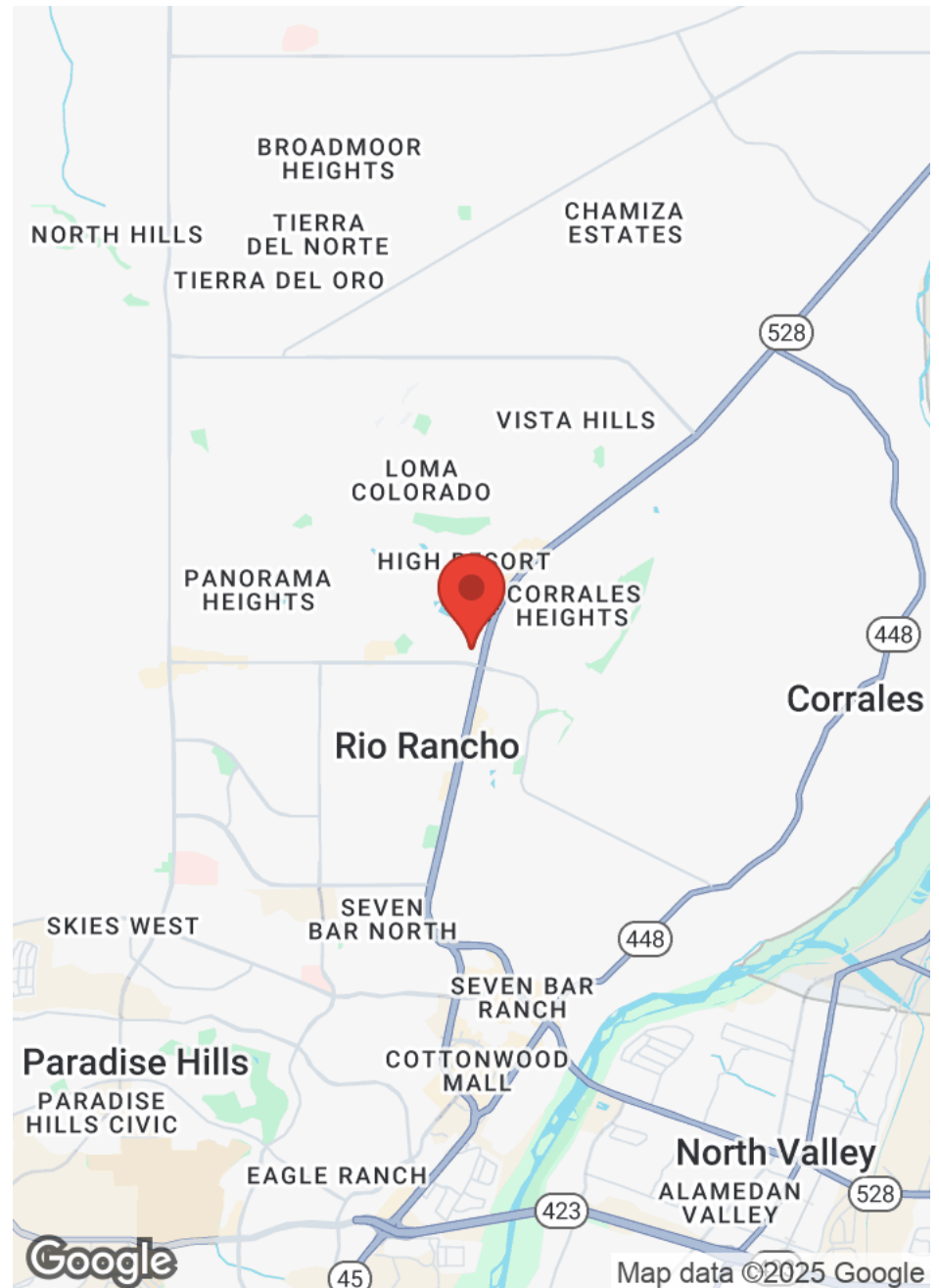
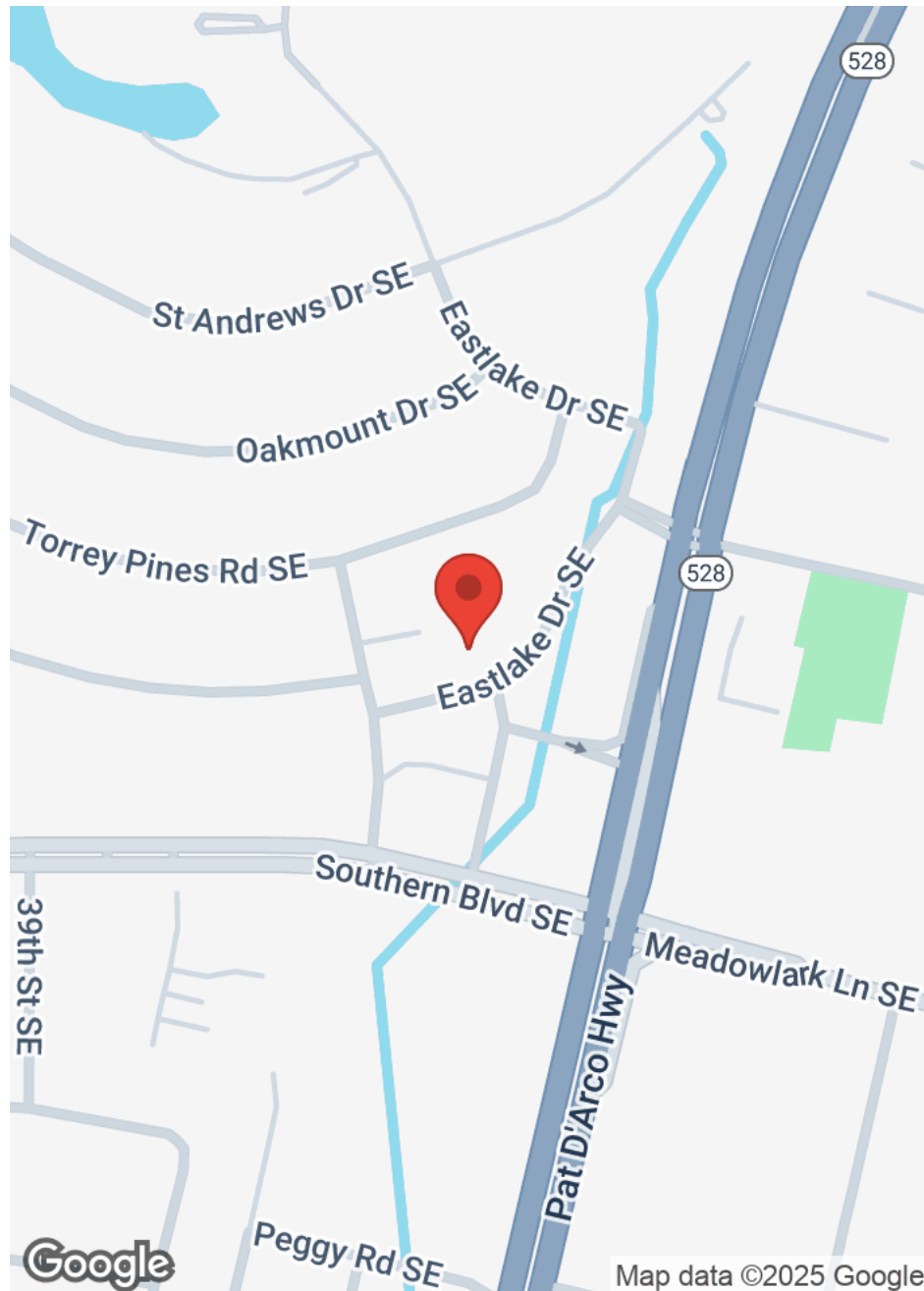




SECTION IV
Maps & Demographics

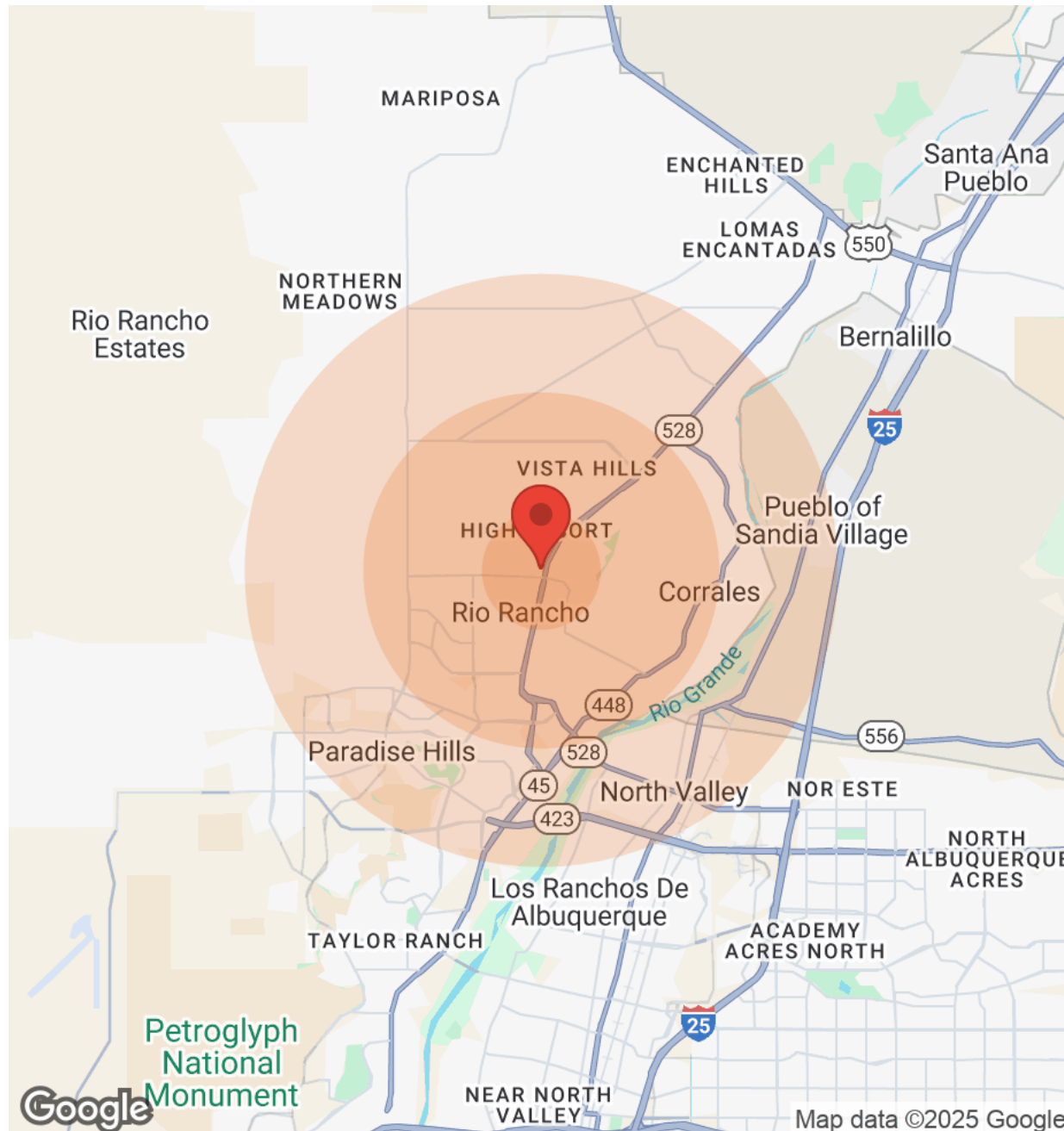
LOCATION MAPS

Brewery/Tap Room Development Rio Rancho
808 Pinehurst Road Southeast | Rio Rancho, NM 87124



DEMOGRAPHICS

Brewery/Tap Room Development Rio Rancho
808 Pinehurst Road Southeast | Rio Rancho, NM 87124



Population	1 Mile	3 Miles	5 Miles
Male	7,328	35,489	68,890
Female	8,497	36,986	71,853
Total Population	15,825	72,475	140,743

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,516	13,973	28,486
Ages 15-24	1,907	10,059	19,781
Ages 25-54	5,356	27,049	52,697
Ages 55-64	1,932	8,961	16,968
Ages 65+	4,114	12,433	22,811

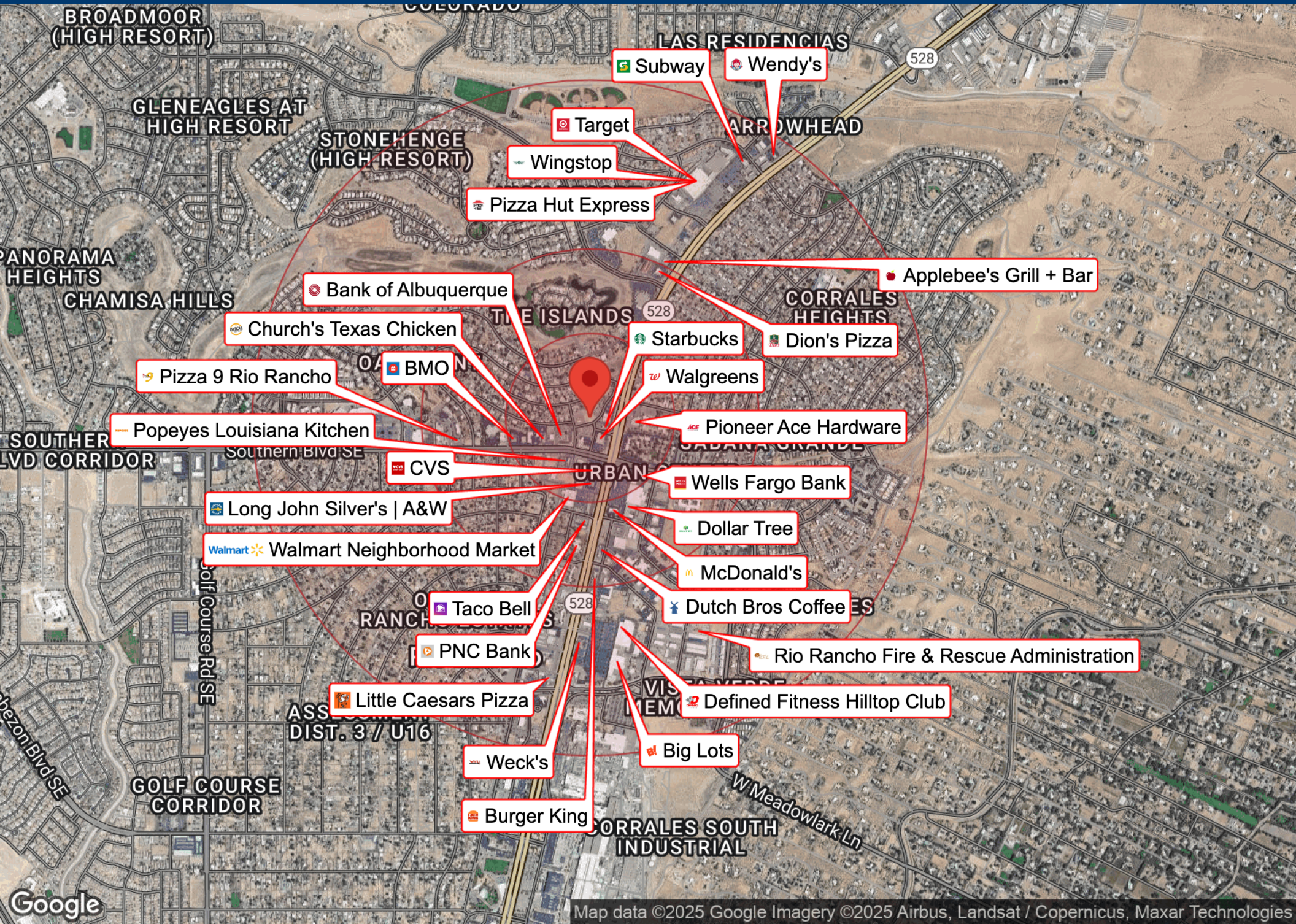
Race	1 Mile	3 Miles	5 Miles
White	13,564	60,027	114,494
Black	270	1,057	2,008
Am In/AK Nat	241	1,312	2,374
Hawaiian	2	17	17
Hispanic	4,720	25,486	53,883
Multi-Racial	3,240	18,690	41,650

Income	1 Mile	3 Miles	5 Miles
Median	\$49,893	\$59,686	\$60,981
< \$15,000	921	2,171	3,964
\$15,000-\$24,999	977	2,341	4,268
\$25,000-\$34,999	534	2,303	4,539
\$35,000-\$49,999	1,114	4,160	8,020
\$50,000-\$74,999	1,380	6,014	11,827
\$75,000-\$99,999	779	4,482	8,300
\$100,000-\$149,999	784	4,559	8,316
\$150,000-\$199,999	228	1,333	2,696
> \$200,000	164	932	1,892

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,288	28,932	54,803
Occupied	6,766	27,213	51,641
Owner Occupied	4,396	19,822	39,012
Renter Occupied	2,370	7,391	12,629
Vacant	522	1,719	3,162

BUSINESS MAP

Brewery/Tap Room Development Rio Rancho
808 Pinehurst Road Southeast | Rio Rancho, NM 87124





PROFESSIONAL BIO

Brewery/Tap Room Development Rio Rancho
808 Pinehurst Road Southeast | Rio Rancho, NM 87124



CHRIS ANDERSON

Senior Associate
O: (970) 310-7024
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51932, NM

REA | Real Estate Advisors
901 Rio Grande Blvd NW #D224 Albuquerque, NM 87104

Chris Anderson is an accomplished real estate professional specializing in Net Leased Investments and serving 1031 Exchange Clients. With over five years of experience as a full-service retail broker, Chris consistently excels in delivering leasing and sales solutions while collaborating seamlessly with local and national tenants.

His expertise spans various aspects of commercial properties, including single and multi-tenant investments, land and development ventures, tenant site selection, and optimizing shopping centers and multi-tenanted buildings for landlords.

At the heart of Chris's professional approach lies the cultivation of long-term client relationships. He prioritizes offering unparalleled client service, going beyond mere transactions to ensure optimal outcomes. Chris's extensive knowledge of Commercial Real Estate enables him to navigate diverse property categories adeptly, ensuring clients receive maximum value for their properties.

With a client-centric focus and an unwavering commitment to excellence, Chris emerges as a valuable asset for anyone navigating retail property transactions. His expertise, professionalism, and dedication make him the ideal partner to guide clients through the dynamic landscape of commercial real estate.

DISCLAIMER

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