



LEASE
Pad site with drive
through available

**NEW PAD SITE W/DRIVE THRU
AVAILABLE**

Rio Rancho, NM 87124

PRESENTED BY:

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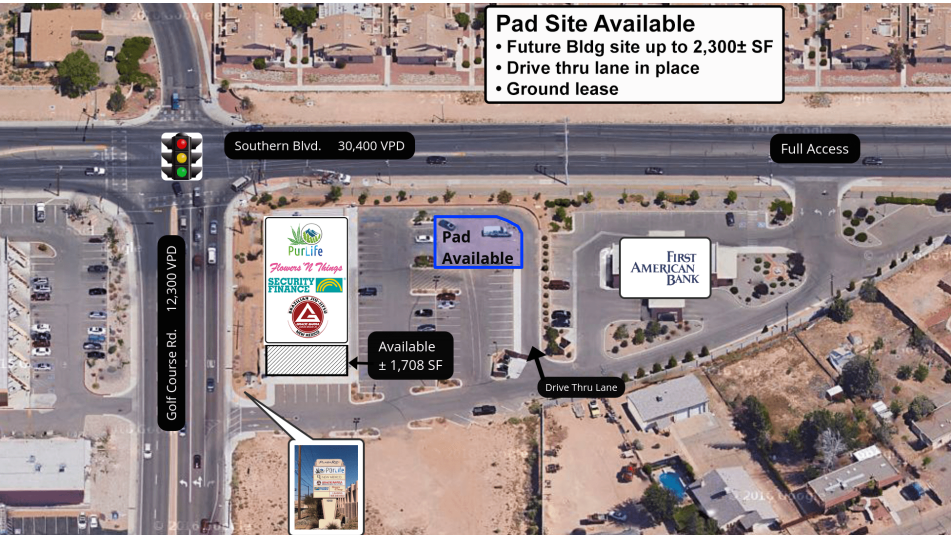
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**Pad Ready
Ground Lease or
Build to Suit**

Drive Thru Lane

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Steve
AVAILABLE SF:	Up to 2,300 SF
ZONING:	SU-C-1 uses
MARKET:	Rio Rancho
TRAFFIC COUNT:	45,000 at Intersection
VIDEO:	View Here

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PROPERTY OVERVIEW

Pad site available for ground lease or build to suit. Drive through lane and utilities in place. Shared parking and drive aisles with Plaza Rio strip center (part of project).

PROPERTY HIGHLIGHTS

- Pad site with drive through available
- Located at signalized intersection
- Prominent monument signage available
- Tremendous exposure to passerby's along Southern Blvd.

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3

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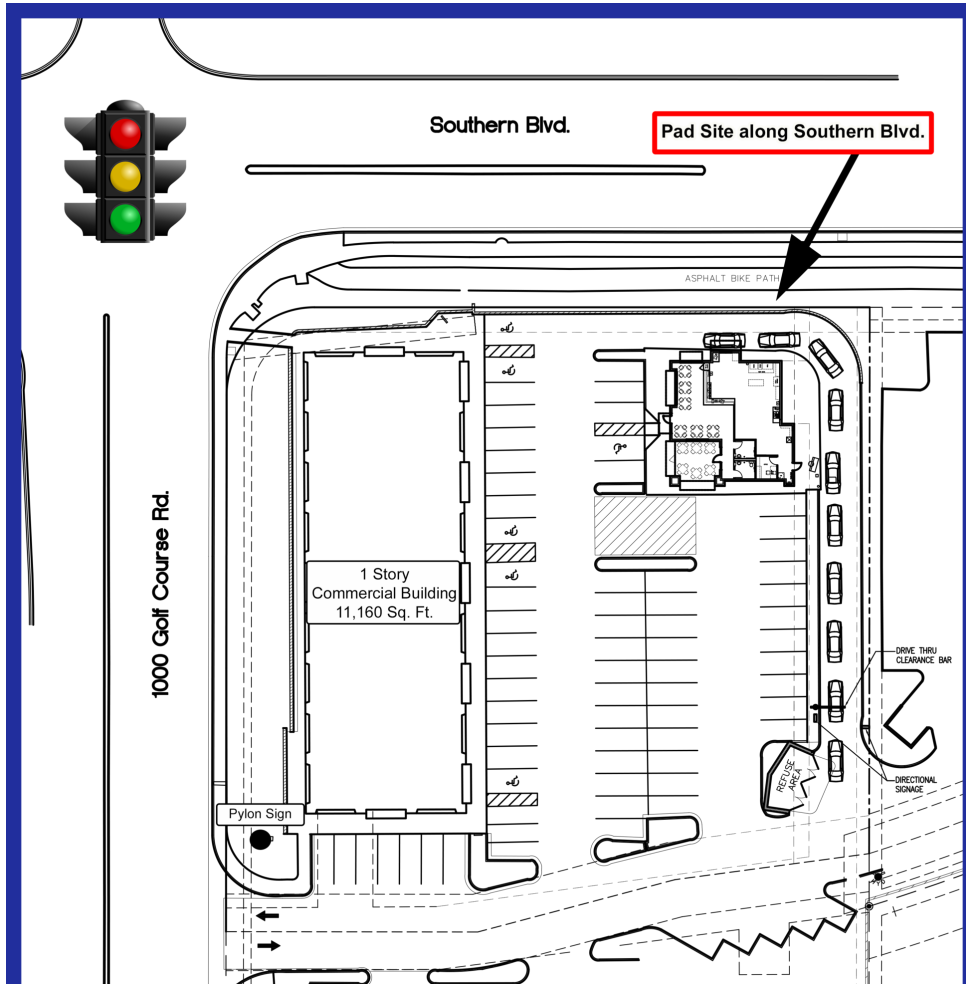
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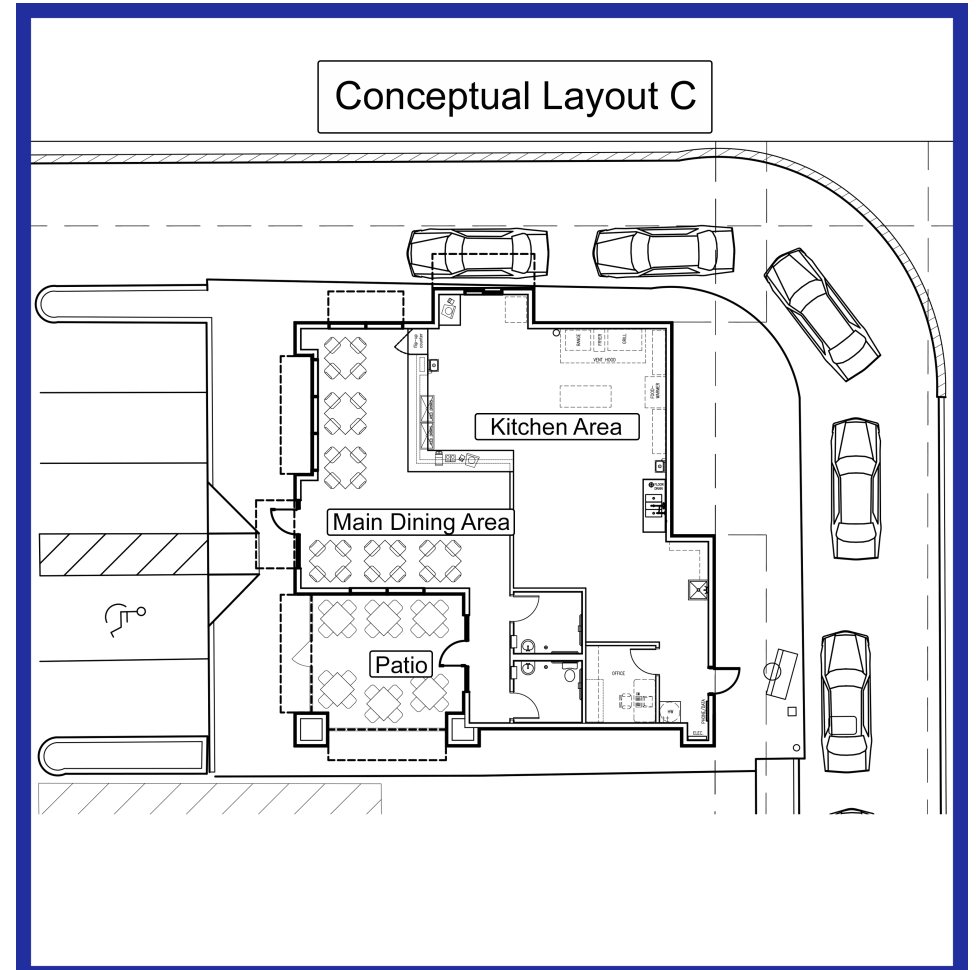
Conceptual Site Plan with Pad

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Conceptual Layout C

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,760	33,542	67,645
AVERAGE AGE	41.7	39.1	37.2
AVERAGE AGE (MALE)	39.6	38.0	36.5
AVERAGE AGE (FEMALE)	42.1	39.6	37.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,551	13,089	25,733
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$68,976	\$69,280	\$70,993
AVERAGE HOUSE VALUE	\$212,771	\$225,874	\$222,496
RACE	1 MILE	2 MILES	3 MILES
TOTAL POPULATION - WHITE	7,449	27,304	52,959
TOTAL POPULATION - BLACK	264	1,000	2,089
TOTAL POPULATION - ASIAN	125	616	1,328
TOTAL POPULATION - AMERICAN INDIAN	251	771	1,745
TOTAL POPULATION - OTHER	511	2,900	7,309

* Demographic data derived from 2010 US Census

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