

NORTHERN RETAIL LOT

SWQ OF NORTHERN BLVD AND BROADMOOR BLVD
2800 Northern Boulevard Northeast Rio Rancho, NM 87124

\$50,000 Price Reduction



FOR SALE

AVAILABLE LAND
0.62 AC

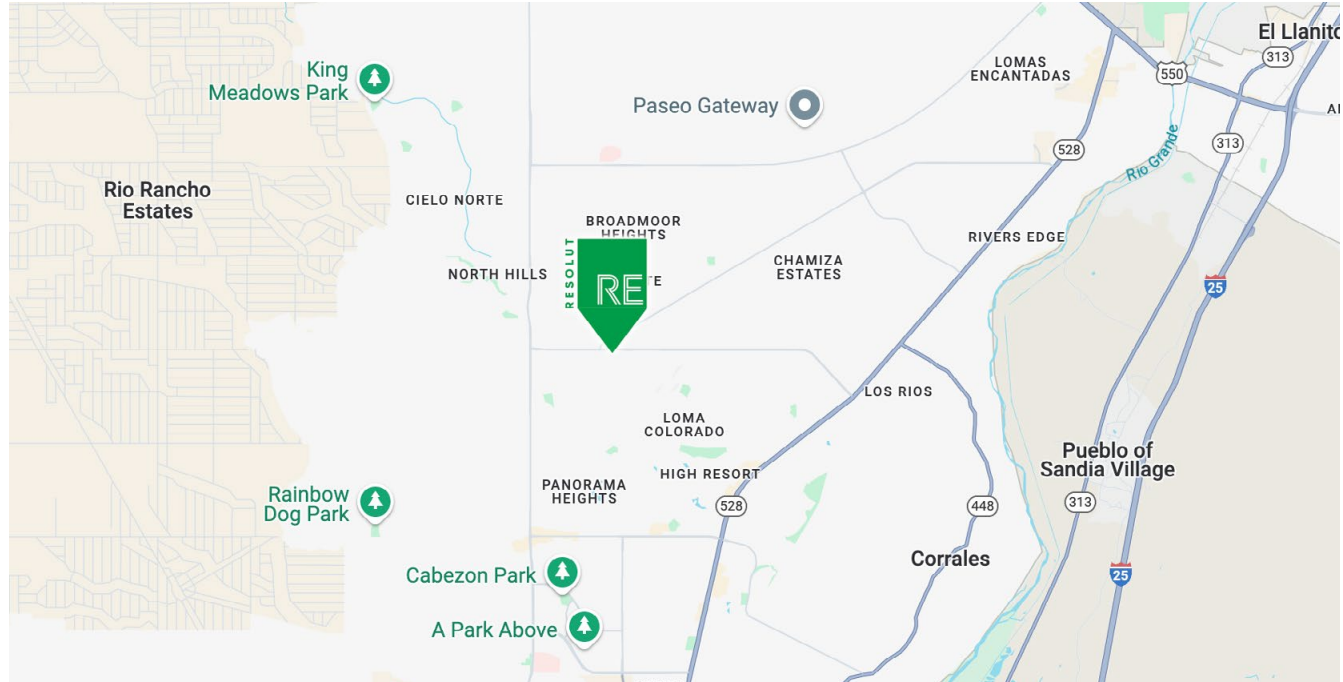
PRICE
\$145,000

Remsa Troy
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505.337.0777

Daniel Kearney
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505.337.0777

PROPERTY HIGHLIGHTS

- Located in Sandoval County & Rio Rancho
- County and Submarket of are the fastest growing in New Mexico
- Housing and Multi-Family communities growing in immediate trade area
- Large need for new retail to service new residents
- Adjacent to RRPS Middle School & Elementary School
- Adjacent to existing retail strip
- High Visibility to Northern Blvd.
- Owner has designs for 6,500 SF retail strip
- In proximity of high performing McDonalds



AREA TRAFFIC GENERATORS



Remsa Troy

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DEMOGRAPHIC SNAPSHOT 2025



55,731
POPULATION
3-MILE RADIUS



\$106,816.00
AVG HH INCOME
3-MILE RADIUS

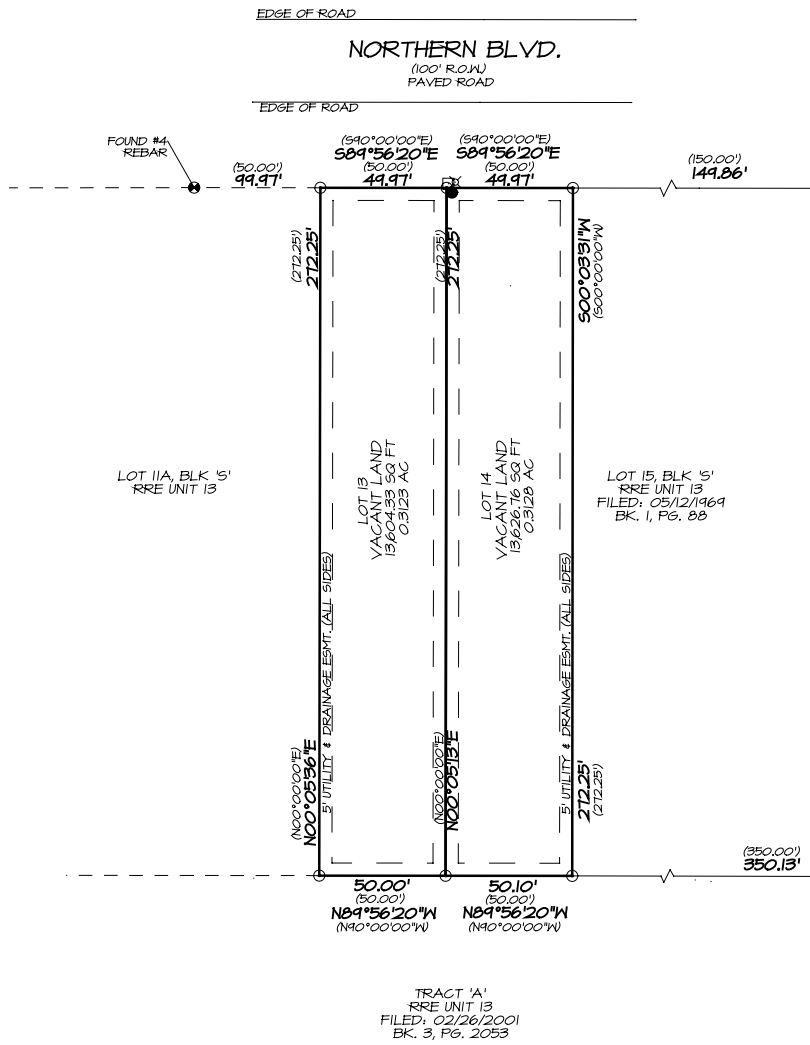


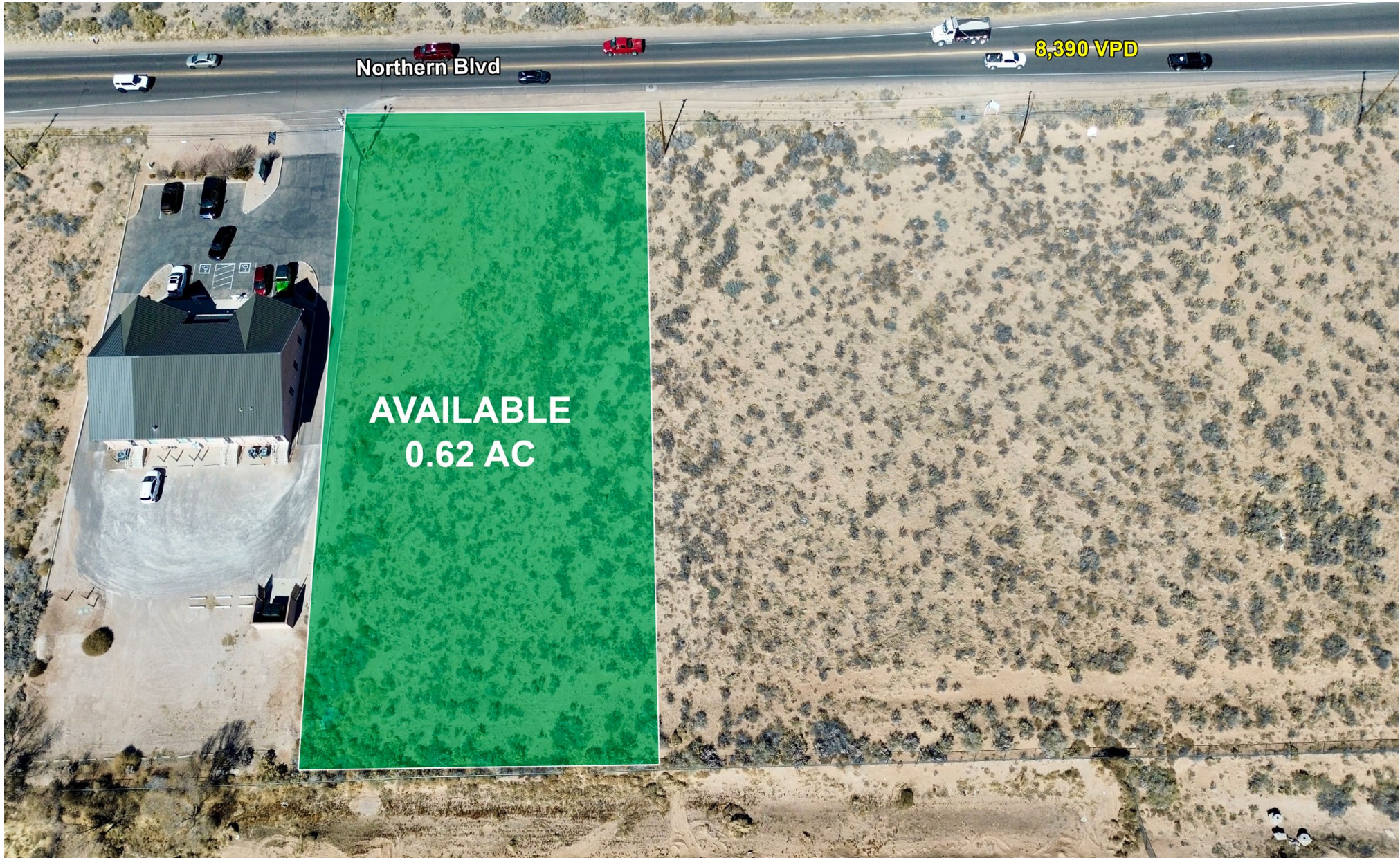
29,054
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Northern: 8,390 VPD
Idalia: 4,385 VPD
(Sites USA 2025)

PROPOSED SITE PLAN



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