

NORTHERN RETAIL LOT

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



FOR SALE

AVAILABLE LAND 0.62 AC

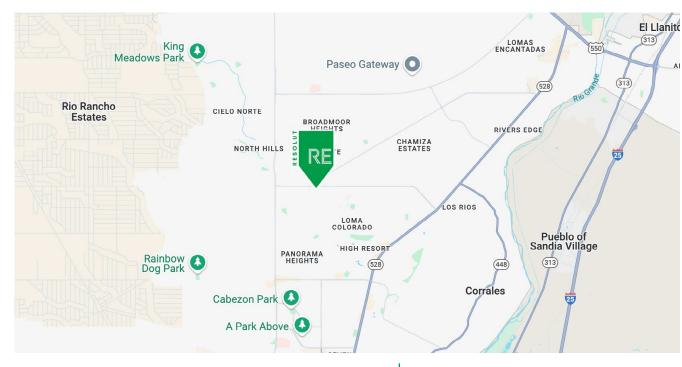
PRICE \$195,000

Remsa Troy rtroy@resolutre.com 505.337.0777 **Daniel Kearney** dkearney@resolutre.com 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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Daniel Kearney

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DEMOGRAPHIC SNAPSHOT 2025



55,731 **POPULATION** 3-MILE RADIUS



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



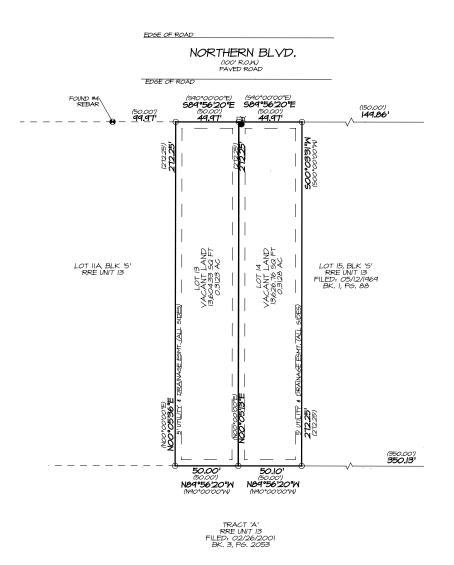
29.054 **DAYTIME POPULATION** 3-MILE RADIUS



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

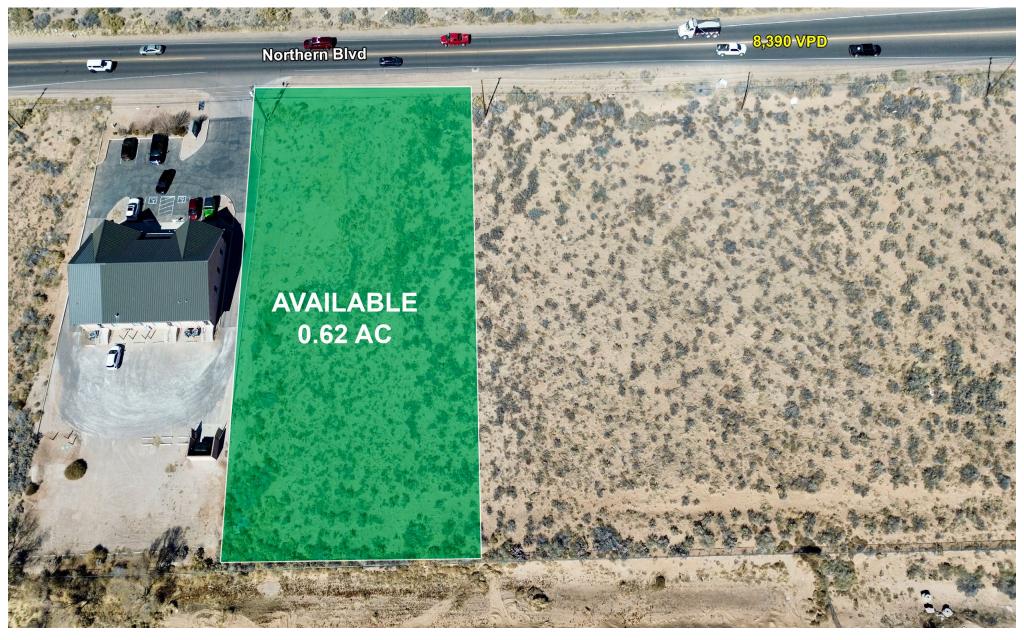


PROPOSED SITE PLAN









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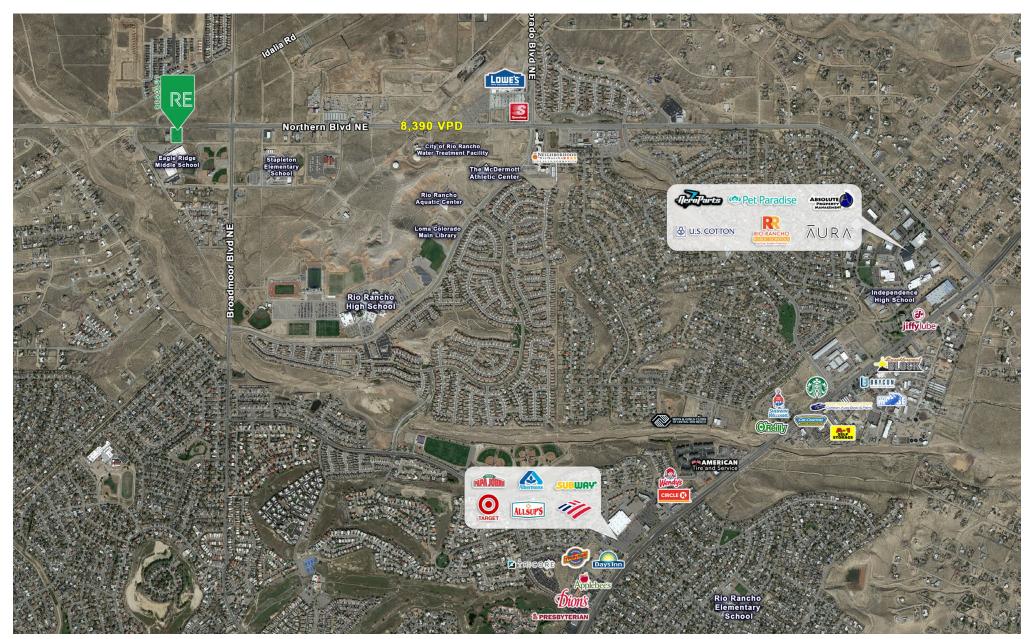
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