

For Sale or
Ground Lease

Vacant Commercial Land On Hwy. 528

GREAT LOCATION IN A GROWING TRADE AREA

SWQ Hwy. 528 & Sundt Rd. NE | Rio Rancho, NM 87124



AVAILABLE
Land: ±1.49 Acres



SALE PRICE
\$690,000



GROUND LEASE
\$75,000/Year

ZONING SU

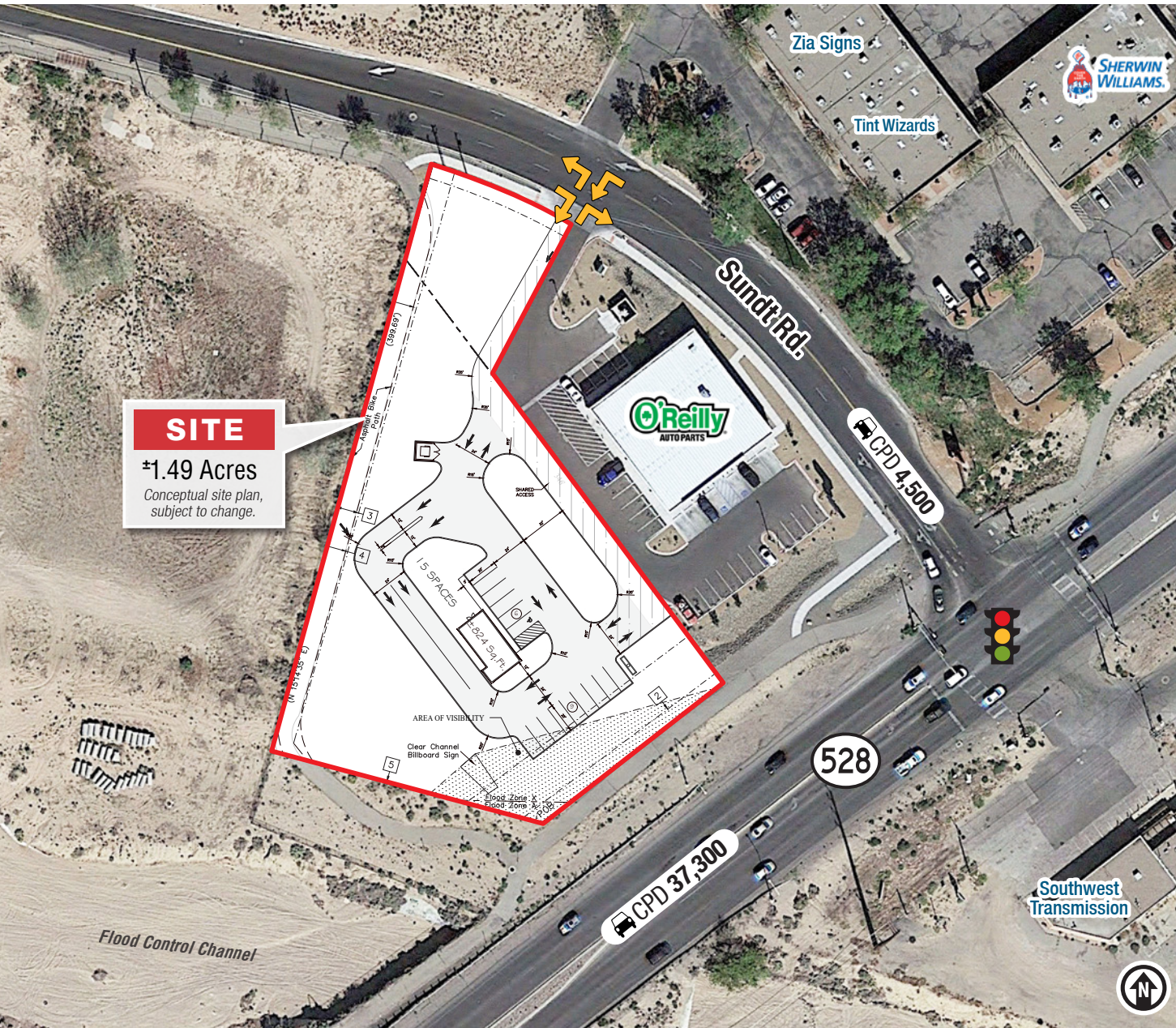
HIGHLIGHTS

- Centrally located with easy access to Hwy. 528
- Good visibility along Hwy. 528 with 37,300 CPD
- Site neighbor includes O'Reilly Auto Parts with shared access
- Full access from Hwy. 528 via Sundt Rd.
- Located in underserved market experiencing rapid growth
- Perfect location for a coffee, quick-serve restaurant, express oil, etc.
- Owner will consider a Build-To-Suit for a qualified user

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VACANT COMMERCIAL LAND ON HWY. 528

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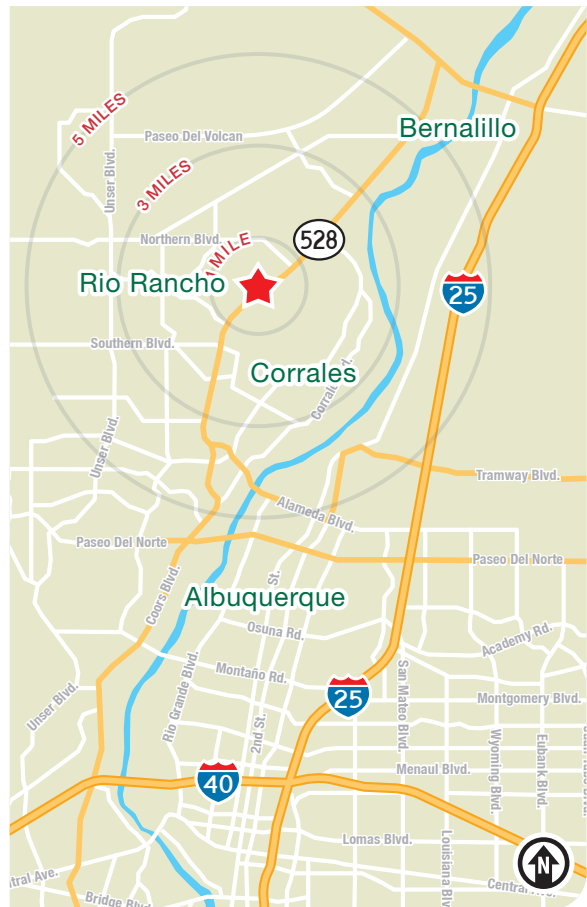


SITE
±1.49 Acres
Conceptual site plan,
subject to change.

LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	8,192	49,736	118,186
Average HH Income	\$91,946	\$110,252	\$109,565
Daytime Employment	3,784	16,139	36,766

2023 Forecasted by Esri



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Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM Sandoval Medical Center



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



Prominent Retailers



Intel Rio Rancho



Presbyterian Rust Medical Center



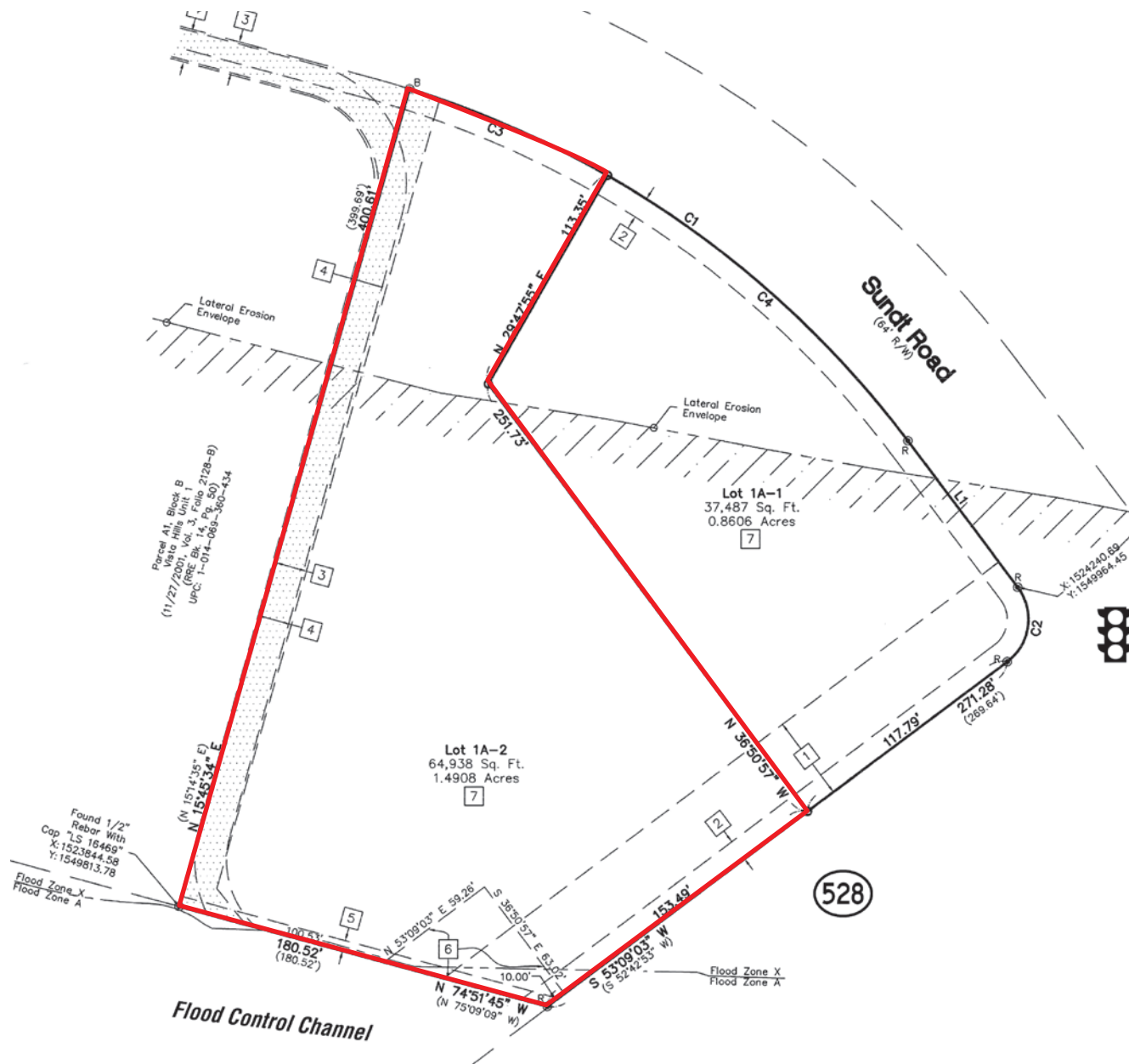
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SITE SURVEY

Lot 1A-2: ±1.49 Acres



RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At only 35-years-old, Rio Rancho is considered the fastest-growing city in New Mexico. The City is strategically located in the northwest quadrant of the MSA and comprises more than 100 square miles of land. The City is just 45 minutes from Santa Fe, the cultural center of the Southwest. Rio Rancho's adjacency to Albuquerque allows it to draw from the largest labor pool in New Mexico — approximately 400,000 workers. The metro area offers a capable and quality workforce to prospective employers.



Fastest
Growing City in
New Mexico



RIO RANCHO BY THE NUMBERS (ESRI 2022 Demographics)



102,865
City Population



37,423
Households



\$88,895
Avg. Household Income



\$56,658
Md. Disposable Income



2,190
Total Businesses



26,059
Total Employees

Rio Rancho is a High-Growth, Underserved Trade Area



Intel Corporation is investing **\$3.5 billion** to upgrade and expand its Rio Rancho operations.



- More than **1,000 new homes** in development
- High-income neighborhoods and schools
- Limited land in Albuquerque



Presbyterian Rust Medical Center is planning to expand to 1.2 million SF. It's currently 63% complete and 25 years ahead of schedule.



A commitment to quality of life with new parks such as A Park Above, Black Arroyo Wildlife Park and Gateway Park



STRENGTHS

- ↑ Rio Rancho is a business-friendly city
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

CHALLENGES

- ↓ Rio Rancho experiences significant retail leakage of approx. **\$400 million** into the City of Albuquerque.

OPPORTUNITIES

- ➔ Investors can bridge the gap of needs and retail services in Rio Rancho