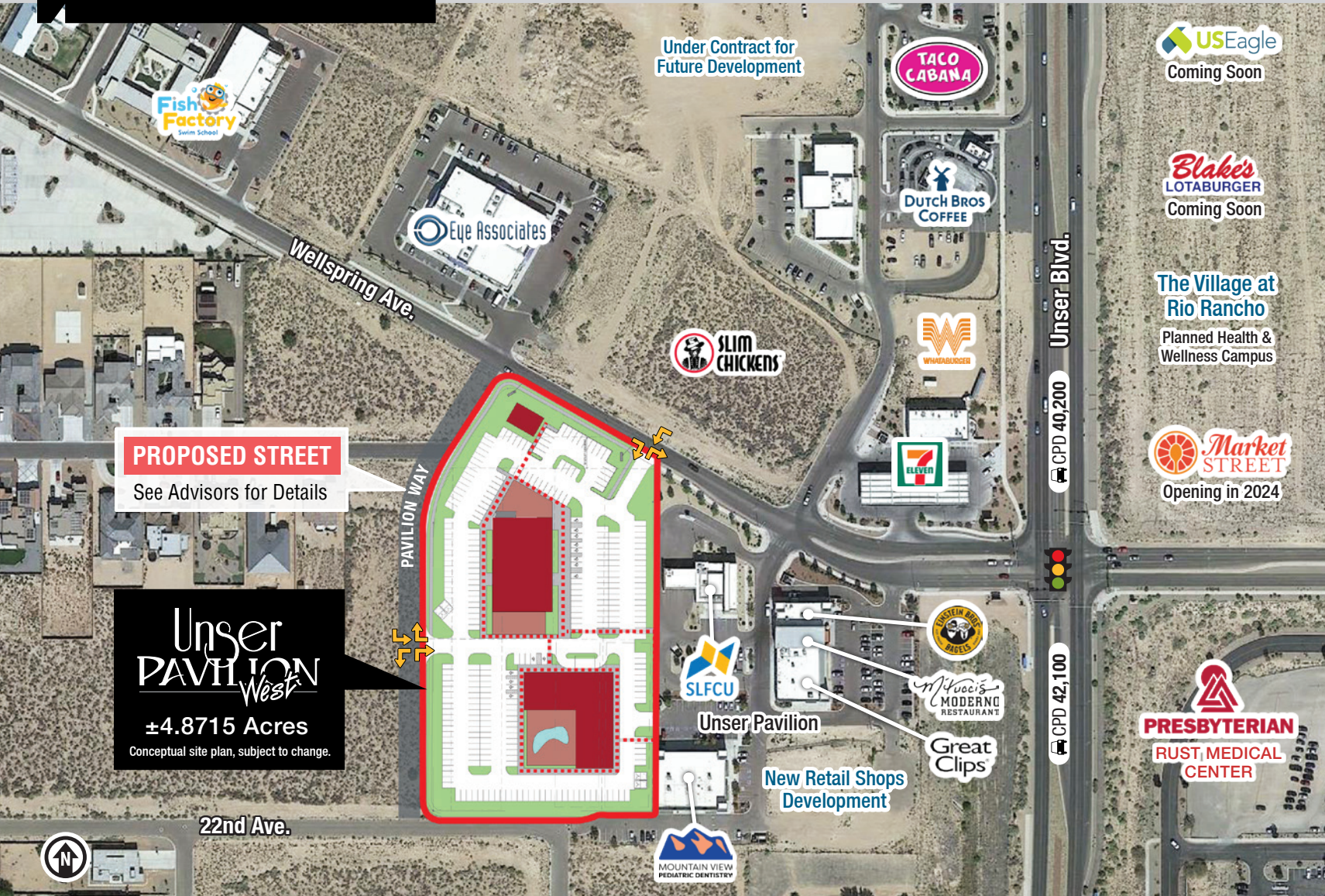


Unser Pavilion West

UNSER GATEWAY MEDICAL DEVELOPMENT OPPORTUNITY

SEQ Wellspring Ave. & 21st St. SE | Rio Rancho, NM 87124



US Eagle
Coming Soon

Blake's LOTABURGER
Coming Soon

The Village at Rio Rancho
Planned Health & Wellness Campus

Market STREET
Opening in 2024

PRESBYTERIAN RUST MEDICAL CENTER

Join Rio Rancho's Fastest-Growing Neighborhood



SALE PRICE
\$11.85/SF
(\$2,516,406)



AVAILABLE
±4.8715 Acres
(±212,202 SF)



HIGH-GROWTH, UNDERSERVED LOCATION



A VERIREADY SITE

PROPOSED STREET
See Advisors for Details

Unser Pavilion West
±4.8715 Acres
Conceptual site plan, subject to change.

NA SunVista

got space™

Genieve Posen
genieve@sunvista.com
505 998 1568

Jim Hakeem
jim@sunvista.com
505 878 0006

John Algermissen
johna@sunvista.com
505 998 5734

Expand on the success of adjacent Unser Pavilion

Our Rio Rancho location was a pivotal catalyst to M'tucci's growth and development. We've received such an amazing embrace from the community that has led to a long term and highly-sustainable business model.

John Haas

President, M'tucci's Restaurants

Since opening my practice at Unser Pavilion in 2017, it has grown from seeing 10-15 patients a day to 40-50 patients a day.

Dr. Brian Hatch, DMD

Mountain View Pediatric Dentistry

As a practice provider and owner, positioning Wisteria Dental at Unser Pavilion was a great decision. The benefits of being on Unser Blvd. has brought in new patients without having to invest heavily in marketing. We now average 40 new patients per month.

Dr. Trang Le, DDS

Wisteria Dental



PROPERTY HIGHLIGHTS

- Across from Presbyterian Rust Medical Center
- Adjacent to the thriving Unser Pavilion retail center
- Located in an underserved market
- Surrounded by a growing high-income residential population
- Average household income of \$125,077 within a 1-mile radius
- Located within 1 mile of Joe Harris Elementary (800 students), Los Diamantes (578 homes), and future high school
- **JUST ANNOUNCED!** Albertsons Market Street coming in 2024
- Perfect opportunity for:
 - Medical/Office
 - Entertainment venue
 - Restaurants
 - Food hall
 - Hotel
 - Office complex
- VeriReady Site – Get to ground-breaking faster
- LEDA and GRIP funds available
- Zoning: C-1



Unser Pavilion West

UNSER GATEWAY TRADE AREA

SEQ Wellspring Ave. & 21st St. SE | Rio Rancho, NM 87124



Unser Pavilion West

UNSER PAVILION WEST SITE PLANS

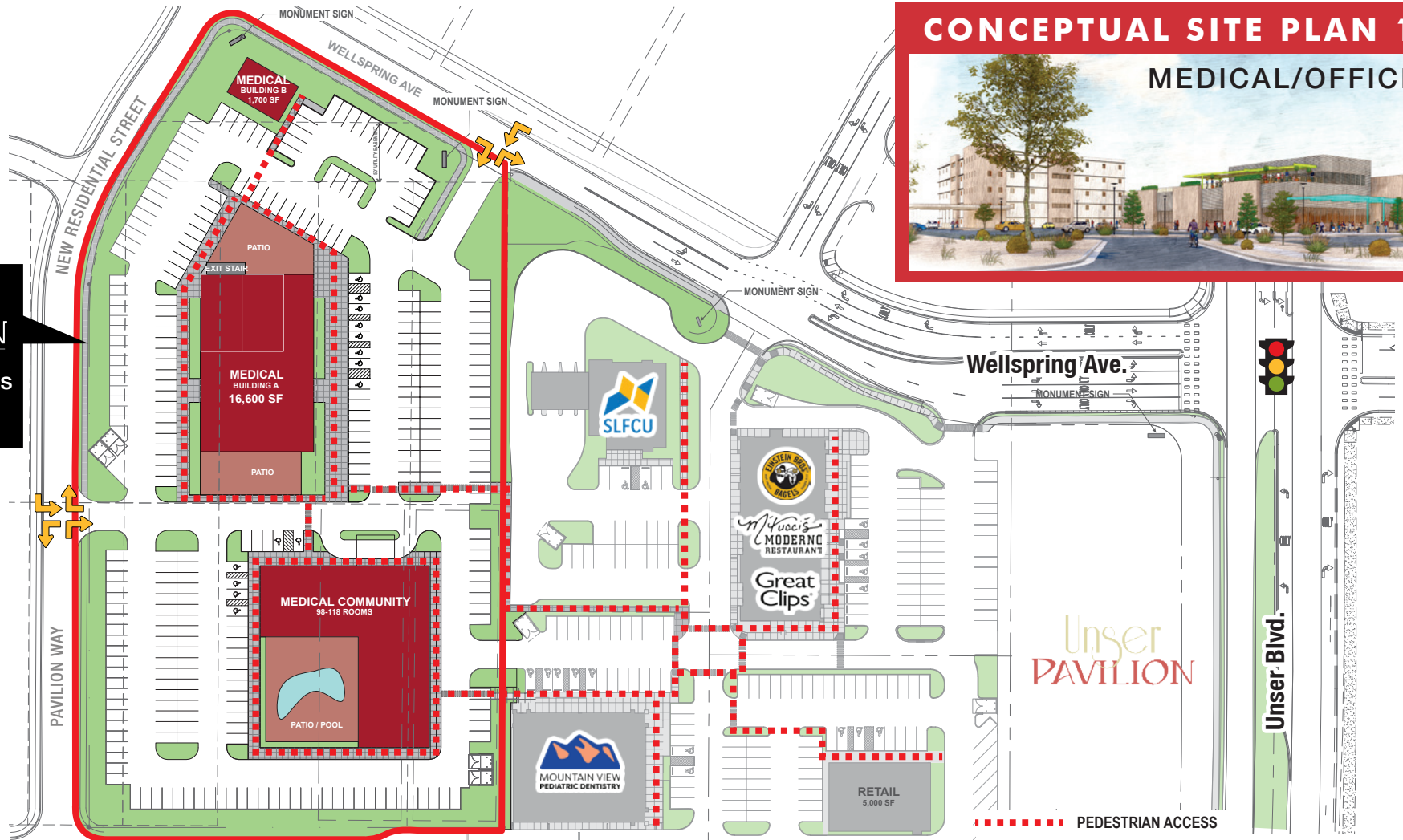
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CONCEPTUAL SITE PLAN 1

MEDICAL/OFFICE



Unser Pavilion West
±4.8715 Acres
Conceptual site plan,
subject to change.



Unser PAVILION West

UNSER PAVILION WEST SITE PLANS

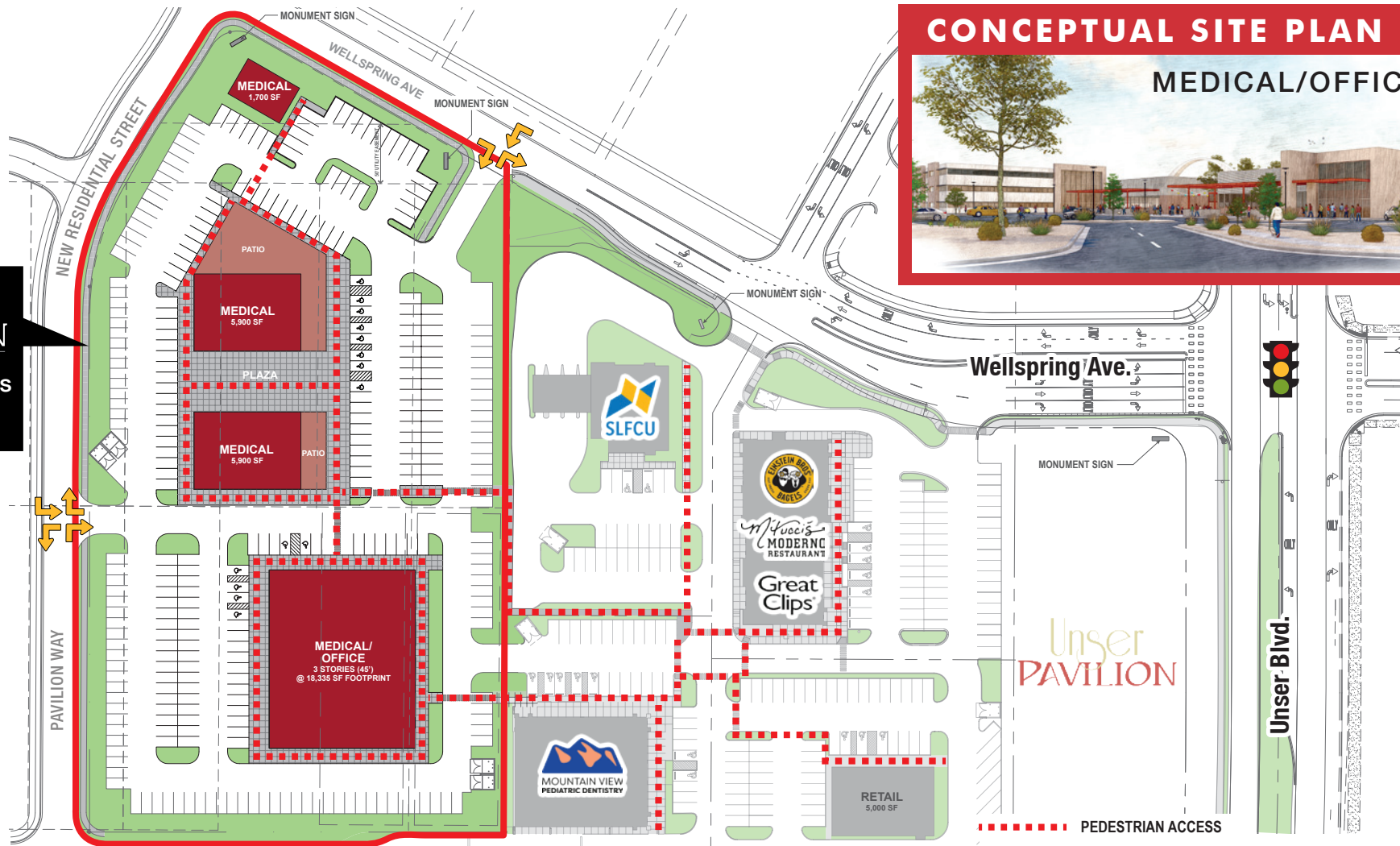
SEQ Wellspring Ave. & 21st St. SE | Rio Rancho, NM 87124

CONCEPTUAL SITE PLAN 2

MEDICAL/OFFICE



Unser PAVILION West
 ±4.8715 Acres
 Conceptual site plan,
 subject to change.



UNSER PAVILION WEST SITE CHARACTER

SEQ Wellspring Ave. & 21st St. SE | Rio Rancho, NM 87124

CONCEPTUAL SITE 1



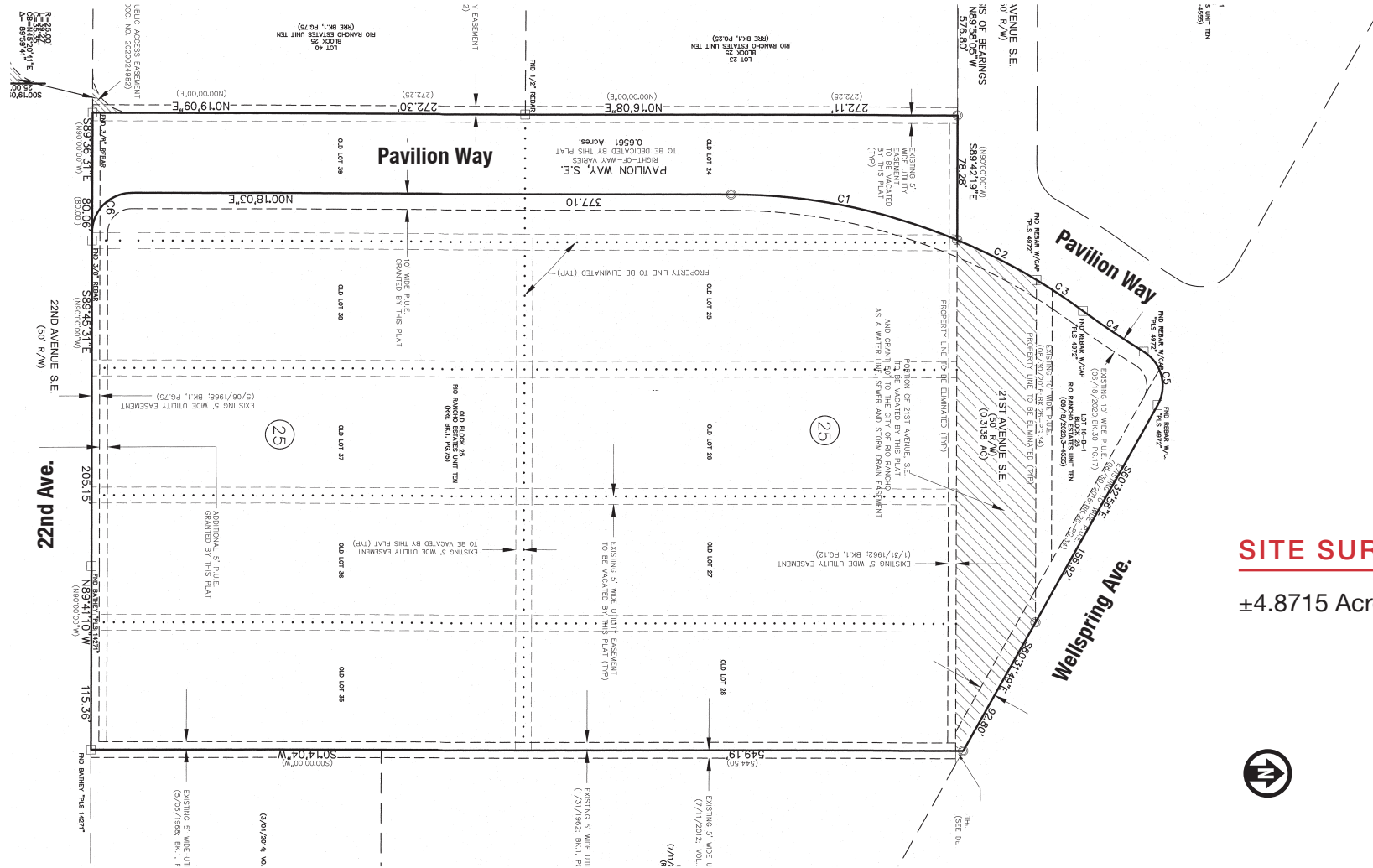
CONCEPTUAL SITE 2



Unser Pavilion West

UNSER PAVILION WEST SITE SURVEY

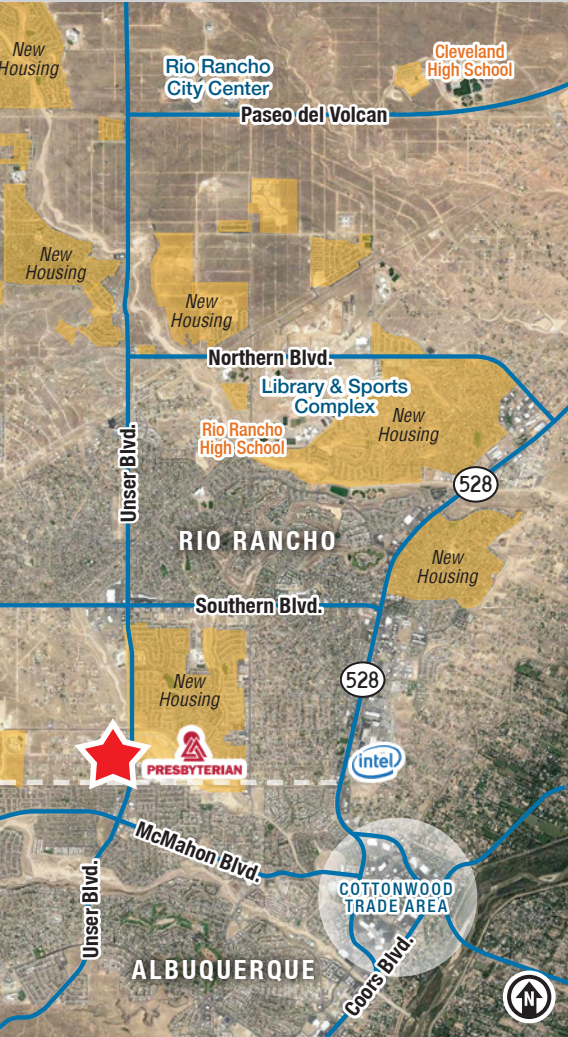
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SITE SURVEY

±4.8715 Acres

Join the Development **BOOM** of the Unser Gateway in Rio Rancho



A High-Growth, Underserved Trade Area

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

- 1,000 new homes in development
- High-income neighborhoods and schools
- Multi-generational neighborhoods - young families to grandparents
- Infrastructure development includes new roads, utilities and storm drainage systems
- Pro-development mayor and city council



Presbyterian Rust Medical Center has the opportunity to expand to 1.2 M SF. It's currently 63% complete and 25 years ahead of schedule.



Housing

- Custom homes
- Available, affordable land
- Multifamily opportunities
- Strong senior housing market



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



Parks & Recreation

- A Park Above
- Black Arroyo Wildlife Park
- Gateway Park





UNSER PAVILION WEST DEMOGRAPHICS

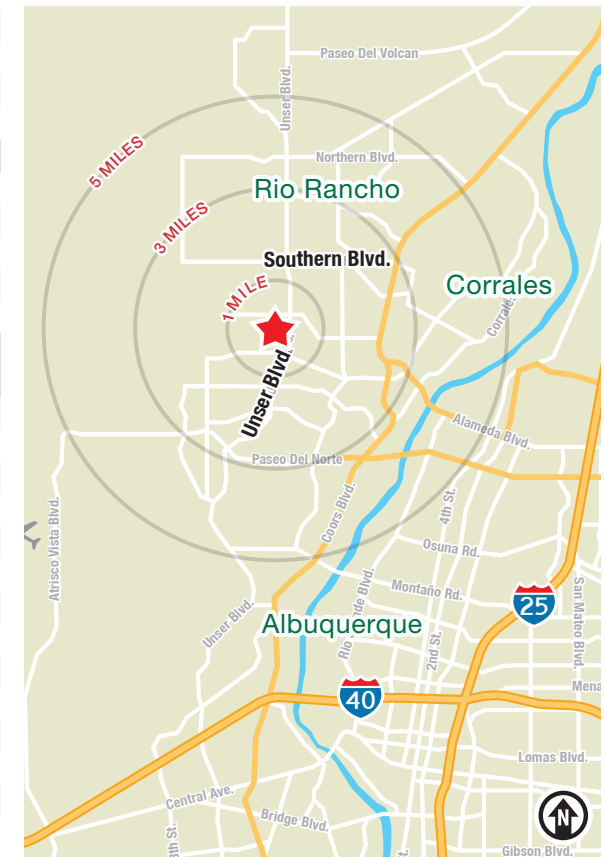
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DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
	2023		2023		2023	
Summary						
Population	13,735		89,134		165,981	
Households	4,884		35,167		64,359	
Families	3,534		23,677		43,461	
Average Household Size	2.79		2.52		2.56	
Owner Occupied Housing Units	4,141		25,989		48,907	
Renter Occupied Housing Units	743		9,178		15,452	
Median Age	33.3		36.6		37.8	
Trends: 2023-2028 Annual Rate	State		State		State	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
Households by Income	2023	2023	2023	2023	2023	2023
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	252	5.2%	2,218	6.3%	3,588	5.6%
\$15,000 - \$24,999	136	2.8%	1,365	3.9%	2,400	3.7%
\$25,000 - \$34,999	103	2.1%	1,785	5.1%	3,354	5.2%
\$35,000 - \$49,999	489	10.0%	4,697	13.4%	8,124	12.6%
\$50,000 - \$74,999	814	16.7%	6,532	18.6%	11,892	18.5%
\$75,000 - \$99,999	666	13.6%	4,890	13.9%	8,767	13.6%
\$100,000 - \$149,999	1,193	24.4%	7,869	22.4%	14,444	22.4%
\$150,000 - \$199,999	577	11.8%	3,270	9.3%	6,048	9.4%
\$200,000+	655	13.4%	2,541	7.2%	5,737	8.9%
Median Household Income	\$99,151		\$78,955		\$81,554	
Average Household Income	\$125,077		\$102,698		\$108,471	
Per Capita Income	\$44,828		\$40,100		\$42,041	

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	13,735	89,134	165,981
Average HH Income	\$125,077	\$102,698	\$108,471
Daytime Employment	2,149	25,259	41,892

2023 Forecasted by Esri



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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