

For Sale
or Lease

Drive-Thru Pad Sites on Hwy. 528

HWY. 528 FRONTAGE JUST NORTH OF SIGNALIZED INTERSECTION

NEQ Hwy 528 & Corrales Rd. NE | Rio Rancho, NM 87124



TAP N TACO
Top 4% of QSRs
in the Nation
302.5K Visits
7/22 to 6/23

Altitude Cannabis
Whispering Bean
Coffee Roasters

ExtraSpace
Storage

Speedway

Pad 1
Pad 2

528

CPD 30,200

Corrales Rd.

CPD 7,100



AVAILABLE

Pad 1: ±1.205 Ac.
Pad 2: ±1.205 Ac.
Total: ±2.41 Ac.



SALE PRICE/ LEASE RATE

See Advisors

ZONING SU

HIGHLIGHTS

- Build-ready sites
- Drive-thru permissive zoning
- Great visibility on Hwy. 528 with ±30,000 cars per day passing the site
- In a growing, yet underserved trade area
- Direct access to the pad sites from both directions of Hwy. 528 traffic
- Slightly above-grade site supporting a prominent building presentation

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DRIVE-THRU PAD SITES ON HWY. 528

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2-PARCEL OPTION

Pad 1: ±1.205 Ac.

Pad 2: ±1.205 Ac.

Total: ±2.41 Ac.

Conceptual site plans,
subject to change.

Altitude
Cannabis

Whispering
Bean Coffee
Roasters

TAP & TACO

ExtraSpace
Storage

Pad 1
±1.025 Ac.

Pad 2
±1.025 Ac.

±1.64 AC.
ALSO AVAILABLE
ASK ADVISORS
FOR DETAILS



528

CPD 30,200

CPD 7,100

Corrales Rd.

Flood Control Channel

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DRIVE-THRU PAD SITES ON HWY. 528

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1-PARCEL OPTION

Pads 1 & 2: ±2.41 Ac.

Conceptual site plans, subject to change.

Altitude Cannabis
Whispering Bean Coffee Roasters

TAPINTACO

ExtraSpace Storage

Pads 1 & 2
±2.41 Ac.

±1.64 AC.
ALSO AVAILABLE
ASK ADVISORS
FOR DETAILS

Speedway

528

CPD 30,200

CPD 7,100

Corrales Rd.

Flood Control Channel

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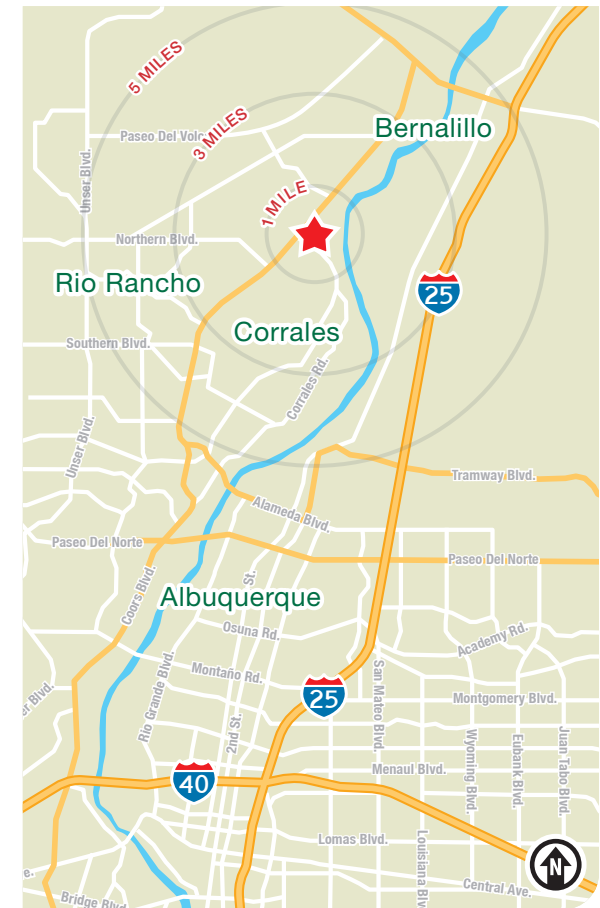
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2023		2023		2023	
Population	3,904		32,725		85,011	
Households	1,501		12,260		33,210	
Families	1,172		8,807		22,736	
Average Household Size	2.60		2.64		2.53	
Owner Occupied Housing Units	1,356		10,764		26,755	
Renter Occupied Housing Units	145		1,496		6,455	
Median Age	47.1		44.4		43.2	
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	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	37	2.5%	401	3.3%	1,668	5.0%
\$15,000 - \$24,999	44	2.9%	399	3.3%	1,230	3.7%
\$25,000 - \$34,999	23	1.5%	580	4.7%	1,904	5.7%
\$35,000 - \$49,999	165	11.0%	1,305	10.6%	4,347	13.1%
\$50,000 - \$74,999	277	18.5%	2,228	18.2%	6,115	18.4%
\$75,000 - \$99,999	171	11.4%	1,732	14.1%	4,605	13.9%
\$100,000 - \$149,999	438	29.2%	2,930	23.9%	7,078	21.3%
\$150,000 - \$199,999	202	13.5%	1,278	10.4%	3,375	10.2%
\$200,000+	143	9.5%	1,405	11.5%	2,885	8.7%
Median Household Income	\$102,153		\$91,021		\$80,862	
Average Household Income	\$121,959		\$120,732		\$108,843	
Per Capita Income	\$48,305		\$45,943		\$42,666	

TRADE AREA

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	3,904	32,725	85,011
Average HH Income	\$121,959	\$120,732	\$108,843
Daytime Employment	405	6,644	26,765

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



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