

Development-Ready Mixed-Use Land

NEQ Highway 528 & Venada Plaza Dr. | Bernalillo, NM 87004

For Sale, Lease
or Build-to-Suit



IN A REGIONAL TRADE HUB AT THE INTERSECTION OF 528 & 550



AVAILABLE

- North Parcel: ±1.10 to ±18.66 Ac.
- South Parcel: ±7.6 Ac.



SALE PRICE

\$5.50 to \$14.00/SF

- Located along Highway 528 with more than 27,000 cars per day
- Adjacent to Walmart, surrounded by national retailers including Albertsons, TJ Maxx, Ross, Michael's and more

NASunVista

got space™

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PROPERTY

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HIGHLIGHTS

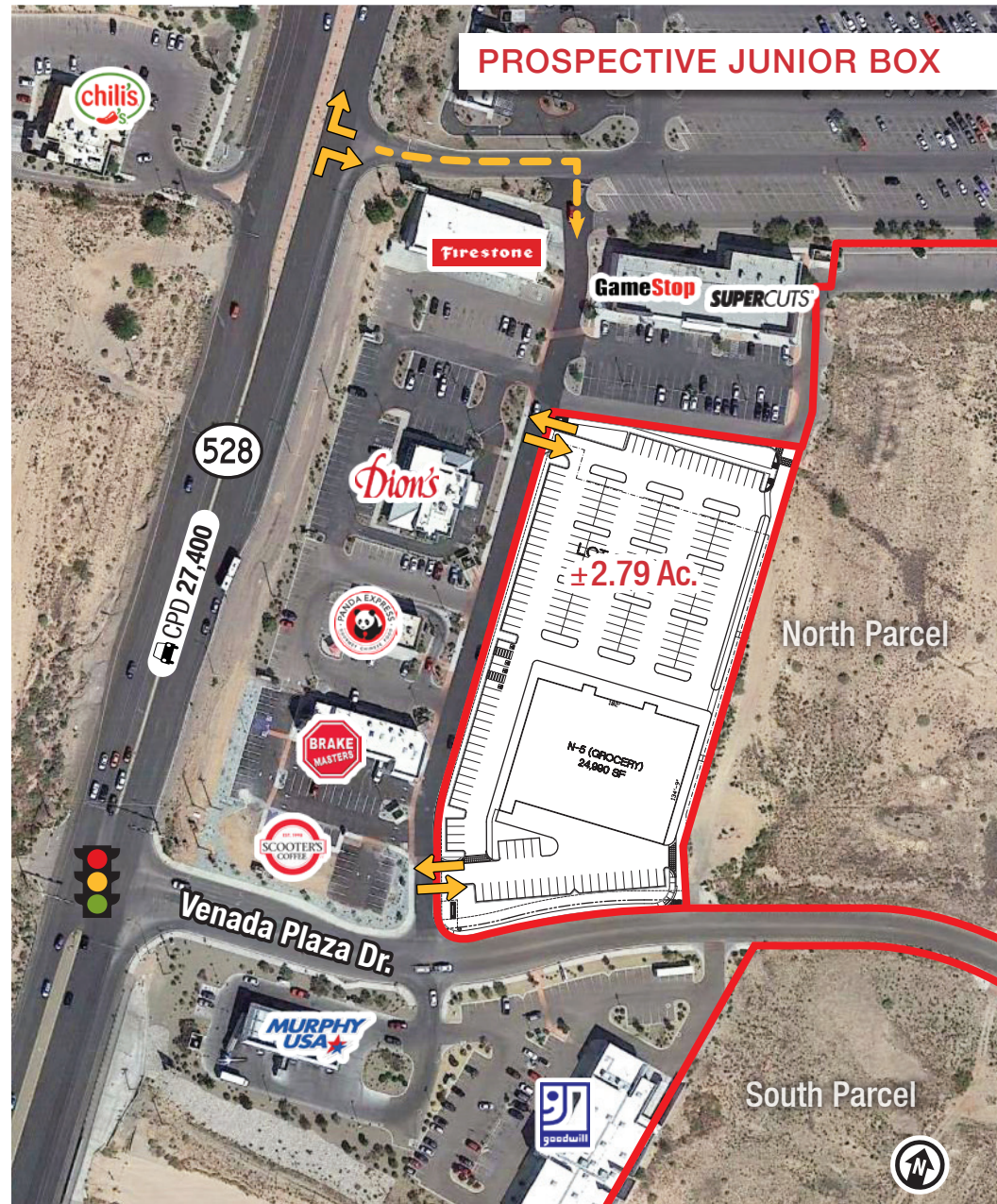
- Located along Highway 528 with more than 27,000 cars per day
- Adjacent to Walmart, surrounded by national retailers including Albertsons, TJ Maxx, Ross, Michael's and more
- Paved access
- Utilities available in street
- High-growth area with strong daytime employment
- Stunning views of the Sandia Mountains
- Ideal for multi-family, senior living, independent living, skilled nursing facility, equipment or auto sales
- Walking distance to groceries, restaurants, financial services and entertainment
- Possible joint-venture opportunity

ZONING SU, Town of Bernalillo

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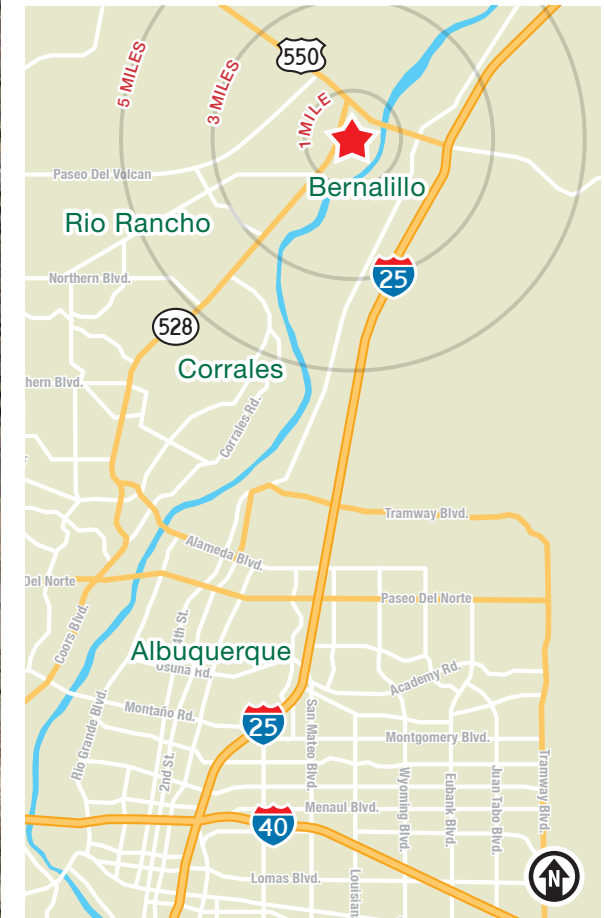
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,390	27,359	40,004
Average HH Income	\$129,879	\$105,468	\$112,609
Daytime Employment	3,998	7,506	9,761

2022 Forecasted by Esri



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North Parcel - Looking East from Hwy. 528



Potential Pad Sites on North Parcel - Looking Northwest



North Parcel - Looking North



South Parcel - Looking Southwest

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Rio Rancho

TRADE AREA ANALYSIS

RIO RANCHO | NEW MEXICO

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