

For Sale

# Large-Tract Retail Pad Site

LOCATED IN THE EMERGING NORTH RIO RANCHO TRADE AREA

NEC Northern & Broadmoor Blvds. NE | Rio Rancho, NM 87124



**SALE PRICE** \$3,209,065 (\$6.96/SF)  
**AVAILABLE** ±10.6 Acres  
**ZONING** C-1

### PROPERTY HIGHLIGHTS

- Surrounded by new and expanding master planned residential developments

- Flat, level site – all utilities present
- Excellent visibility
- At the signalized intersection of Northern & Broadmoor

- Located in the center of the Rio Rancho school system
- Northern Blvd. is the newest retail trade area in Rio Rancho



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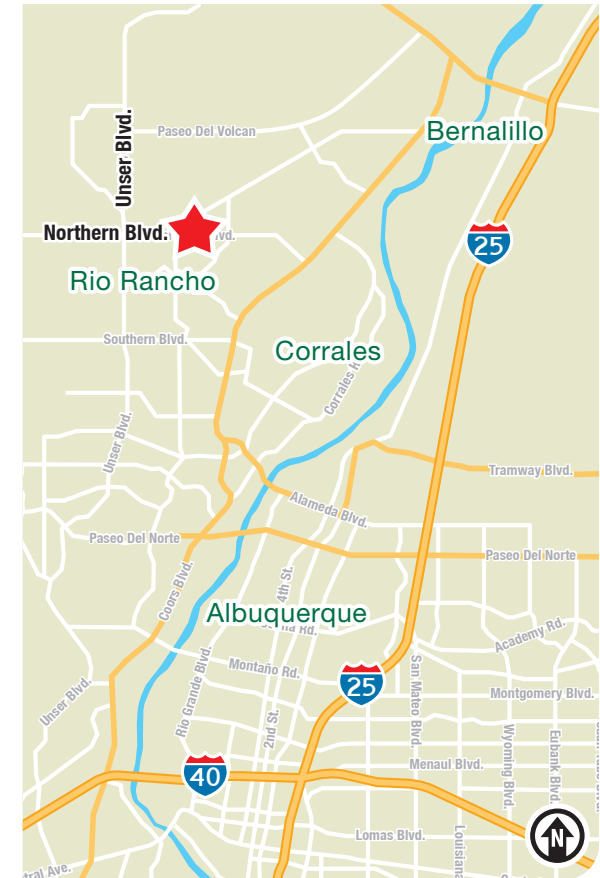
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## LOCATION



| Demographics       | 1 mile    | 3 mile   | 5 mile    |
|--------------------|-----------|----------|-----------|
| Total Population   | 7,219     | 54,331   | 118,624   |
| Average HH Income  | \$119,448 | \$95,513 | \$104,030 |
| Daytime Employment | 1,096     | 13,183   | 27,993    |

2023 Forecasted by Esri



**NAI**SunVista

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TRADE AREA



Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM West Campus



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



National Retailers



Intel Rio Rancho



New Presbyterian Rust Medical Center



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## 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