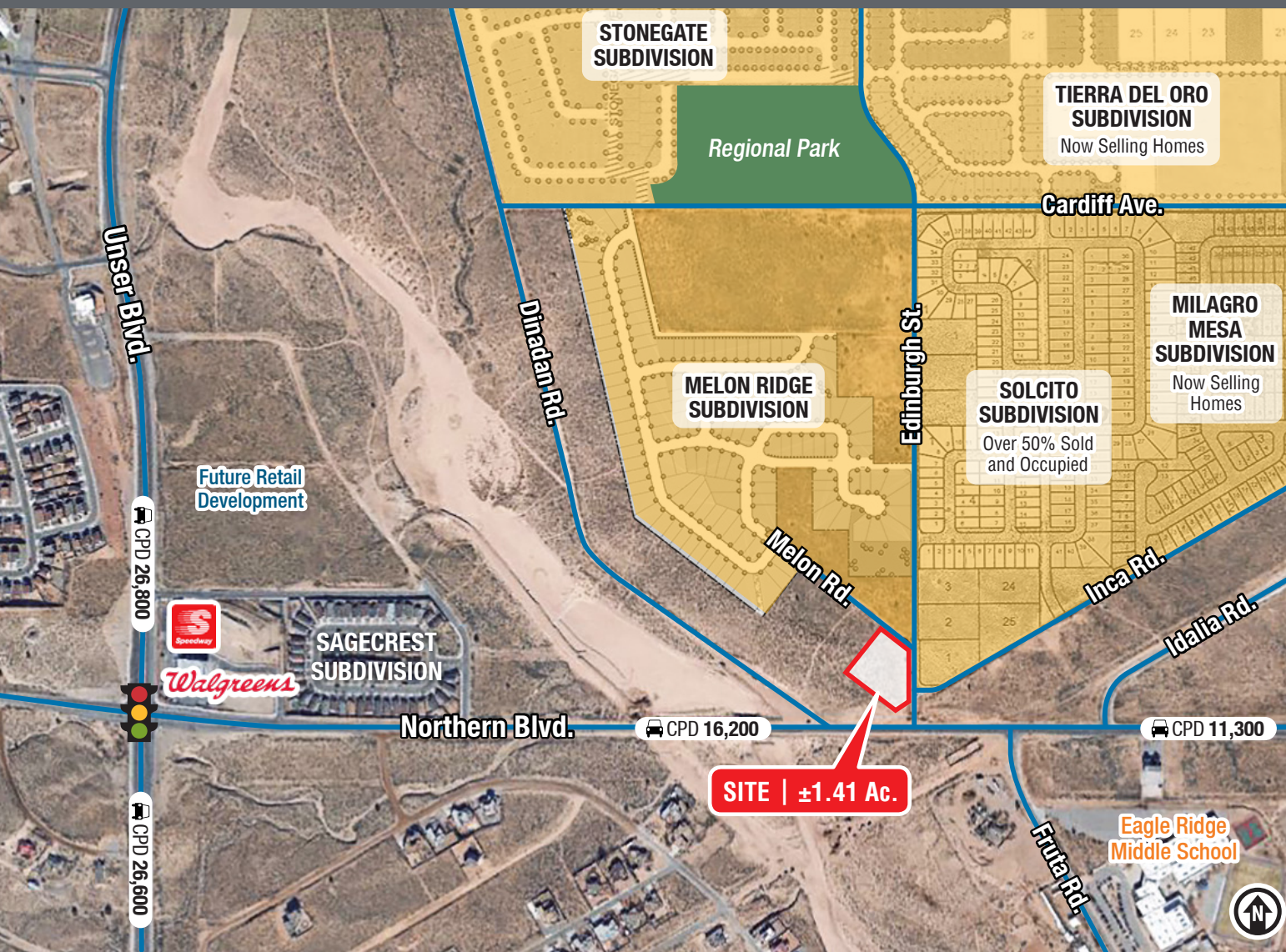


For Sale

Retail Land In High-Traffic Area

LOCATED IN UNDERSERVED NORTHERN RIO RANCHO

NWC Northern Blvd. & Edinburgh St. NE | Rio Rancho, NM 87124



AVAILABLE

±1.41 Acres



SALE PRICE

\$552,780 (\$9.00/SF)

ZONING

- C-1

HIGHLIGHTS

- Strong retail corner
- Close to Unser Blvd.
- Close to Stapleton Elementary, Eagle Ridge Middle School and Rio Rancho High School
- All utilities present at site
- Unique size and shape gives excellent access to large user

For Sale

Retail Land In High-Traffic Area

LOCATED IN UNDERSERVED NORTHERN RIO RANCHO

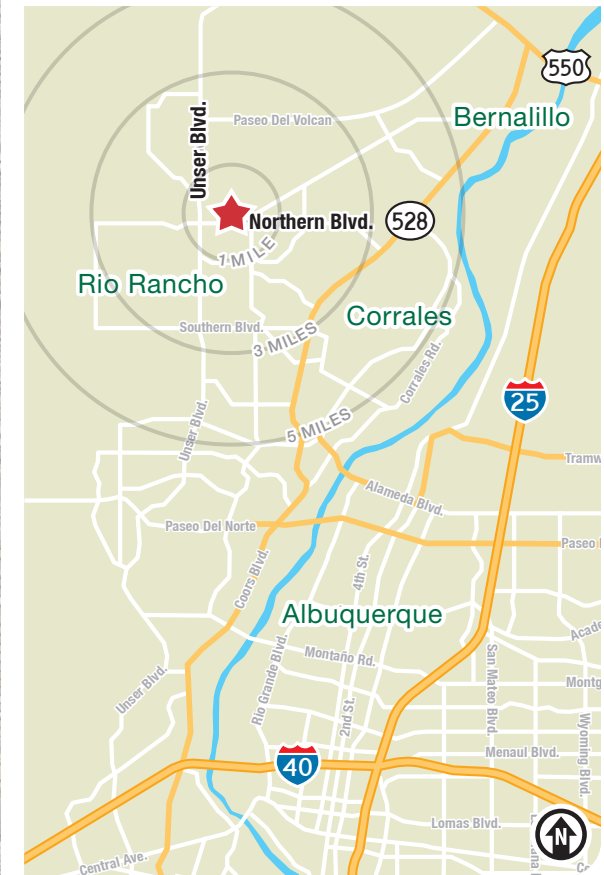
NWC Northern Blvd. & Edinburg St. NE | Rio Rancho, NM 87124

LOCATION



Demographics	1 mile	3 mile	5 mile
Total Population	4,264	52,939	114,873
Average HH Income	\$108,326	\$99,433	\$103,136
Daytime Employment	658	10,789	26,114

2022 Forecasted by Esri



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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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Jim Wible, CCIM
 jimw@sunvista.com
 505 400 6857

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LOCATION



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



NAI SunVista

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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