

For Sale

Retail Land on Northern Blvd.

DEVELOPMENT OPPORTUNITY IN A FAST-GROWING CORRIDOR

NEC Northern Blvd. & Lumberman Rd. NE | Rio Rancho, NM 87124

NWQ Northern & Loma Colorado Blvds. NE



SALE PRICE
\$399,000



AVAILABLE
±2.012 Acres

- 350' of frontage on Northern Blvd.
- Wide range of permissive uses included in C-2 zoning
- Average household income of \$100,583 within 3 miles
- Drive-thru's permitted
- Centrally located to major home developments

- Located near high traffic generating Lowe's, athletic center, library & aquatic center
- Great location for restaurants, banks, urgent care center or car wash
- Full access to city utilities

NAI SunVista

got space™

Genieve Posen
genieve@sunvista.com
505 998 1568

Jim Hakeem
jim@sunvista.com
505 878 0006

For Sale

RETAIL LAND IN A FAST-GROWING CORRIDOR

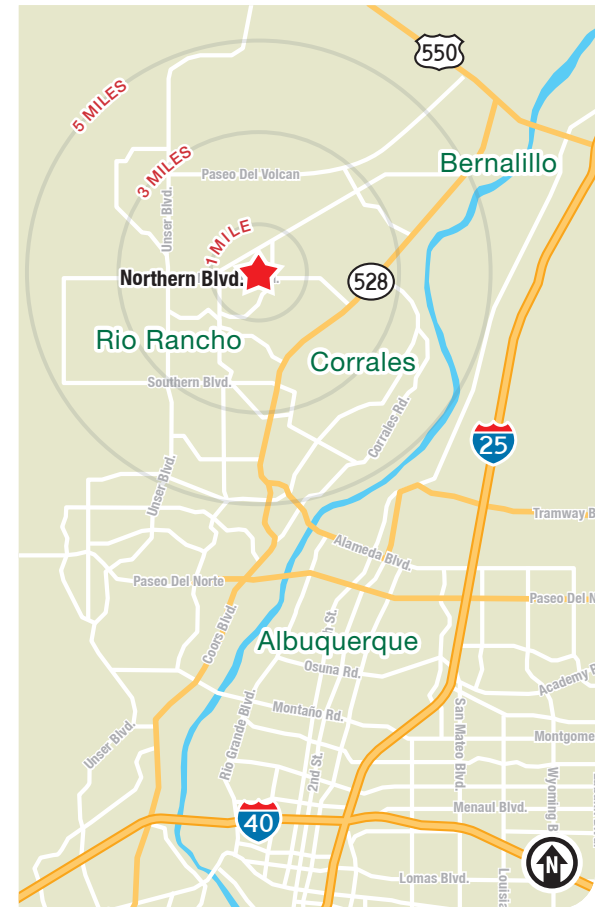
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,315	51,141	116,917
Average HH Income	\$121,195	\$100,583	\$105,751
Daytime Employment	1,117	13,636	28,835

2022 Forecasted by Esri



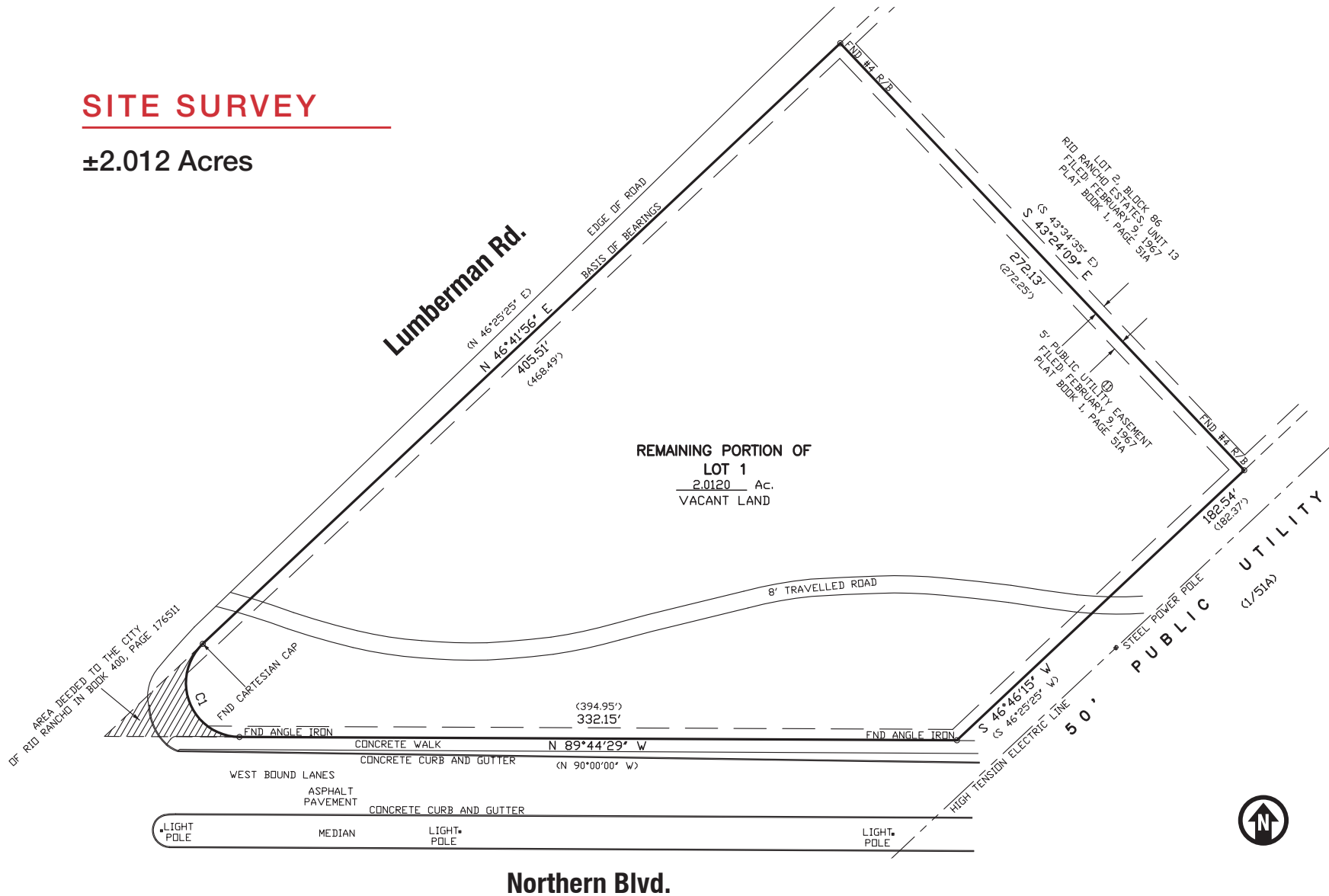
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SITE SURVEY

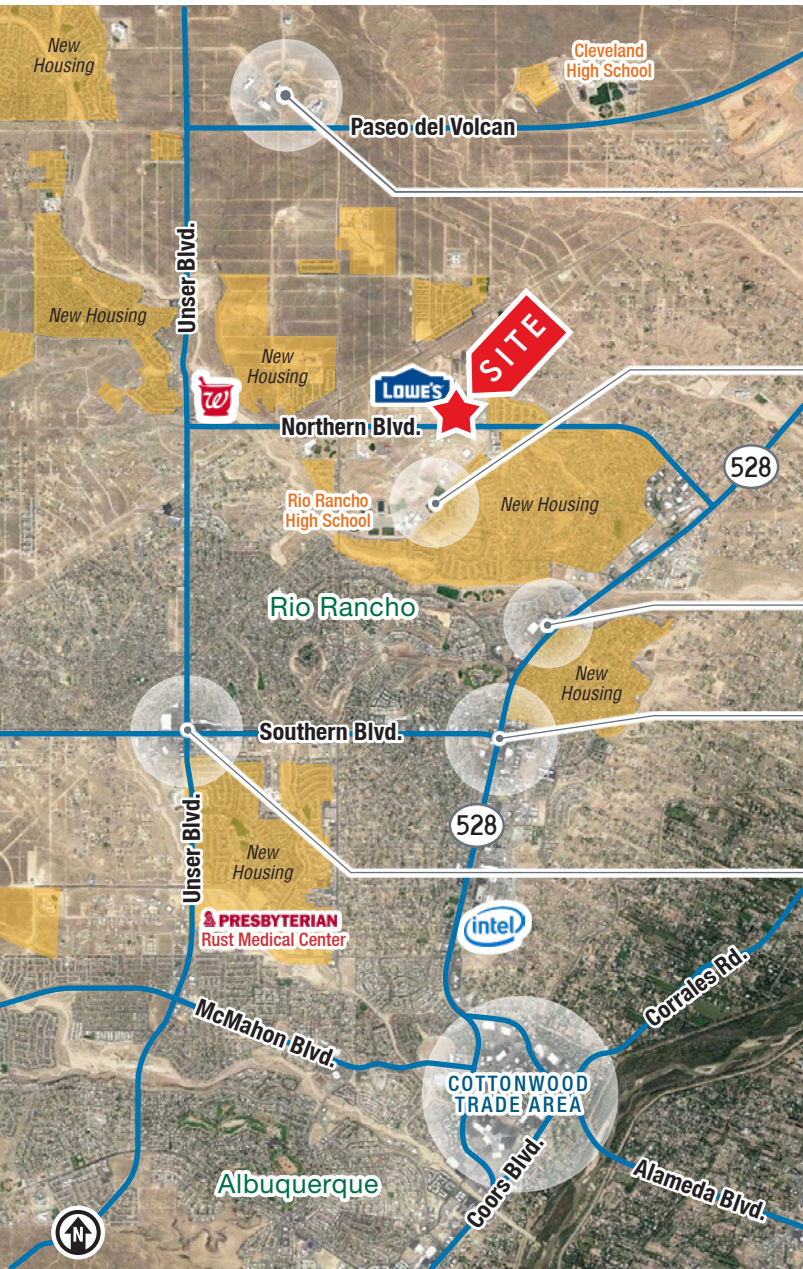
±2.012 Acres



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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

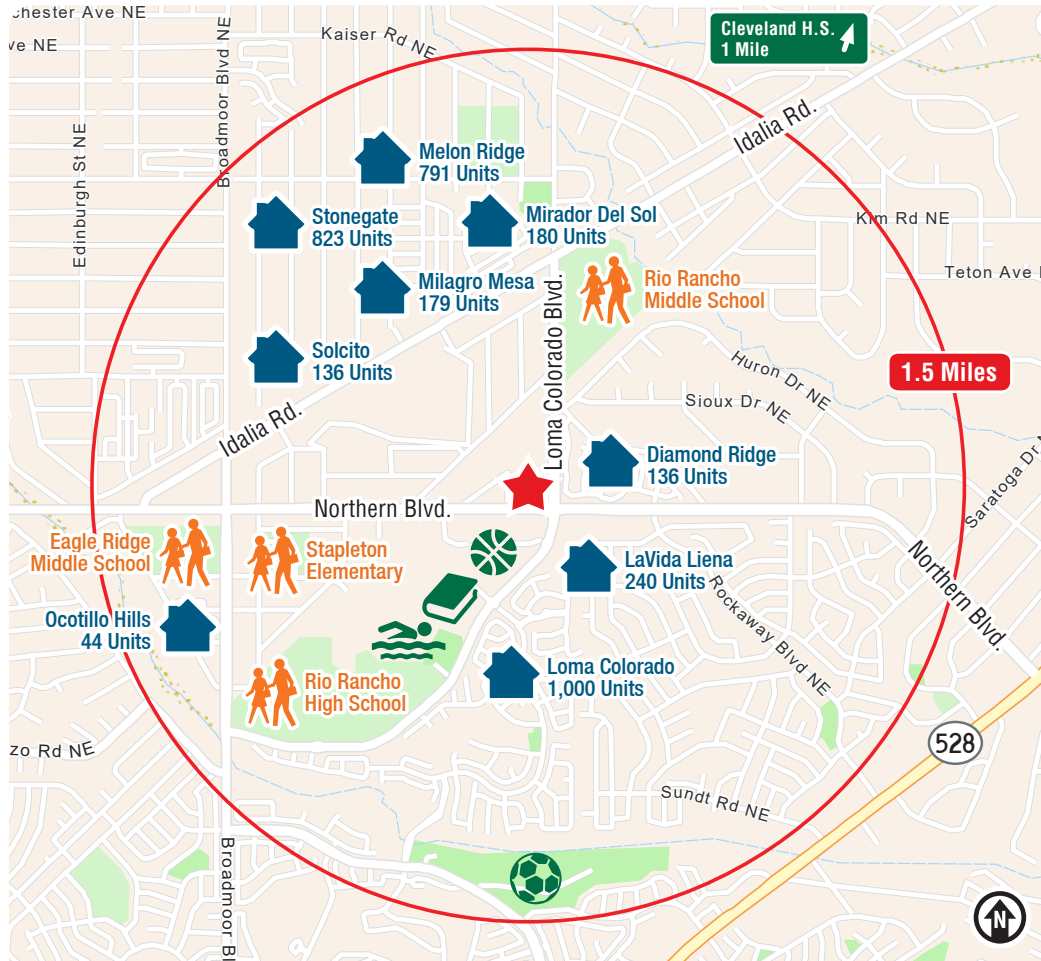


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An Area with Homes, Schools and Amenities



LEGEND

- Housing Development
- Rio Rancho Public School

- Loma Colorado Library
- Rio Rancho Aquatic Center

- McDermott Athletic Center
- Rio Rancho Sports Complex

SCHOOLS | WITHIN 3 MILES OF SITE



7,937 K-12 STUDENTS

School	Enrollment	Employees
Cleveland HS	2,585	221
Rio Rancho HS	2,565	211
Rio Rancho MS	1,159	104
Eagle Ridge MS	875	80
Stapleton ES	753	92

Source: 2022 PublicSchoolReview.com

HOUSING | WITHIN 1.5 MILES OF SITE



3,529 DWELLING UNITS

Housing Development	Units
Tierra Del Oro	791
Stonegate	823
Melon Ridge	136
Solcito	179
High Range	180
LaVida Liena	240
Loma Colorado	1,000
Diamond Ridge	136

SOLD

226

HOMES PER MONTH

On Average Were Sold in Rio Rancho in 2021
Source: Greater Albuquerque Area Monthly Housing Trends Report



505 878 0001 | sunvista.com | | 2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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genieve@sunvista.com
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jim@sunvista.com
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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