

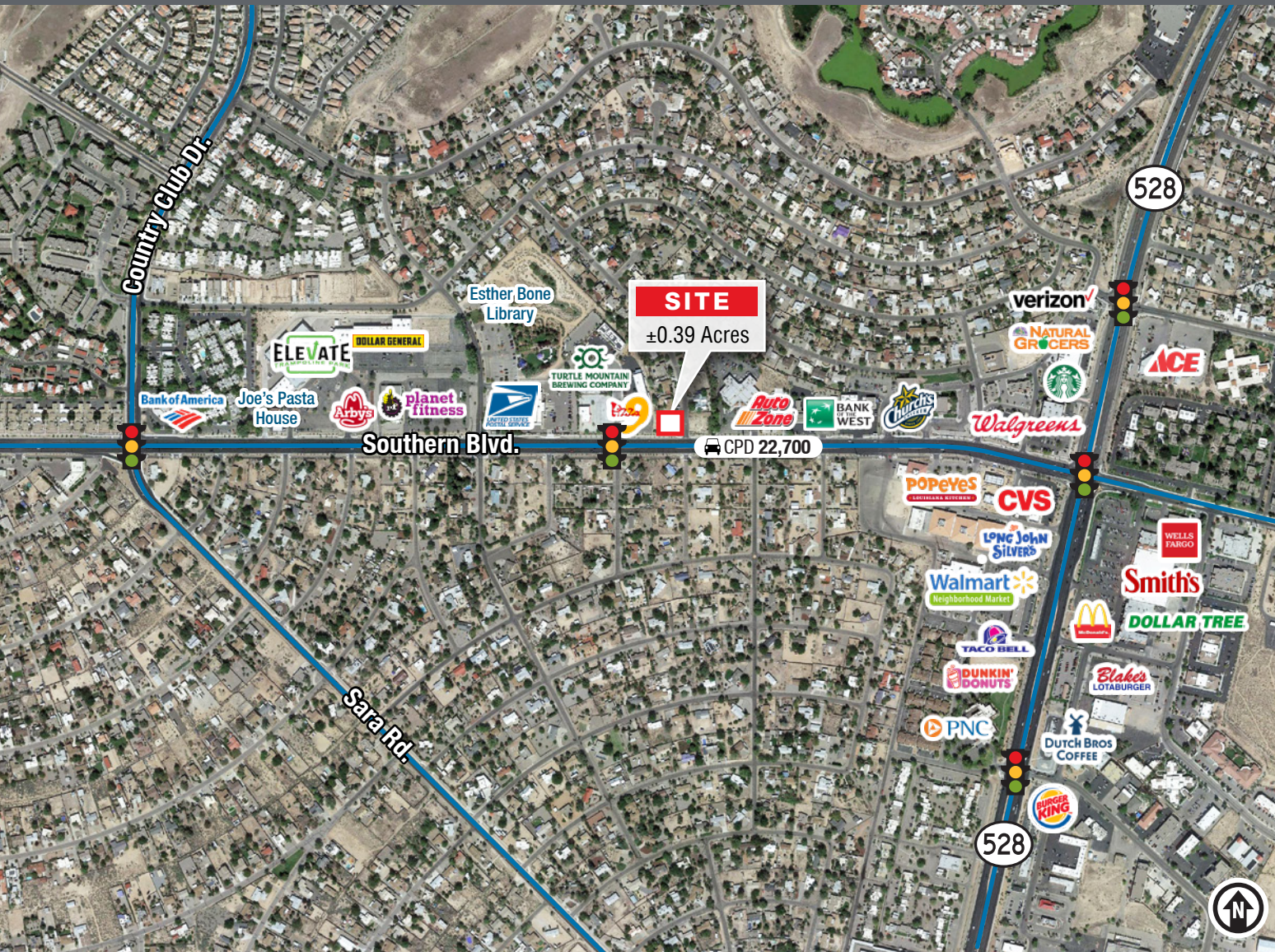
For Sale

Rio Rancho Commercial Land

GREAT RETAIL/OFFICE DEVELOPMENT OPPORTUNITY

NWC Southern Blvd. & Peach Tree Rd. SE | Rio Rancho, NM 87124

NWQ Southern Blvd. & Hwy. 528 SE



AVAILABLE
Land: ±0.39 Acres



SALE PRICE
\$180,000

ZONING SU

HIGHLIGHTS

- Great retail/office development opportunity
- Full access on Peach Tree Rd.
- Frontage on Southern Blvd. with ±22,700 vehicles per day
- Strong residential density around the site
- Surrounded by strong national and local retailers and office users
- Centrally located in growing Rio Rancho

For Sale

Rio Rancho Commercial Land

GREAT RETAIL/OFFICE DEVELOPMENT OPPORTUNITY

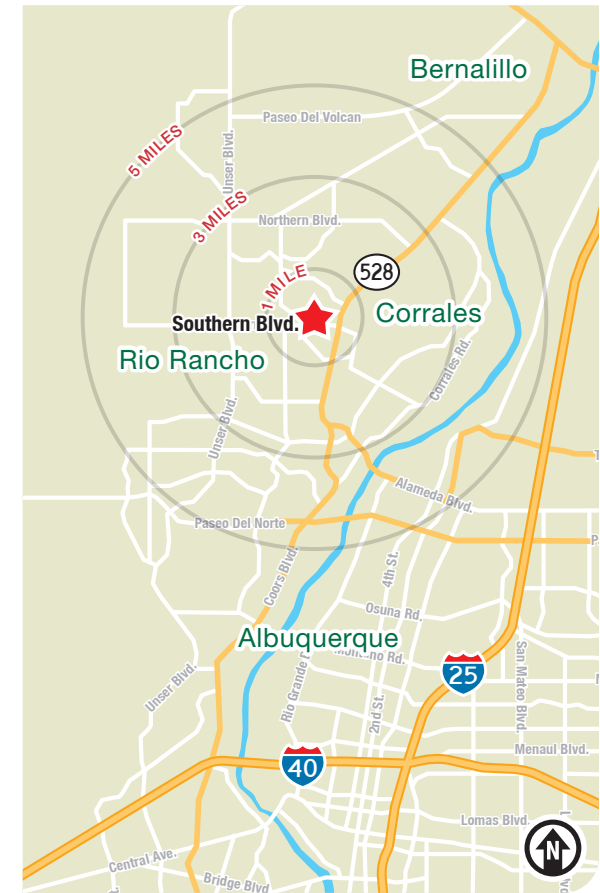
NWC Southern Blvd. & Peach Tree Rd. SE | Rio Rancho, NM 87124



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	10,450	73,974	142,434
Average HH Income	\$77,239	\$93,652	\$93,303
Daytime Employment	7,649	26,351	40,258

2021 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com

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

Alexis Lovato
alexis@sunvista.com
505 639 6433

John Algermissen
johna@sunvista.com
505 998 5734

For Sale

Rio Rancho Commercial Land

GREAT RETAIL/OFFICE DEVELOPMENT OPPORTUNITY

NWC Southern Blvd. & Peach Tree Rd. SE | Rio Rancho, NM 87124

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



NAI SunVista

505 878 0001 | sunvista.com    

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

Alexis Lovato
alexis@sunvista.com
 505 639 6433

John Algermissen
johna@sunvista.com
 505 998 5734

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