

For Sale

Retail Corner In Growing Trade Area

NEAR THE HIGHEST RETAIL INTERSECTION IN RIO RANCHO

NWC Unser Blvd. & 5th St. | Rio Rancho, NM 87124

NWC Unser Blvd. & 5th St. SE



Access points shown are existing and subject to change pending city approval.



AVAILABLE

Land: ±2.4 Acres



SALE PRICE

\$925,000 (\$8.85/SF)

ZONING C-1, City of Rio Rancho

HIGHLIGHTS

- 1/2 mile from top-performing Walmart at major Rio Rancho intersection
- Surrounded by rooftops with more residential development coming
- Zoned for drive-thru
- Average household income within a 5-mile radius is almost \$90,000
- Great visibility on Unser Blvd. with ±23,800 cars per day
- Signalized hard corner
- Multiple full-access points
- All utilities to site
- Great location for drive-thru restaurant, convenience store or any neighborhood retail services



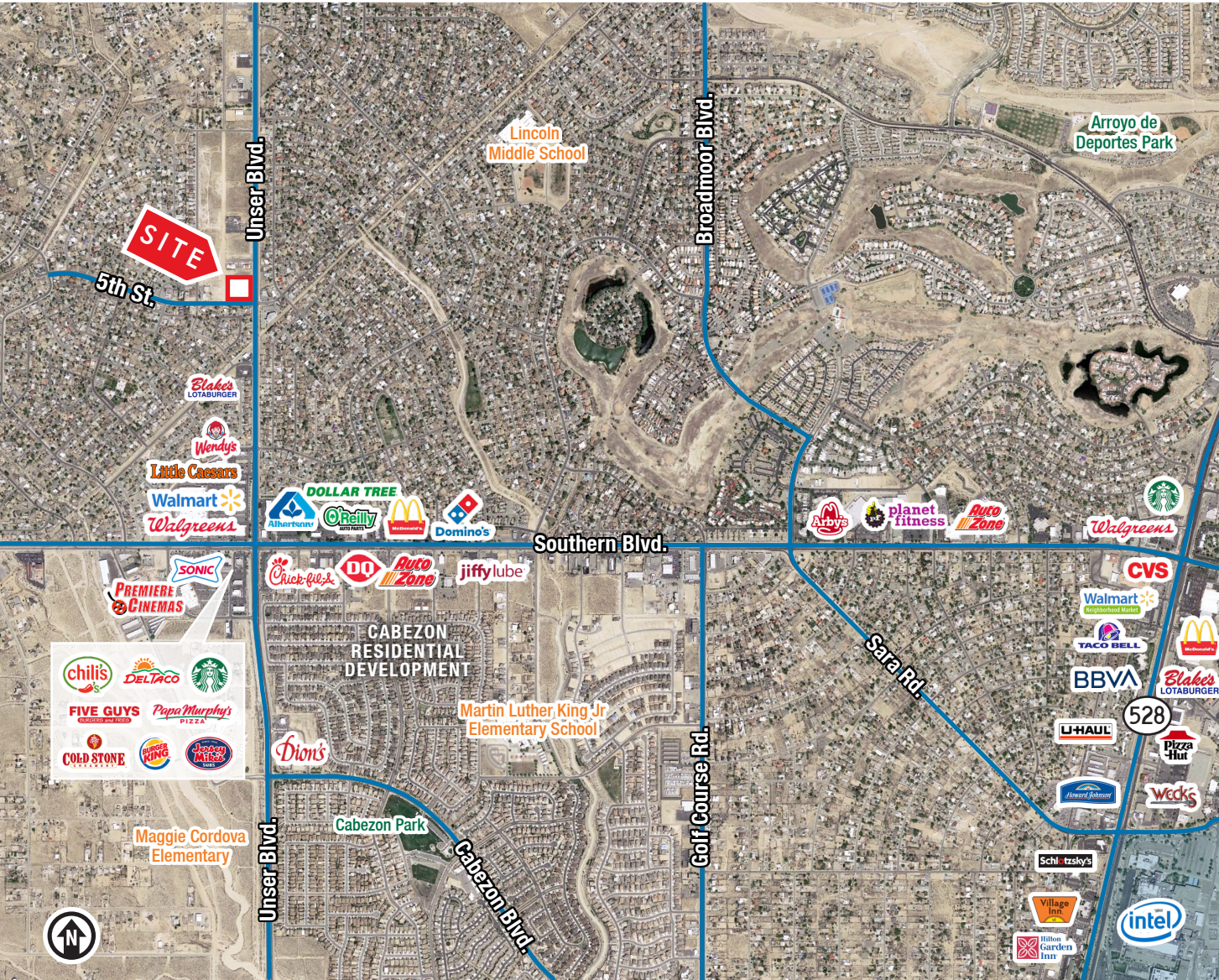
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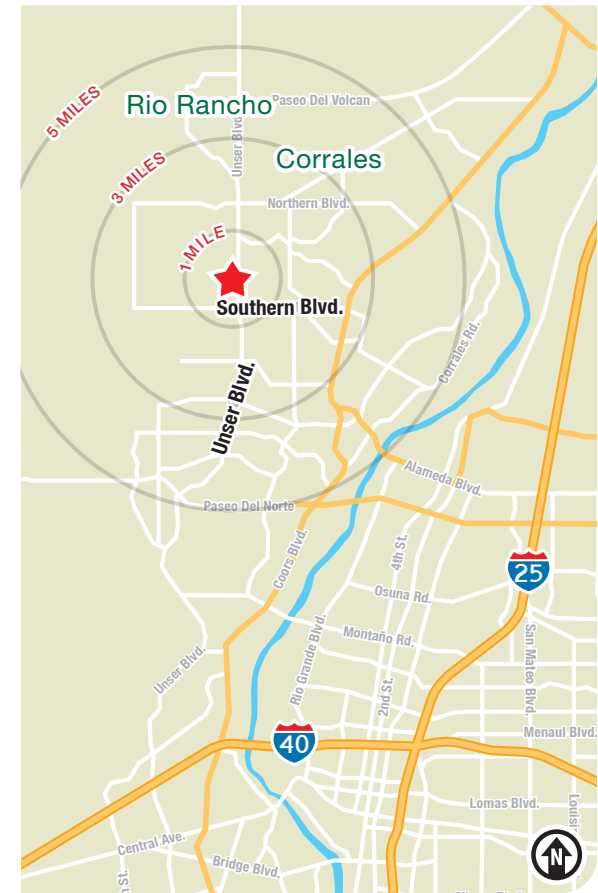
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LOCATION



Demographics	1 mile	3 mile	5 mile
Total Population	12,355	70,801	144,031
Average HH Income	\$77,300	\$86,795	\$89,687
Daytime Employment	2,752	18,109	36,129

2021 Forecasted by Esri



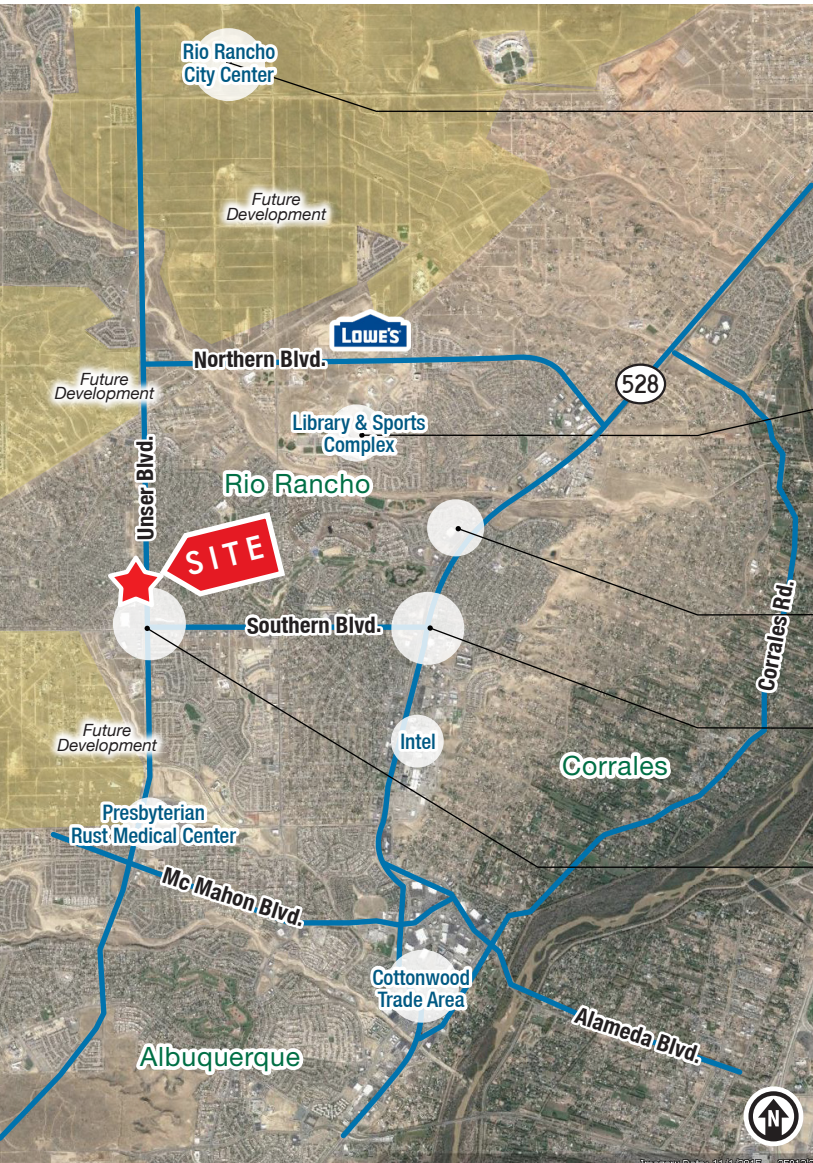
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TRADE AREA



Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



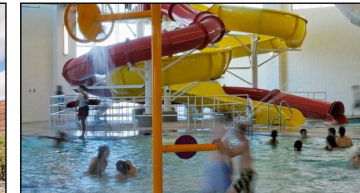
UNM West Campus



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



National Retailers



Intel Rio Rancho



New Presbyterian Rust Medical Center



Rio Rancho

TRADE AREA ANALYSIS

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