

Rio Rancho City Centre Land

GREAT SITE FOR DAILY-NEEDS RETAIL DEVELOPMENT

NWC & SWC Unser & King Blvds. | Rio Rancho, NM 87144

Land
For Sale



AREA EMPLOYERS INCLUDE:



SALE PRICE See Page 3 for Pricing

AVAILABLE

- ±4.6 Acres NWC Site
- ±9.5 Acres SWC Site
- ±14.1 Acres Total (Several Parcels)

ZONING SU-C-1

- Main entrance to Rio Rancho City Centre
- 300 underserved daytime employees at Rio Rancho City Hall
- 1,350 Hewlett-Packard employees; UNM Hospital and CNM Campus
- City water, sewer & gas available – sewer under construction and to be completed Q4 of 2023

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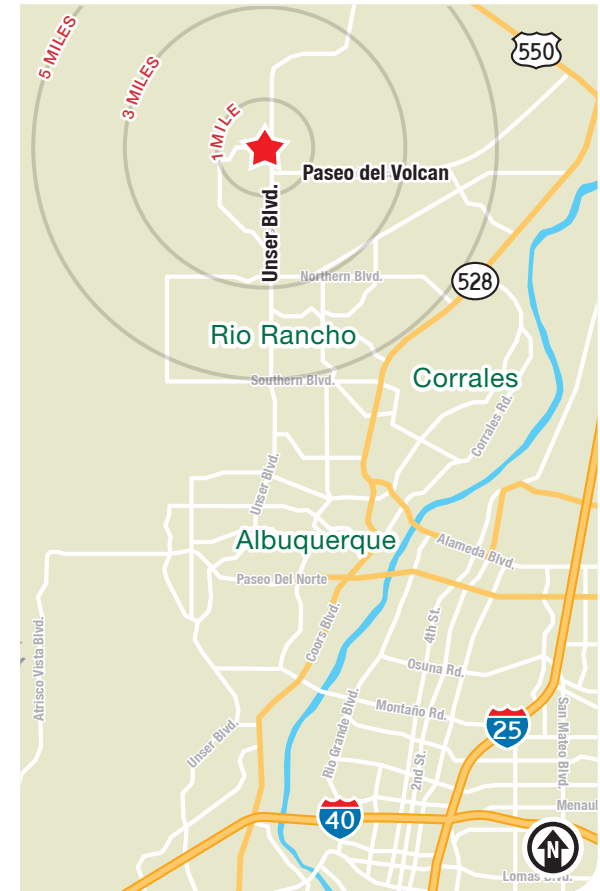
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	2,816	20,743	60,014
Average HH Income	\$86,568	\$92,555	\$98,570
Daytime Employment	692	1,618	7,139

2022 Forecasted by Esri



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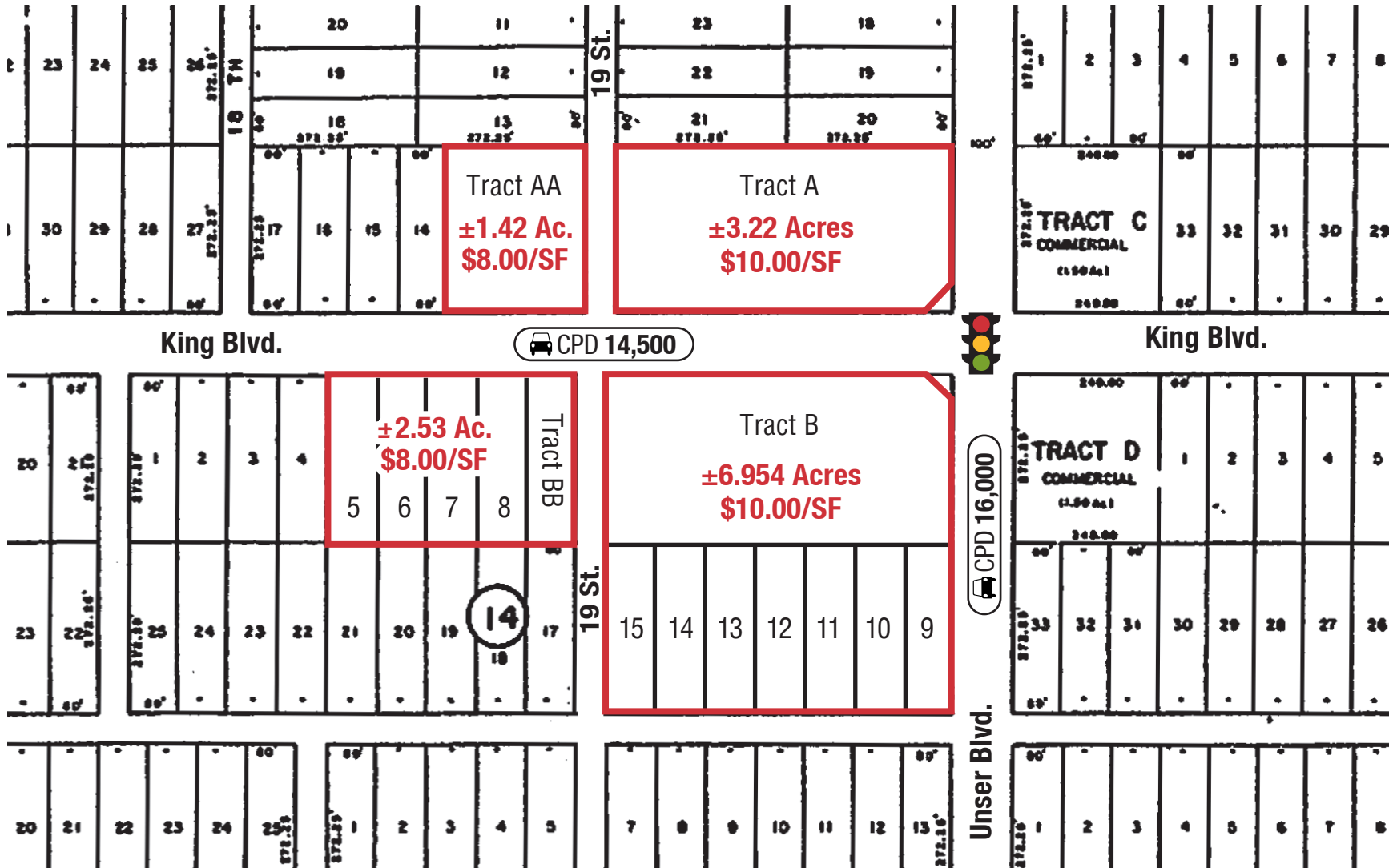
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SITE



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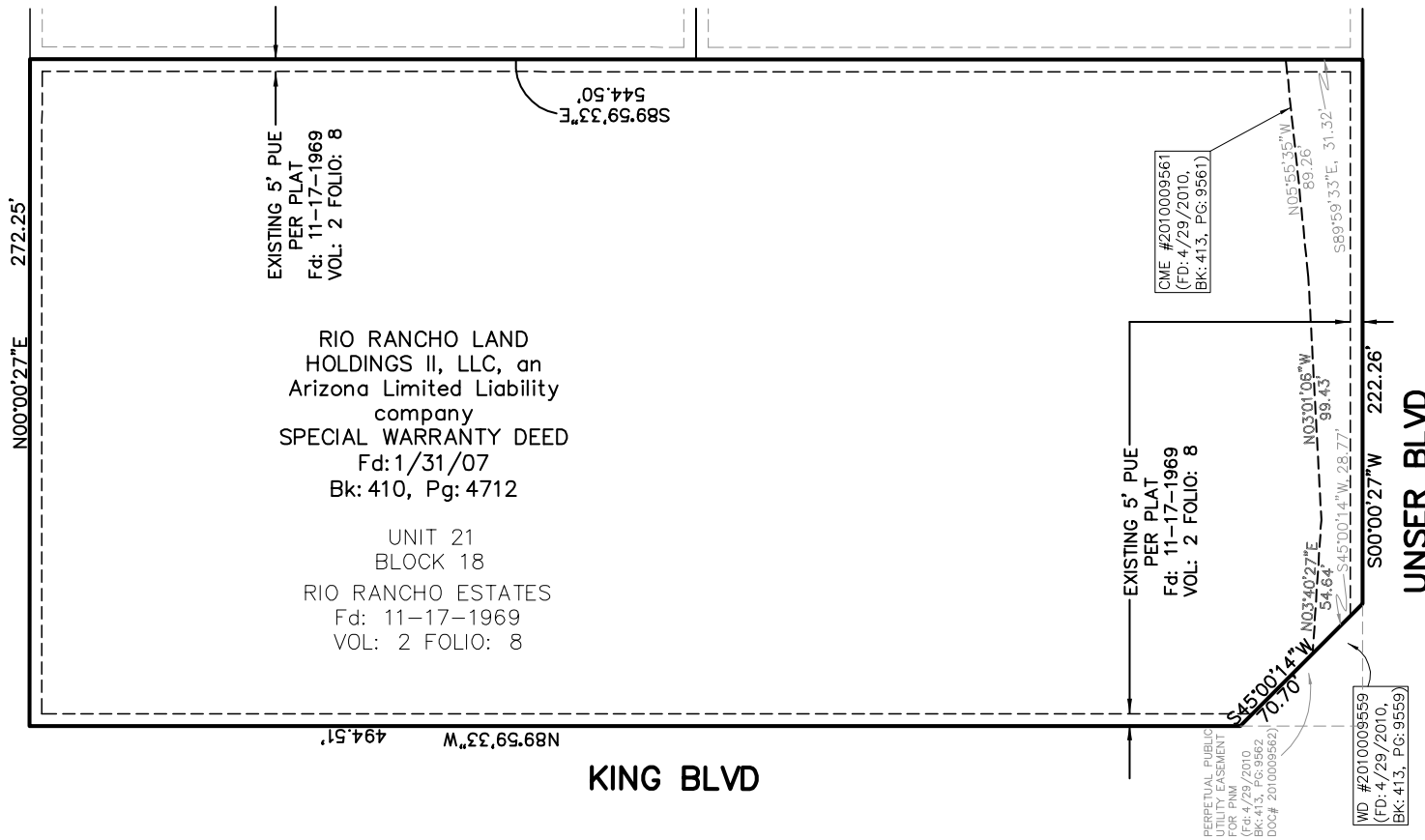
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SITE SURVEY

TRACT A

±3.22 Acres



For Sale

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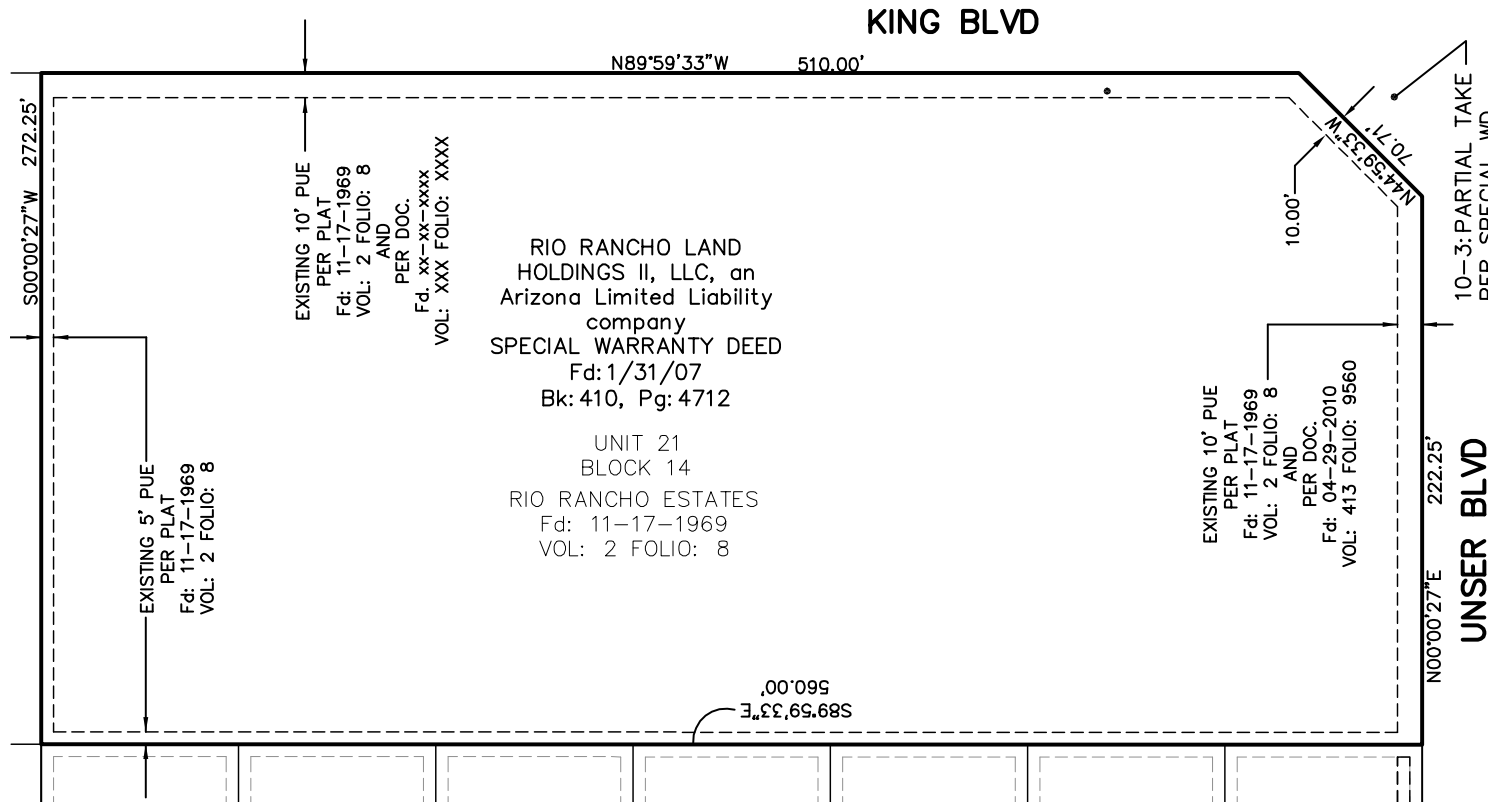
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SITE SURVEY

TRACT B

±3.471 Acres



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