

For Sale

Retail/Office Land Opportunity

LOCATED IN AN EMERGING RIO RANCHO CORRIDOR

NEC Westside Blvd. & Wellspring Ave. SE | Rio Rancho, NM 87124



AVAILABLE
Land: ±1.33 Acres



SALE PRICE
\$1,088,595 (\$18.76/SF)

ZONING C-1

HIGHLIGHTS

- Westside Blvd. frontage
- Located at a signalized intersection
- All utilities on the site
- Adjacent to new rehabilitation hospital and award winning "A Park Above" recreation center
- Located in "The Unser Gateway" – Rio Rancho's fastest growing medical and retail trade area
- Near Presbyterian's Rust Medical Center - Rio Rancho's largest medical facility
- Surrounded by growing residential communities and infill development
- Centrally-located in an area with high demand for retail and medical services

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got space™

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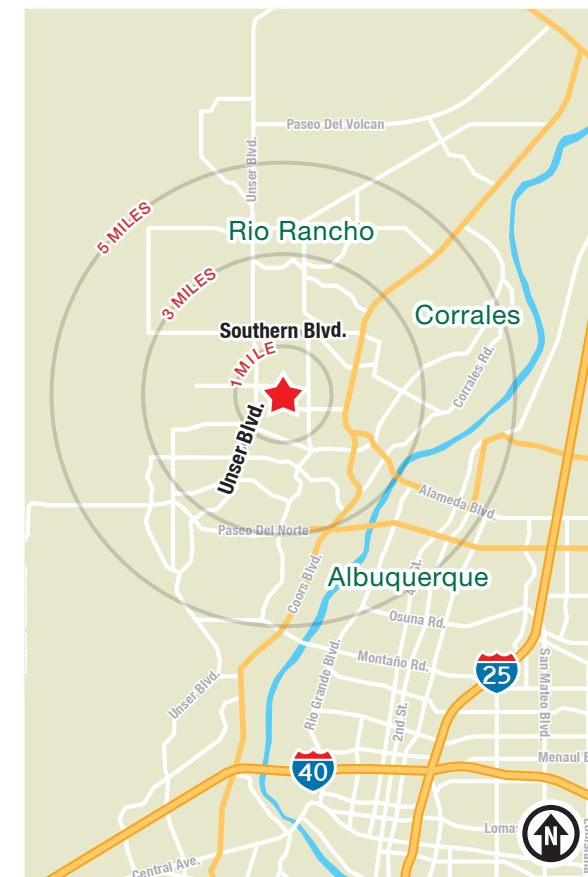
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2023		2023		2023	
Population	14,640		91,553		172,678	
Households	5,072		36,444		67,420	
Families	3,760		23,807		45,359	
Average Household Size	2.86		2.49		2.54	
Owner Occupied Housing Units	4,332		26,109		51,366	
Renter Occupied Housing Units	740		10,335		16,054	
Median Age	34.1		37.6		38.2	
Trends: 2023-2028 Annual Rate	State		State		State	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
Households by Income	2023		2023		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	200	3.9%	2,340	6.4%	3,963	5.9%
\$15,000 - \$24,999	120	2.4%	1,476	4.1%	2,663	4.0%
\$25,000 - \$34,999	117	2.3%	1,977	5.4%	3,521	5.2%
\$35,000 - \$49,999	529	10.4%	4,880	13.4%	8,360	12.4%
\$50,000 - \$74,999	778	15.3%	6,648	18.2%	12,281	18.2%
\$75,000 - \$99,999	696	13.7%	5,043	13.8%	9,121	13.5%
\$100,000 - \$149,999	1,106	21.8%	8,000	22.0%	14,919	22.1%
\$150,000 - \$199,999	739	14.6%	3,277	9.0%	6,390	9.5%
\$200,000+	786	15.5%	2,802	7.7%	6,196	9.2%
Median Household Income	\$102,787		\$78,478		\$81,525	
Average Household Income	\$133,111		\$103,415		\$109,145	
Per Capita Income	\$48,086		\$41,153		\$42,514	

TRADE AREA

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	14,640	91,553	172,678
Average HH Income	\$133,111	\$103,415	\$109,145
Daytime Employment	2,527	28,574	44,733

2023 Forecasted by Esri



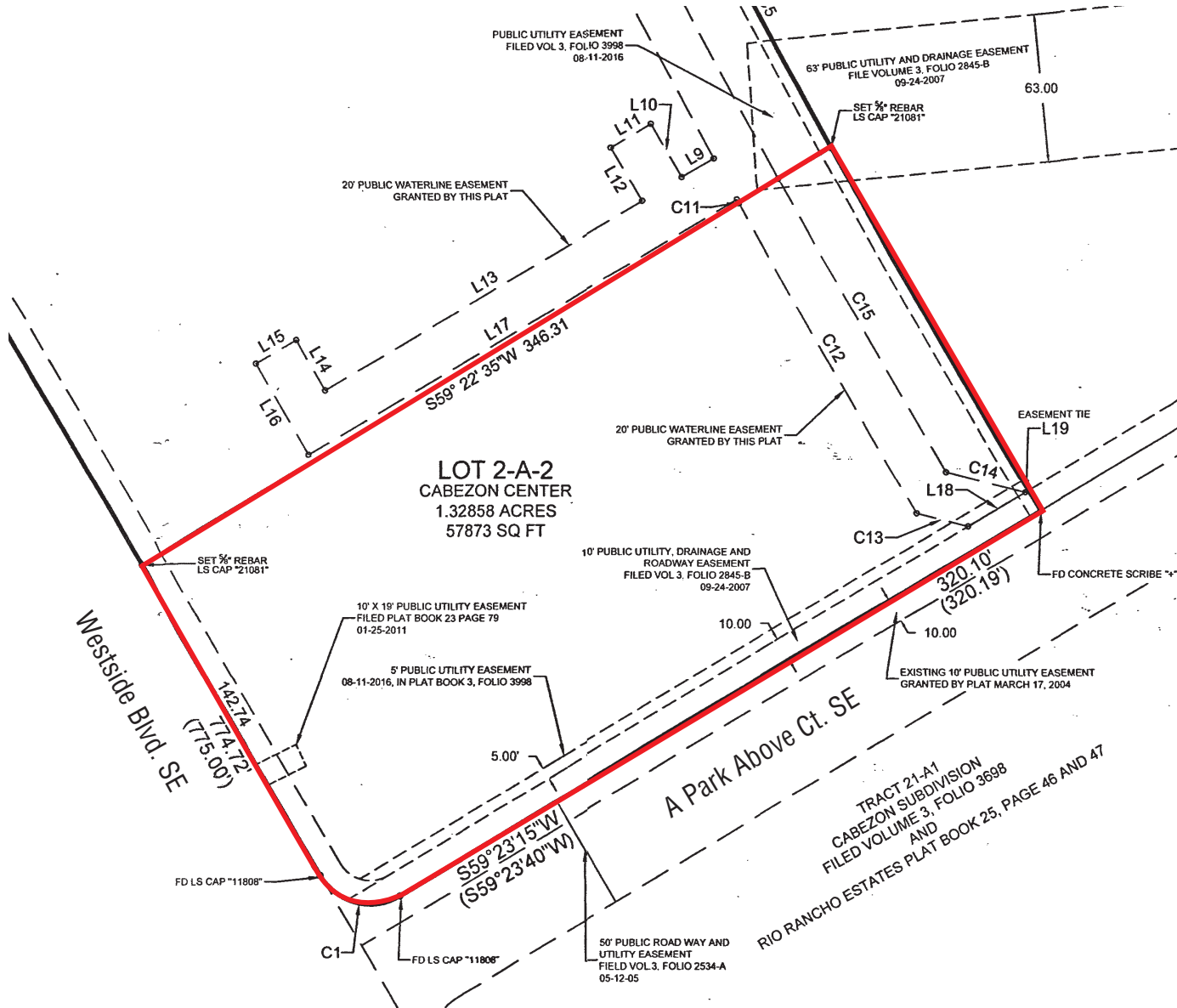
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SITE SURVEY

Lot 2-A-2: ±1.33 Acres



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