

For Lease

# Retail Shops with End-Cap Drive-Thru

IN RIO RANCHO'S FASTEST GROWING TRADE AREA



SWQ Unser Blvd. & Wellspring Ave. SE | Rio Rancho, NM 87124

**NEW DEVELOPMENT!**



**AVAILABLE**  
Up to ±8,165 SF



**LEASE RATE**  
See Advisors

- Join the highest sales volume retailers in the metro area
- Located adjacent to the fastest-growing residential communities in the metro area
- Rare, new construction project in underserved trade area

**NAISunVista**

**got space™**

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### HIGHLIGHTS

**ZONING** SU, City of Rio Rancho

#### HIGHLIGHTS

- Join the highest sales volume retailers in the metro area
- Located adjacent to the fastest-growing residential communities in the metro area
- Benefit from a high-income demographic
- Highly-visible to 42,100 cars per day
- Site is positioned at the signalized intersection of Unser Blvd. and Westside Ave.
- Capture the proven synergy of the Unser Pavilion retail development
- Rare, new construction project in underserved trade area
- Capture business from high-employment generators such as Presbyterian, Intel, Rio Public Schools and more
- Join ground-breaking projects in the area including Furniture Row, Albertson's, US Eagle and more
- Multiple access points from Wellspring Ave.
- Excellent parking with over 62 spaces (7.6:1000 parking ratio) plus shared parking throughout Unser Pavilion
- Building mounted signage (North and South facing) and monument signage available



#### SITE

Up to ±8,165 SF  
on ±1.156 Ac.

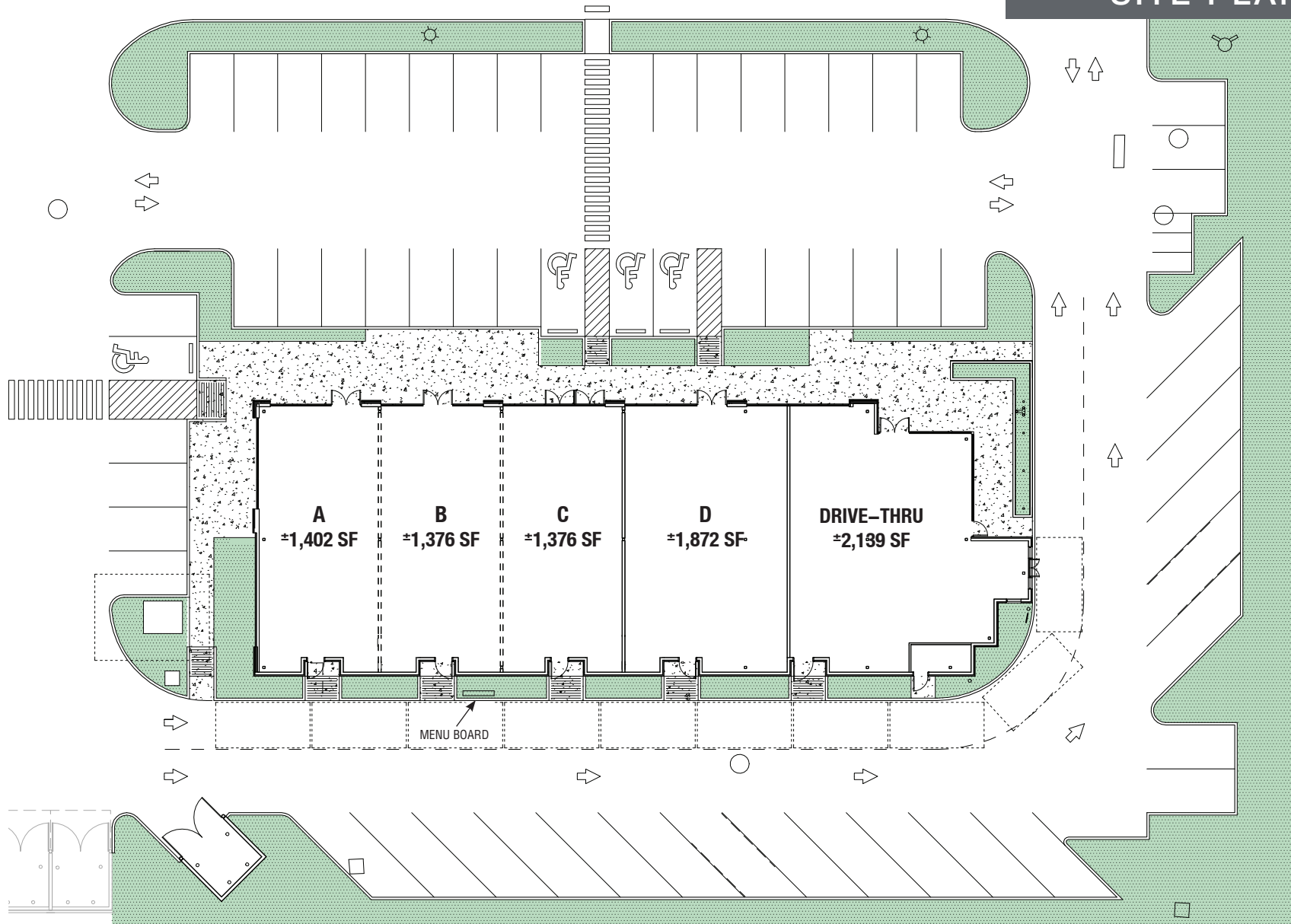
*Conceptual site plan,  
subject to change.*

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## SITE PLAN



505 878 0001 | [sunvista.com](http://sunvista.com) | 2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110



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*Northwest Elevation*



*Southwest Elevation*



*Southeast Elevation*



*Northeast Elevation*



**NAI SunVista**

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View from Unser Blvd.



View from Unser Blvd.



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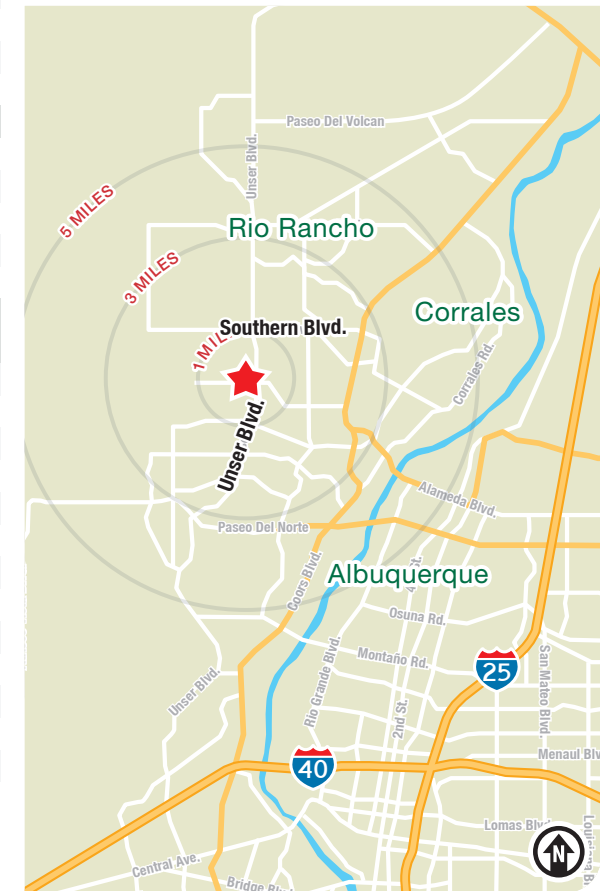
### DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2023</b>		<b>2023</b>		<b>2023</b>	
Population	13,735		89,134		165,981	
Households	4,884		35,167		64,359	
Families	3,534		23,677		43,461	
Average Household Size	2.79		2.52		2.56	
Owner Occupied Housing Units	4,141		25,989		48,907	
Renter Occupied Housing Units	743		9,178		15,452	
Median Age	33.3		36.6		37.8	
<b>Trends: 2023-2028 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
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%	
<b>Households by Income</b>	<b>2023</b>		<b>2023</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	252	5.2%	2,218	6.3%	3,588	5.6%
\$15,000 - \$24,999	136	2.8%	1,365	3.9%	2,400	3.7%
\$25,000 - \$34,999	103	2.1%	1,785	5.1%	3,354	5.2%
\$35,000 - \$49,999	489	10.0%	4,697	13.4%	8,124	12.6%
\$50,000 - \$74,999	814	16.7%	6,532	18.6%	11,892	18.5%
\$75,000 - \$99,999	666	13.6%	4,890	13.9%	8,767	13.6%
\$100,000 - \$149,999	1,193	24.4%	7,869	22.4%	14,444	22.4%
\$150,000 - \$199,999	577	11.8%	3,270	9.3%	6,048	9.4%
\$200,000+	655	13.4%	2,541	7.2%	5,737	8.9%
Median Household Income	\$99,151		\$78,955		\$81,554	
Average Household Income	\$125,077		\$102,698		\$108,471	
Per Capita Income	\$44,828		\$40,100		\$42,041	

### TRADE AREA

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	13,735	89,134	165,981
Average HH Income	\$125,077	\$102,698	\$108,471
Daytime Employment	2,149	25,259	41,892

2023 Forecasted by Esri





## RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At only 37-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 2023 Demographics)



**109,139**  
City Population



**40,567**  
Households



**\$101,535**  
Avg. Household Income



**\$62,761**  
Md. Disposable Income



**2,245**  
Total Businesses



**22,561**  
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