

For Lease

Bernalillo Retail Space

IN A THRIVING RETAIL CENTER ON BUSY HWY. 550 CORRIDOR

140-180 U.S. Hwy. 550 | Bernalillo, NM 87001

NEQ U.S. Hwy. 550 & Camino del Pueblo

51,100 CARS PER DAY!



AVAILABLE

Suite 140-E3: ±2,400 SF



LEASE RATE

See Advisor

- High-traffic center near a river crossing
- 51,100 cars per day at intersection
- Strong mix of national and local tenants
- Great visibility from U.S. Hwy. 550
- Ample parking
- Digital signage available on monument sign
- Half-mile from I-25
- Zoning: SU, Town of Bernalillo

NAISunVista

got space™

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AVAILABLE
140-E3
±2,400 SF

BERNALILLO MARKETPLACE
1.1 Million Visits 4/23 - 3/24


422K Visits
4/23 - 3/24


#4/16 in Metro
126.3K Visits
4/23 - 3/24


197.6K Visits
4/23 - 3/24


414.7K Visits
4/23 - 3/24


#4/36 in Metro
812.5K Visits
4/23 - 3/24


95.8K Visits
4/23 - 3/24


#1/8 in Metro
127.8K Visits
4/23 - 3/24


195.9K Visits
4/23 - 3/24

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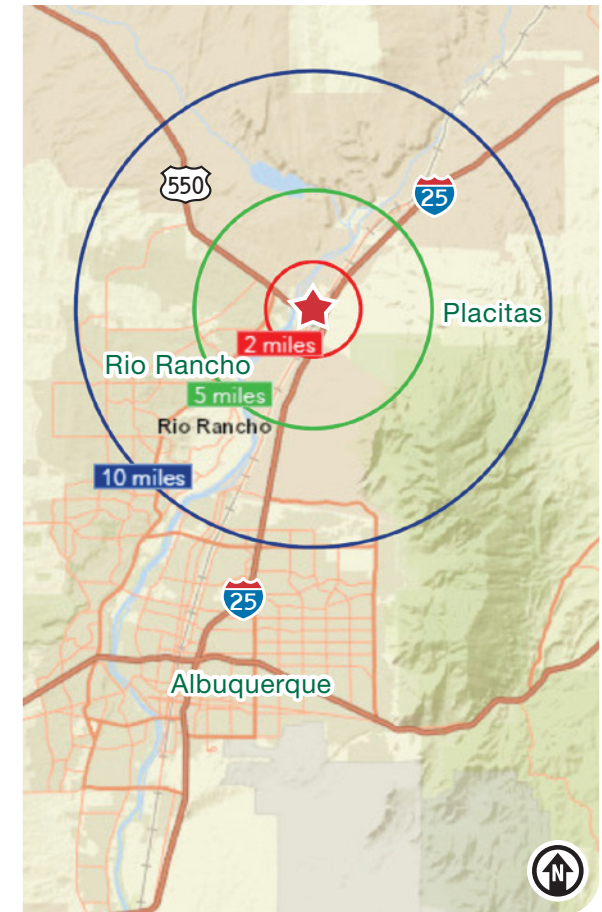
140-180 U.S. Hwy. 550 | Bernalillo, NM 87001



LOCATION

Demographics	2 mile	5 mile	10 mile
Total Population	9,713	35,728	137,995
Average HH Income	\$87,820	\$109,943	\$118,856
Daytime Employment	5,961	9,021	47,176

2023 Forecasted by Esri



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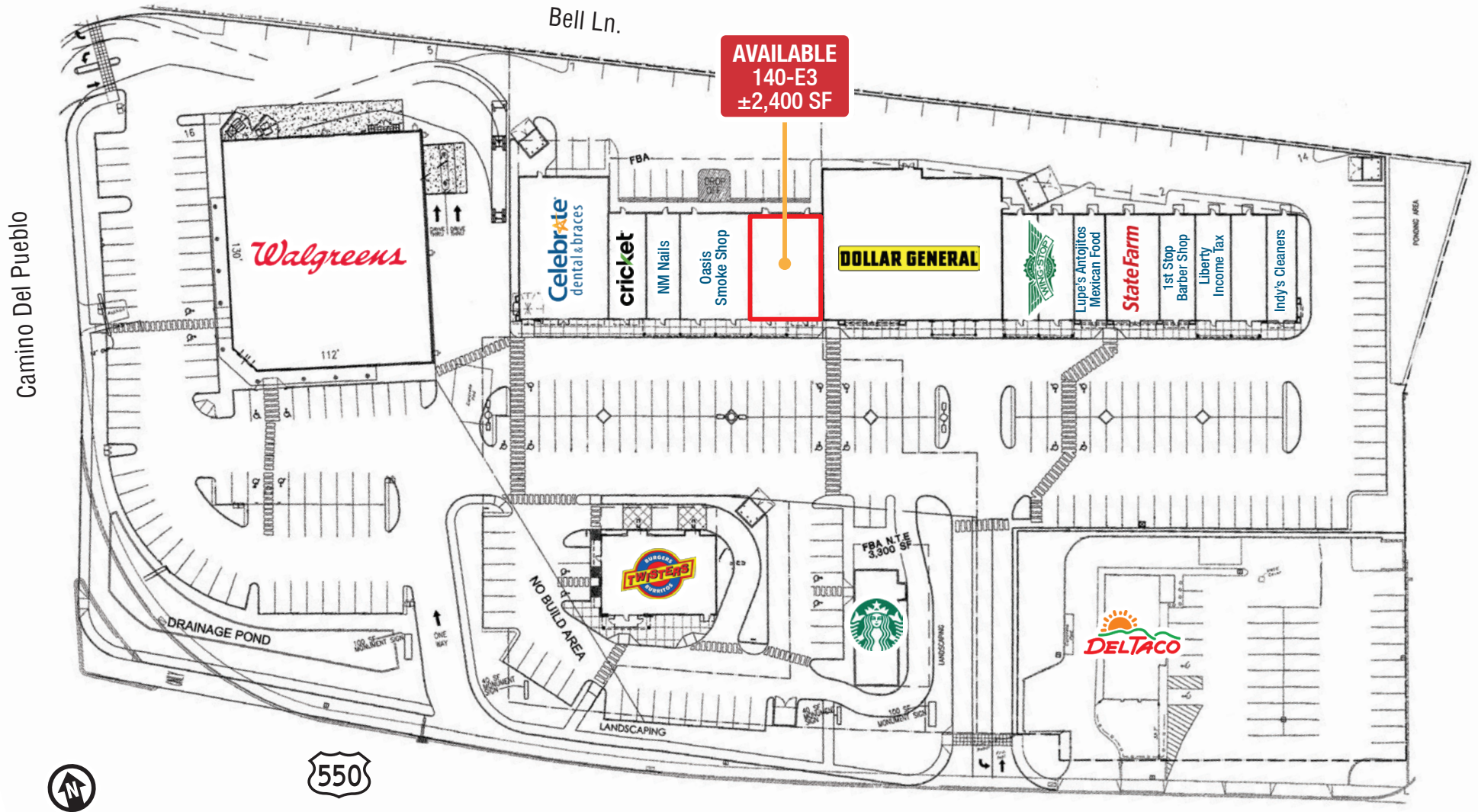
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SITE PLAN



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