

Rare I-25 Frontage Property

5,000 SF BUILDING ON 4.38 ACRES OF LAND

For Sale
or Lease



350 N. Frontage Rd. | Bernalillo, NM 87004

NEQ I-25 & US Hwy. 550

EASY ACCESS AND GREAT
VISIBILITY FROM I-25



AVAILABLE
Building: ±5,000 SF
Land: ±4.38 Acres



SALE PRICE
\$1,800,000



LEASE RATE
See Advisor

NA SunVista

got space™

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SITE

AVAILABLE

Building: ±5,000 SF
Land: ±4.38 Acres

ZONING

- C-1 Town of Bernalillo

HIGHLIGHTS

- Easy access and great visibility from I-25
- Just off the I-25/Hwy. 550 exit in Bernalillo
- Fully-fenced and gated property
- Fully-lighted lot
- Great property for:
 - Trucking company
 - RV and boat sales & service
 - Car/truck sales & service
 - RV storage
- Utilities:
 - Municipal water
 - Comcast cable
 - Gas

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RARE I-25 FRONTAGE PROPERTY

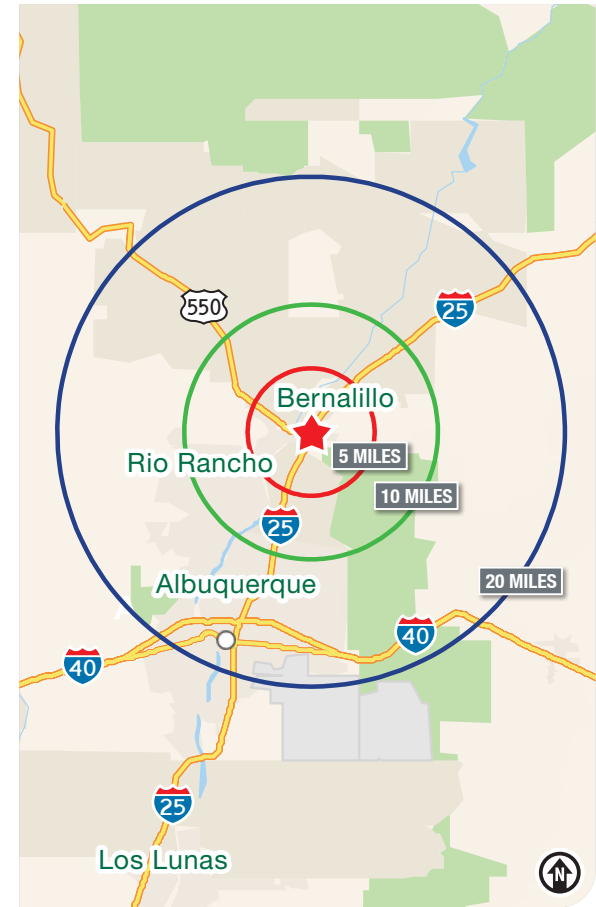
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LOCATION

Demographics	5 mile	10 mile	20 mile
Total Population	32,675	111,501	707,256
Average HH Income	\$118,403	\$129,872	\$101,012
Daytime Employment	9,441	37,671	363,324

2024 Forecasted by Esri



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Bernalillo Rio Rancho

TRADE AREA ANALYSIS

BERNALILLO/RIO RANCHO | NEW MEXICO

The cities of Rio Rancho and Bernalillo meet to form the northwest edge of the Albuquerque Metropolitan Statistical Area. At less than 45 years old, Rio Rancho is considered the fastest-growing city in New Mexico. Bernalillo boasts being the historical center of the state with occupation reaching back almost a thousand years. Together, the two cities comprise more than 100 square miles. Their adjacency to Albuquerque allows them 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.



Growth

Rio Rancho is the Fastest-Growing City in New Mexico



BERNALILLO/RIO RANCHO BY THE NUMBERS (ESRI 2024 Demographics)



120,680

Combined Population



44,237

Combined Households



\$93,133

Avg. Household Income



\$58,090

Md. Disposable Income



2,695

Total Businesses



31,275

Total Employees

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

- ↑ Business-friendly cities
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

CHALLENGES

- ↓ Bernalillo and Rio Rancho experience significant retail leakage of over **\$400 million** into Albuquerque.

OPPORTUNITIES

- ➔ Investors can bridge the gap of needs and retail services in Bernalillo and Rio Rancho