

For Sale
or Lease

Rare Turn-Key Drive-Thru QSR

EXCELLENT VISIBILITY IN A REGIONAL TRADE HUB



STAND-ALONE BUILDING

560 NM Highway 528 | Bernalillo, NM 87004

NEC Hwy. 528 & Venada Plaza Dr.



AVAILABLE

Building: ±690 SF
Land: ±0.6 Acres



**SALE PRICE/
LEASE RATE**

See Advisors

- Freestanding building shadow-anchored by Walmart and adjacent to Panda Express, Dion's, Murphy USA and Brake Masters
- Located on NM Hwy. 528 with exposure to over 27,000 cars per day

NA SunVista

got space™

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SITE

AVAILABLE

Building: ±690 SF
Land: ±0.6 Acres

HIGHLIGHTS

- Freestanding building shadow-anchored by Walmart and adjacent to Panda Express, Dion's, Murphy USA and Brake Masters
- Located on NM Hwy. 528 with exposure to over 23,000 cars per day
- Site services a broad trade area extending from Rio Rancho to Placitas & Jemez Pueblo
- Significant residential growth in the surrounding area with several master-planned communities under construction
- Double drive-thru stack
- Building constructed in 2024
- All FF&E could be included in either sale or lease

ZONING SU

For Sale or Lease

RARE STAND-ALONE TURN-KEY DRIVE-THRU QSR

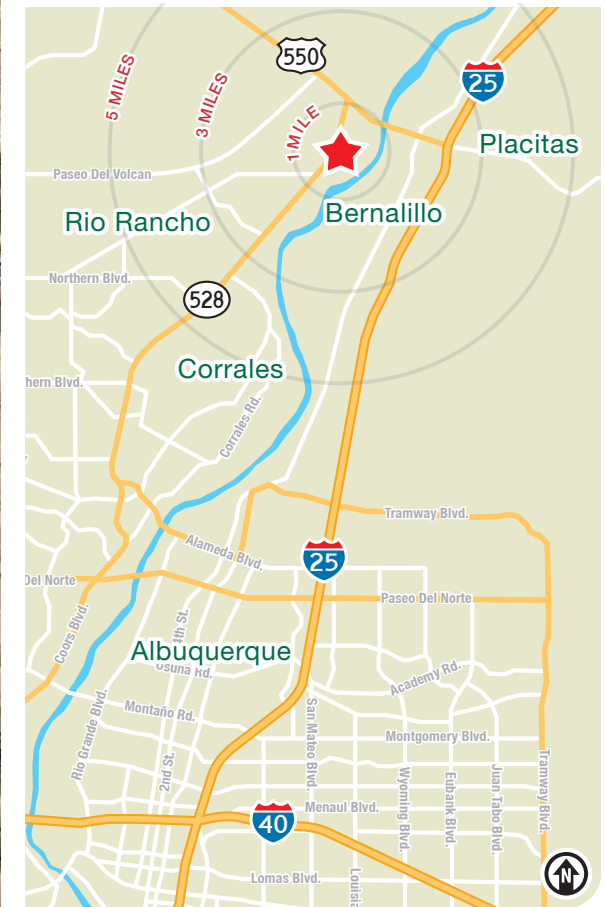
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LOCATION

| Demographics | 1 mile | 3 mile | 5 mile |
|--------------------|-----------|-----------|-----------|
| Total Population | 5,349 | 28,494 | 41,885 |
| Average HH Income | \$135,039 | \$115,558 | \$120,649 |
| Daytime Employment | 4,218 | 8,537 | 11,032 |

2024 Forecasted by Esri



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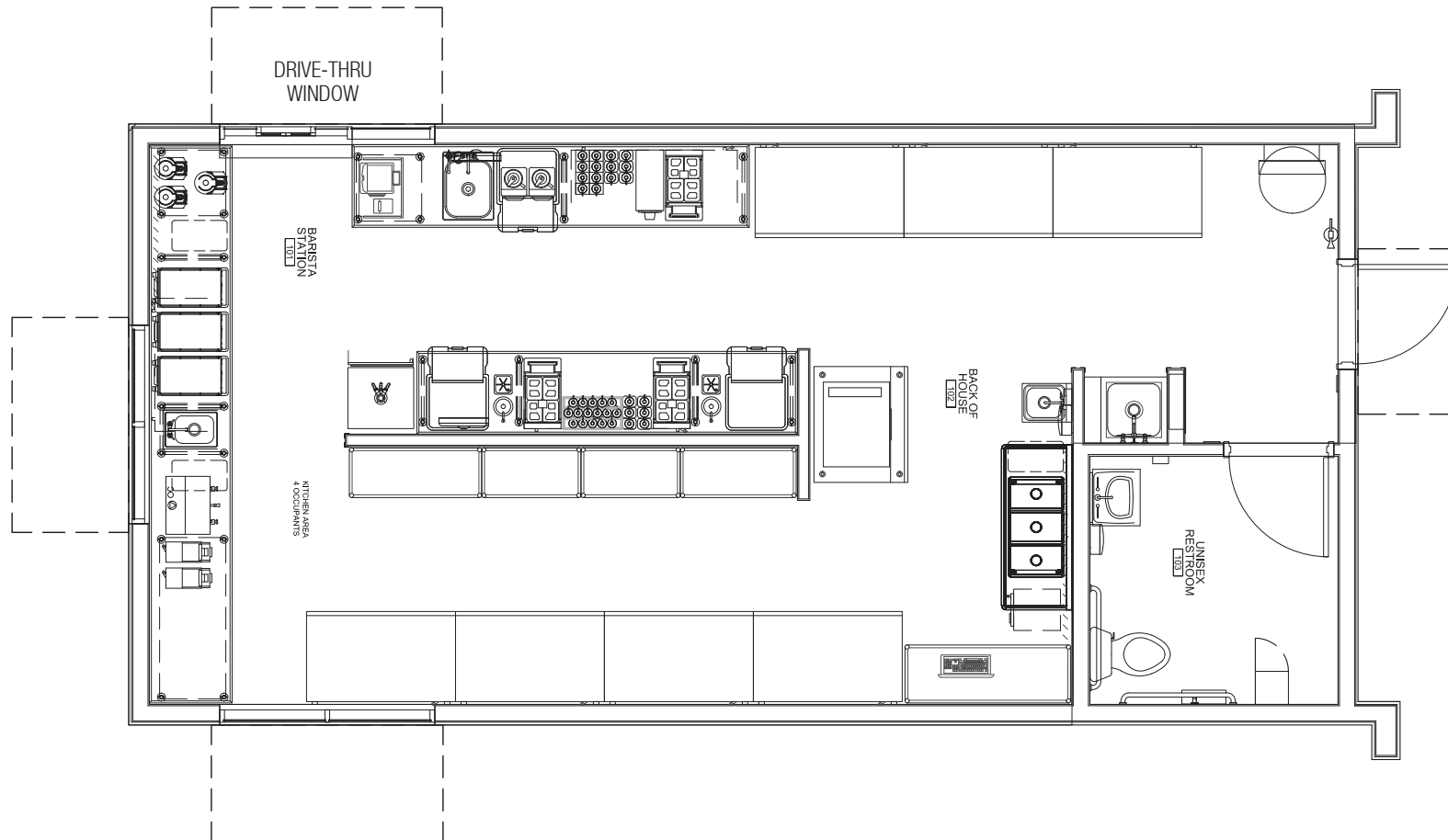
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FLOOR PLAN

±690 SF



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