

For Sale

Retail Corner In Growing Trade Area

NEAR THE HIGHEST RETAIL INTERSECTION IN RIO RANCHO

NWC Unser Blvd. & 5th St. | Rio Rancho, NM 87124

NWC Unser Blvd. & 5th St. SE



Access points shown are existing and subject to change pending city approval.

Sale Price

- \$993,168 (\$9.50/SF)

Available

- Land: ±2.4 Acres

Zoning

- C-1, City of Rio Rancho

Property Highlights

- 1/2 mile from top-performing Walmart at major Rio Rancho intersection
- Surrounded by rooftops with more residential development coming
- Zoned for drive-thru
- Average household income within a 5-mile radius is almost \$78,000
- Great visibility on Unser Blvd. with almost ±24,000 cars per day
- Signalized hard corner
- Multiple full-access points
- All utilities to site
- Great location for drive-thru restaurant, convenience store or any neighborhood retail services

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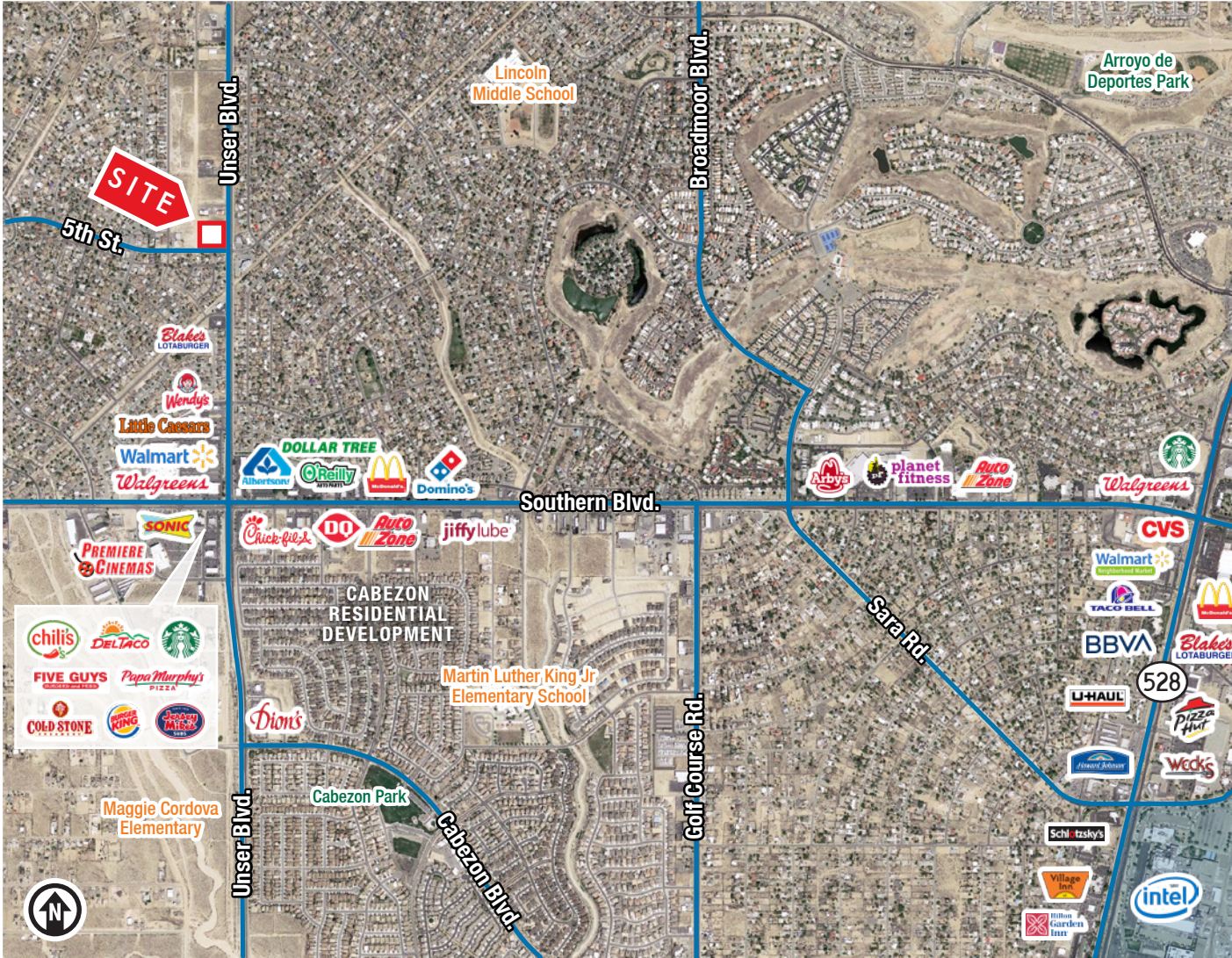
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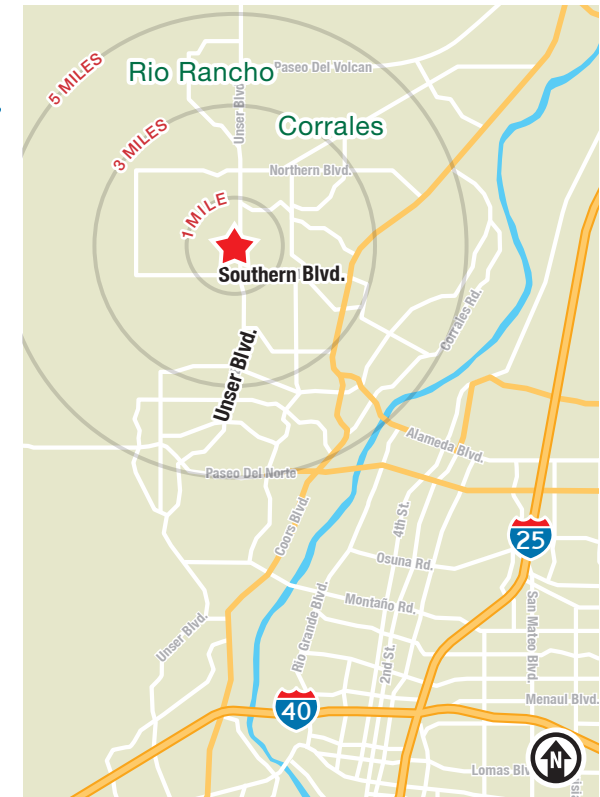
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LOCATION



2020 Demographics	1 mile	3 mile	5 mile
Total Population	12,438	71,099	144,756
Average HH Income	\$63,714	\$73,902	\$77,980
Daytime Employment	2,656	17,280	34,815

2020 Forecasted by Esri



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TRADE AREA



Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM West Campus



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



National Retailers



Intel Rio Rancho



New Presbyterian Rust Medical Center



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DEMOGRAPHICS



Rio Rancho is the **fastest growing** city in New Mexico with a population of more than 100,000



Loma Colorado sits at the intersection of Northern & Loma Colorado with more than **20K** cars per day



There are **37,162** households in Rio Rancho



The average household income is **\$72,962**



The median disposable income in Rio Rancho is **\$48,160**



Rio Rancho has **2,286** total businesses with **24,454** employees

2020 ESRI Demographics

A High-Income, High-Growth, Underserved Trade Area

Rio Rancho is the **2ND-MOST UNDERSERVED** Trade Area in the Albuquerque Market

RETAIL SF PER SHOPPER PER TRADE AREA

Southwest Mesa:	10 SF of Retail
Rio Rancho	14.5 SF of Retail
North Valley:	19 SF of Retail
University:	20 SF of Retail
Downtown:	25 SF of Retail
Far NE Heights:	32 SF of Retail
SE Heights:	30 SF of Retail
NE Heights:	49 SF of Retail
North I-25:	121 SF of Retail
Uptown:	396 SF of Retail
Cottonwood:	459 SF of Retail

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

497

New Home Starts in 2018

57

Completed Single-Family Residences in 2018

955

Completed Homes from 2015 to 2018

Information based on Q1 2017 housing data





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