

# For Sale or Ground Lease

# Signalized Pad Site in Proven Trade Area

CO-TENANTS: **Walmart**  **Dion's**  **Firestone**  **MURPHY USA**   

NEC Highway 528 & Venada Plaza Dr. | Bernalillo, NM 87004

SEQ State Hwy. 528 & US Hwy. 550



- PLAZA AT ENCHANTED HILLS**
- Michael's
  - TJ-maxx
  - PET SMART
  - ROSS DRESS FOR LESS
  - burkes OUTLET
  - FAMOUS footwear
  - MATTRESS FIRM
  - Mister

## SALE PRICE

- \$755,000

## GROUND LEASE RATE

- \$65,000/Year

## AVAILABLE

- ±0.603 Acres

## ZONING

- SU, Town of Bernalillo

## PROPERTY HIGHLIGHTS

- Located along Highway 528 with more than 27,000 cars per day
- Full access and excellent visibility
- Northern gateway into Rio Rancho
- Ground lease or purchase deal structure
- In a strong retail corridor adjacent to Super Walmart, surrounded by national retailers including Albertsons, TJ Maxx, Ross and more
- High-growth area with strong daytime employment

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**TRADE AREA**



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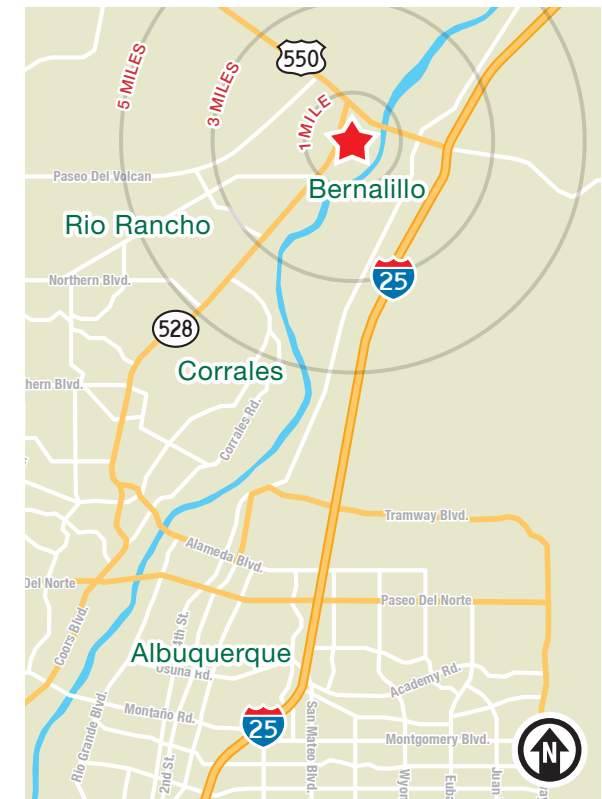
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## LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population 	4,589	26,912	39,045
Average HH Income 	\$90,631	\$74,113	\$80,550
Daytime Employment 	3,624	7,444	10,042
2020 Forecasted by Esri			



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# Rio Rancho

# TRADE AREA ANALYSIS

## Rio Rancho | The "City of Vision"

The City of **Rio Rancho** is part of the Albuquerque Metropolitan Statistical Area. At only 31-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 over 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.

### Rio Rancho by the Numbers (ESRI 2020 Demographics)



Rio Rancho is the **FASTEST GROWING** City in NM & the **2nd MOST UNDERSERVED** TRADE AREA in Albuquerque

**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



### ABQ RETAIL REPORT CARD

#### 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
- Cottonwood - 459 SF of Retail
- Uptown - 396 SF of Retail

### STRENGTHS

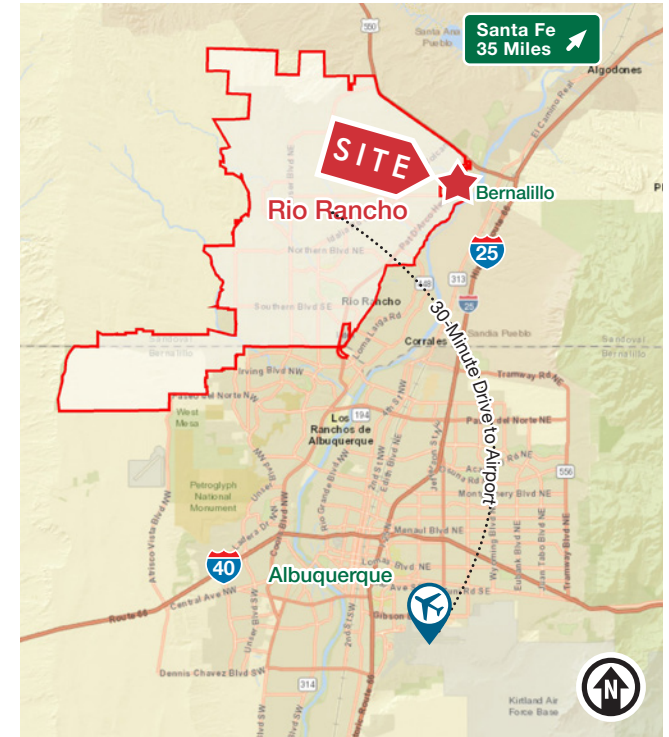
- ↑ Rio Rancho is a business-friendly location
- ↑ Low Crime Rates
- ↑ Excellent Public Education System
- ↑ Diverse Housing Options
- ↑ Growing list of quality of life amenities

### CHALLENGES

- ↓ Rio Rancho experiences a significant level of retail leakage into the City of Albuquerque. Approx. \$400 Million in leakage

### OPPORTUNITIES →

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



### Rio Rancho "City of Vision"

Number 38 in *USA Today's* "America's 50 Best Cities to Live"

Ranked as one of the "100 best places to live in America" by *Money Magazine*

Ranked as the "The top 100 best places to live & launch a business in the US"

by *Fortune Small Business Magazine*

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