

For Sale,
Lease or
Build-to-Suit

Development-Ready Mixed-Use Land

WITHIN A REGIONAL TRADE HUB AT 528 & 550



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

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

SALE PRICE

- \$5.50 to \$14.00/SF

AVAILABLE

- North Parcel: ±1.61 to ±16.98 Ac.
- South Parcel: ±7.6 Ac.

HIGHLIGHTS

- Located along Highway 528 with more than 27,000 cars per day
- Adjacent to Walmart, surrounded by national retailers including Albertsons, TJ Maxx, Sprouts, Michael's and more
- Paved access
- Utilities available in street
- High-growth area with strong daytime employment
- Stunning views of the Sandia Mountains
- Ideal for multi-family, senior living, independent living, skilled nursing facility, equipment or auto sales
- Walking distance to groceries, restaurants, financial services and entertainment
- Possible joint-venture opportunity

ZONING SU, Town of Bernalillo

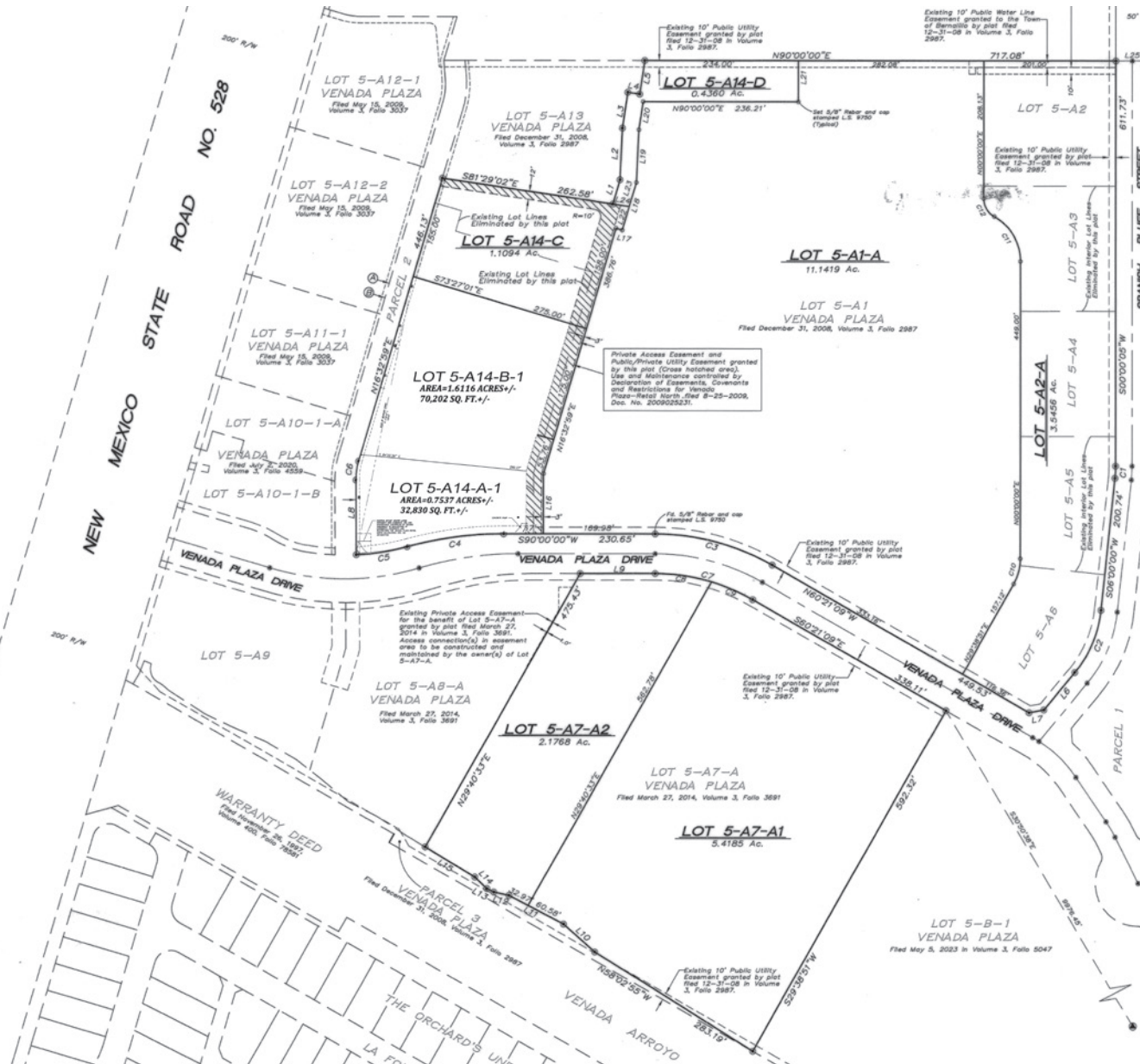


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SITE SURVEY



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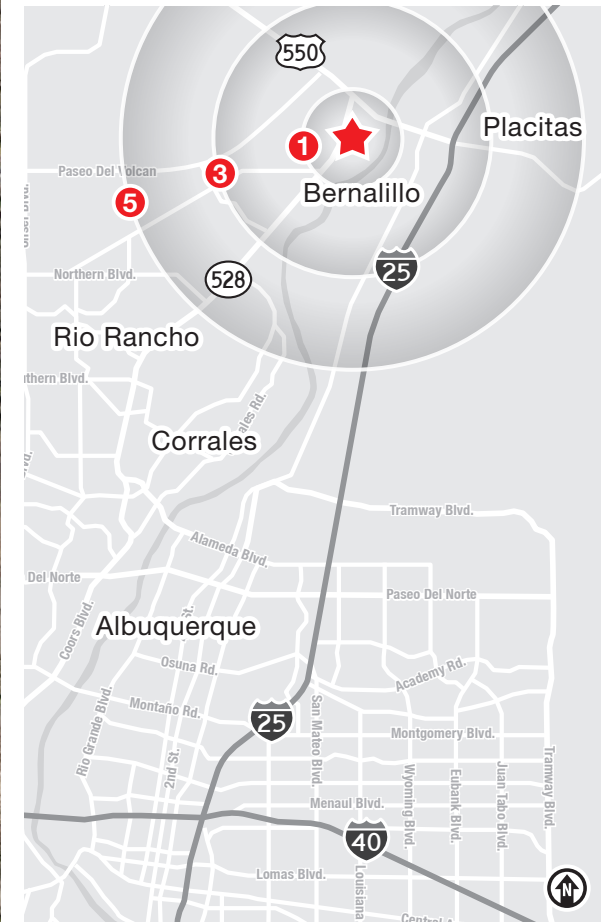
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,549	29,275	43,064
Average HH Income	\$134,465	\$114,203	\$120,127
Daytime Employment	3,143	7,707	10,305

2025 Forecasted by Esri



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North Parcel - Looking East from Hwy. 528



Potential Pad Sites on North Parcel - Looking Northwest



North Parcel - Looking North



South Parcel - Looking Southwest



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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 2025 Demographics)



123,324

Combined Population



46,277

Combined Households



\$99,776

Avg. Household Income



\$62,031

Md. Disposable Income



2,689

Total Businesses



30,473

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