# For Sale ]

# Prime Pad Sites Near Rust Medical Center

## JOIN THE FASTEST-GROWING NEIGHBORHOOD IN RIO RANCHO




SEQ Wellspring Ave. & 21st St. SE | Rio Rancho, NM 87124

**±2.18 - 4.87 Ac. Available**
**$12.13 - $13.50/SF**


**Genieve Posen**
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**Jim Hakeem**
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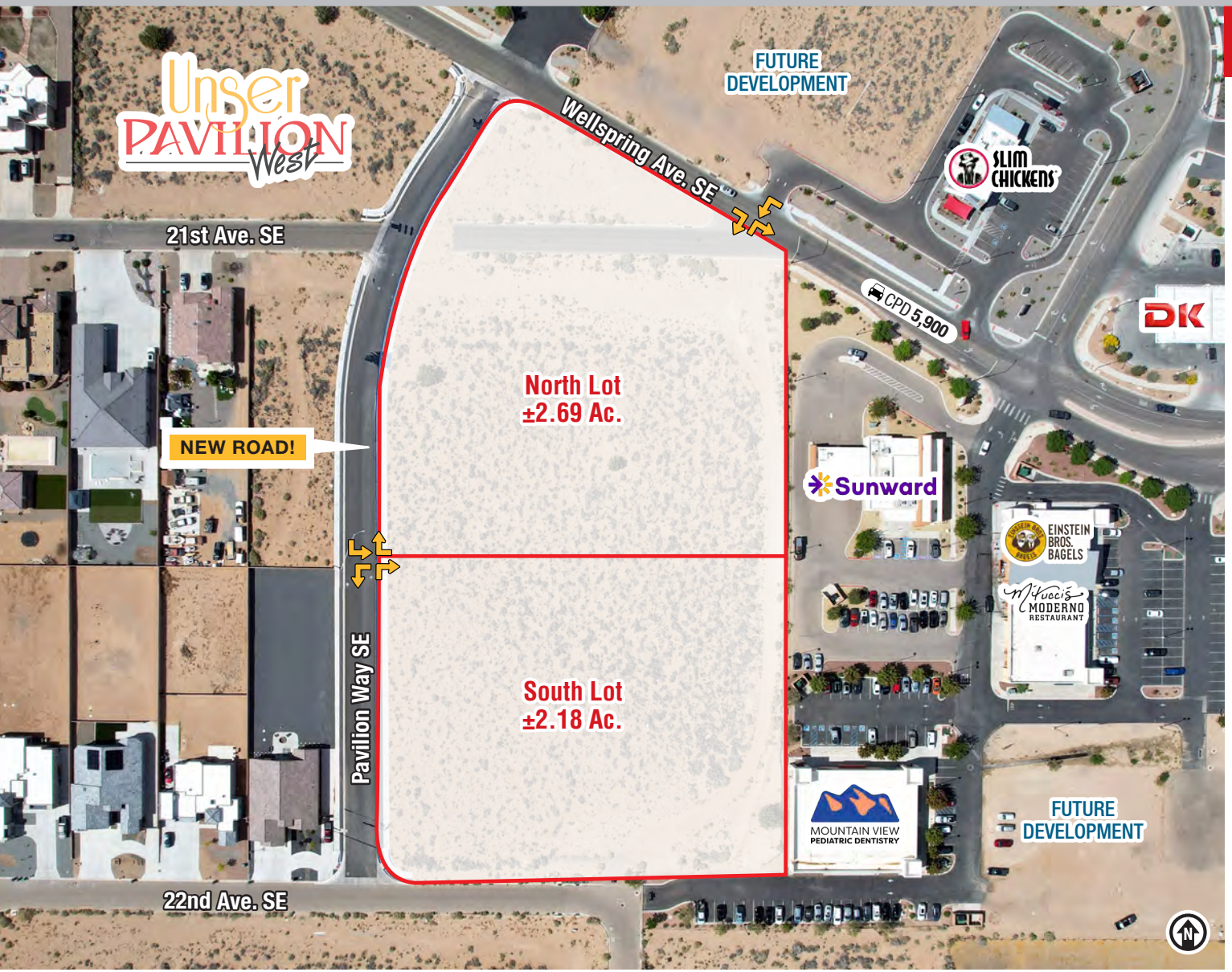
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## PROPERTY SUMMARY




## Sale Price

- **South Lot: ±2.18 Ac.**
  $1,151,874 ($12.13/SF)
- **North Lot: ±2.69 Ac.**
  $1,581,881 ($13.50/SF)
- **Both Lots: ±4.87 Ac.**
  $2,698,385 ($12.72/SF)

## HIGHLIGHTS

- Adjacent to the thriving Unser Pavilion retail center with walkable connectivity
- Across from the newly-opened Albertsons Market Street
- Located in an underserved market
- Average household income of $146,231 within a 1-mile radius
- Across from Presbyterian Rust Medical Center
- Perfect opportunity for:
  - Entertainment venue
  - Restaurants
  - Food hall
  - Hotel
  - Office complex
- VeriReady Site – Get to ground-breaking faster
- LEDA and GRIP funds available
- Zoning: C-1


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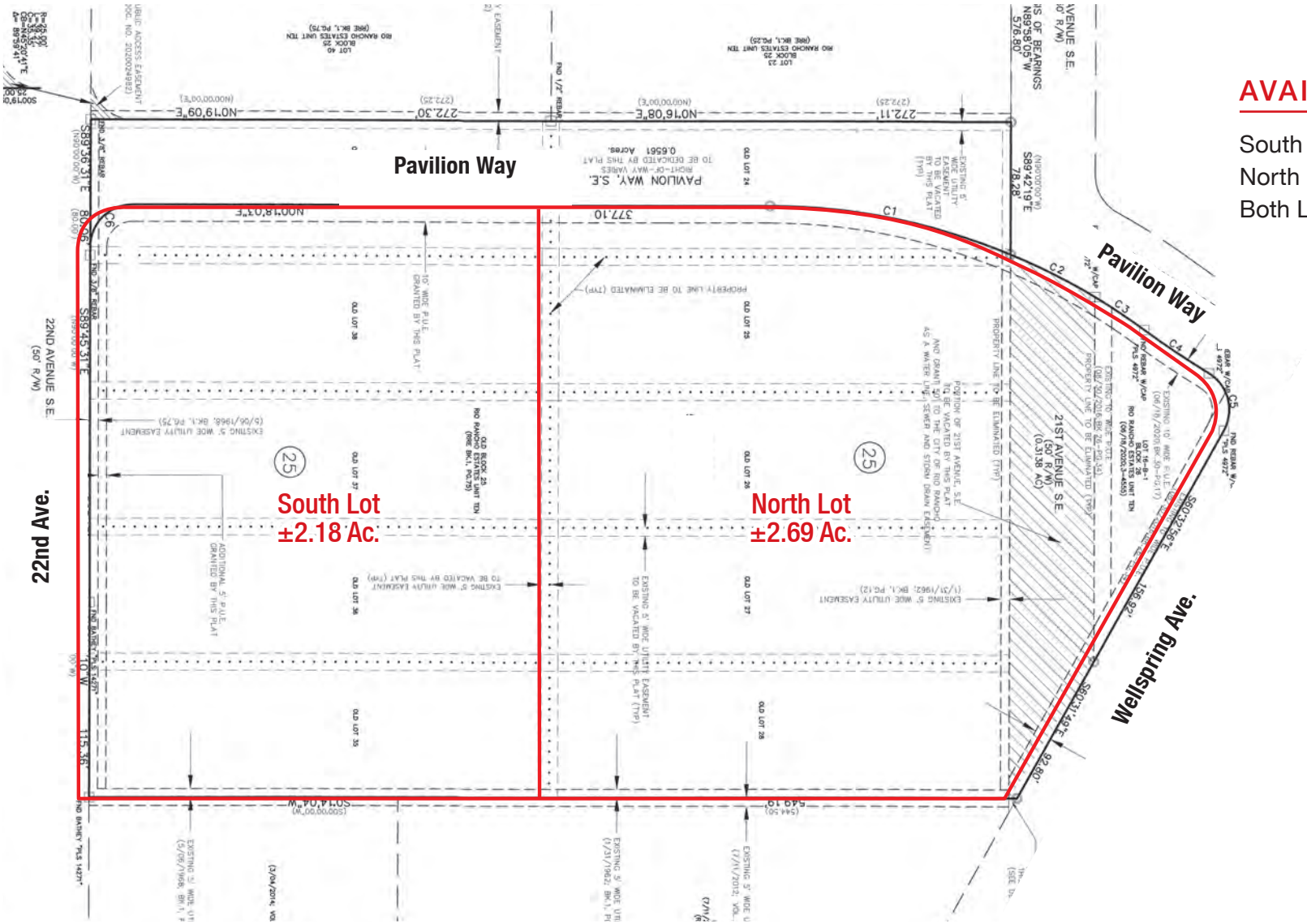
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## UNSER PAVILION SITE SURVEY




## AVAILABLE

South Lot: ±2.18 Ac.
North Lot: ±2.69 Ac.
Both Lots: ±4.87 Ac.


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# CONCEPTUAL SITE PLAN | HOTEL/ENTERTAINMENT







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# CONCEPTUAL SITE PLAN | RETAIL/OFFICE







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# UNSER PAVILION SITE CHARACTER




**CONCEPTUAL SITE** | HOTEL/ENTERTAINMENT



**CONCEPTUAL SITE** | RETAIL/OFFICE

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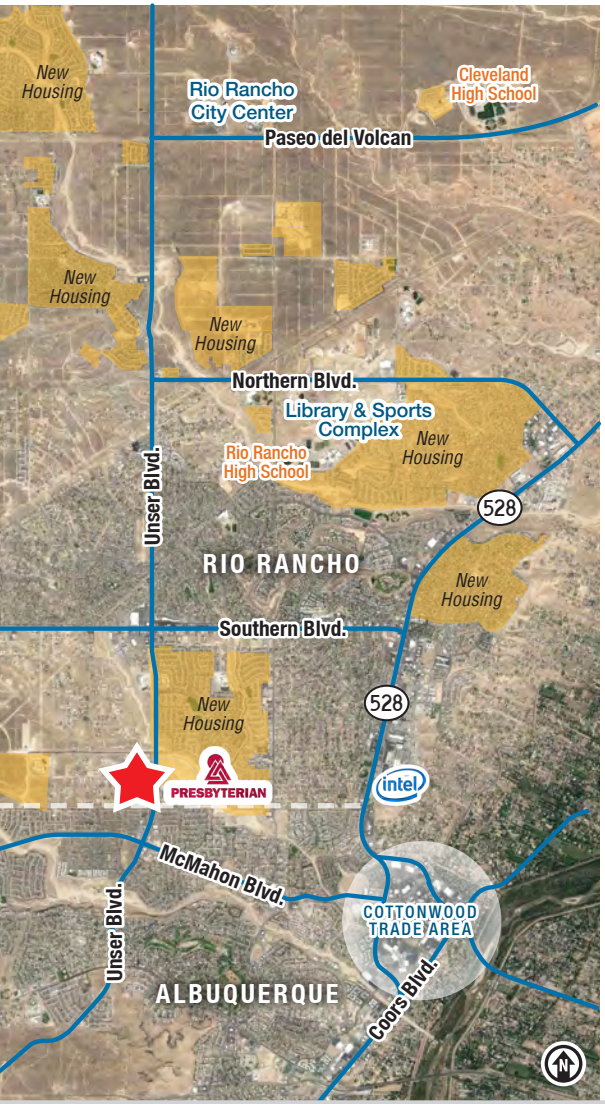
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UNSER GATEWAY
A SMART MOVE
RIO RANCHO NEW MEXICO

## JOIN THE DEVELOPMENT BOOM OF THE UNSER GATEWAY

### A High-Growth, Underserved Trade Area




## Retail is following the rooftops.

- **Build-to-Rent (BTR) Homes**
  ±368 units are currently under construction within a half-mile radius of the site.
- **Single-Family Development**
  Los Diamantes is now entering its third phase of residential expansion.
- **Multifamily**
  A new 10-acre multifamily development is planned near Los Diamantes.
- **Schools**
  A new Rio Rancho high school is slated for construction just west of Los Diamantes along with existing Joe Harris Elementary (800 students) to the east
- **Retail**
  More than seven new retail projects have recently broken ground within a quarter mile along Unser Blvd.
- **Grocery Anchor**
  The new Albertsons Market Street blends everyday grocery needs with chef-prepared meals, specialty items, and upscale offerings. With 350 new jobs created, the area is quickly becoming a retail and dining destination.

**Intel Corporation** has invested **$3.5 billion** to upgrade its Rio Rancho plant operations.

**Housing**
- Custom homes
- Available, affordable land
- Multifamily opportunities
- Strong senior housing market

**Presbyterian Rust Medical Center** has the opportunity to expand to 1.2M SF. It's more than 60% complete and 20 years ahead of schedule.

**Market Street**
The new 80,350 SF grocery across Unser Blvd. will bring even more customers to the Unser Gateway corridor.

**Parks & Recreation**
- A Park Above
- Black Arroyo Wildlife Park
- Gateway Park













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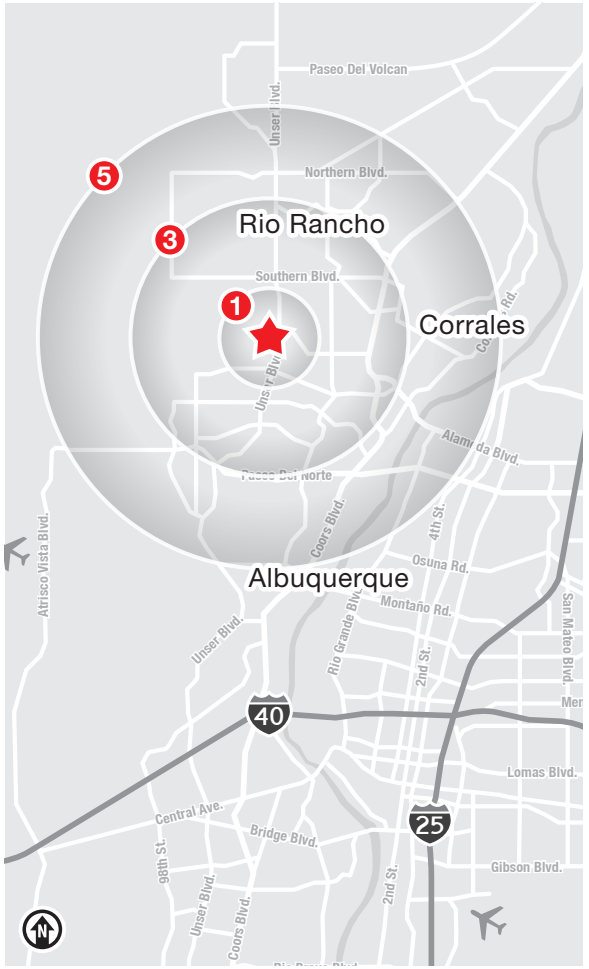
## DEMOGRAPHICS | 1, 3 & 5 MILE

| | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| **Summary** | **2026** | **2026** | **2026** |
| Total Population | 14,215 | 91,363 | 169,806 |
| Total Households | 5,080 | 36,147 | 65,996 |
| Family Households | 3,537 | 24,116 | 44,643 |
| Average Household Size | 2.77 | 2.52 | 2.55 |
| Owner Occupied Housing Units | 4,069 | 26,923 | 50,732 |
| Renter Occupied Housing Units | 1,011 | 9,224 | 15,264 |
| Median Age | 37.1 | 39.5 | 40.1 |
| **Trends 2026 - 2031** | **State** | **State** | **State** |
| Population | 0.30% | 0.30% | 0.30% |
| Households | 0.40% | 0.40% | 0.40% |
| Family Population | 0.30% | 0.30% | 0.30% |
| Owner Occupied Housing Units | 0.60% | 0.60% | 0.60% |
| Median Household Income | 3.10% | 3.10% | 3.10% |
| Median Household Income | $113,385 | $93,288 | $96,869 |
| Average Household Income | $146,231 | $116,706 | $121,991 |
| Per Capita Income | $53,057 | $45,829 | $47,578 |

## DEMOGRAPHICS

| Snap Shot | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Total Population | 14,215 | 91,363 | 169,806 |
| Average HH Income | $146,231 | $116,706 | $121,991 |
| Daytime Employment | 1,522 | 24,780 | 41,480 |

*2024 Forecasted by Esri*




The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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