

For
Ground
Lease



Signalized Hard-Corner Land

HIGH-TRAFFIC SITE IN GROWING RIO RANCHO



1000 Sara Rd. SE | Rio Rancho, NM 87124

±0.71 Ac. Available

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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For Ground Lease

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PROPERTY

AVAILABLE

Land: ±0.71 Acres

LEASE RATE

\$6,000/Month

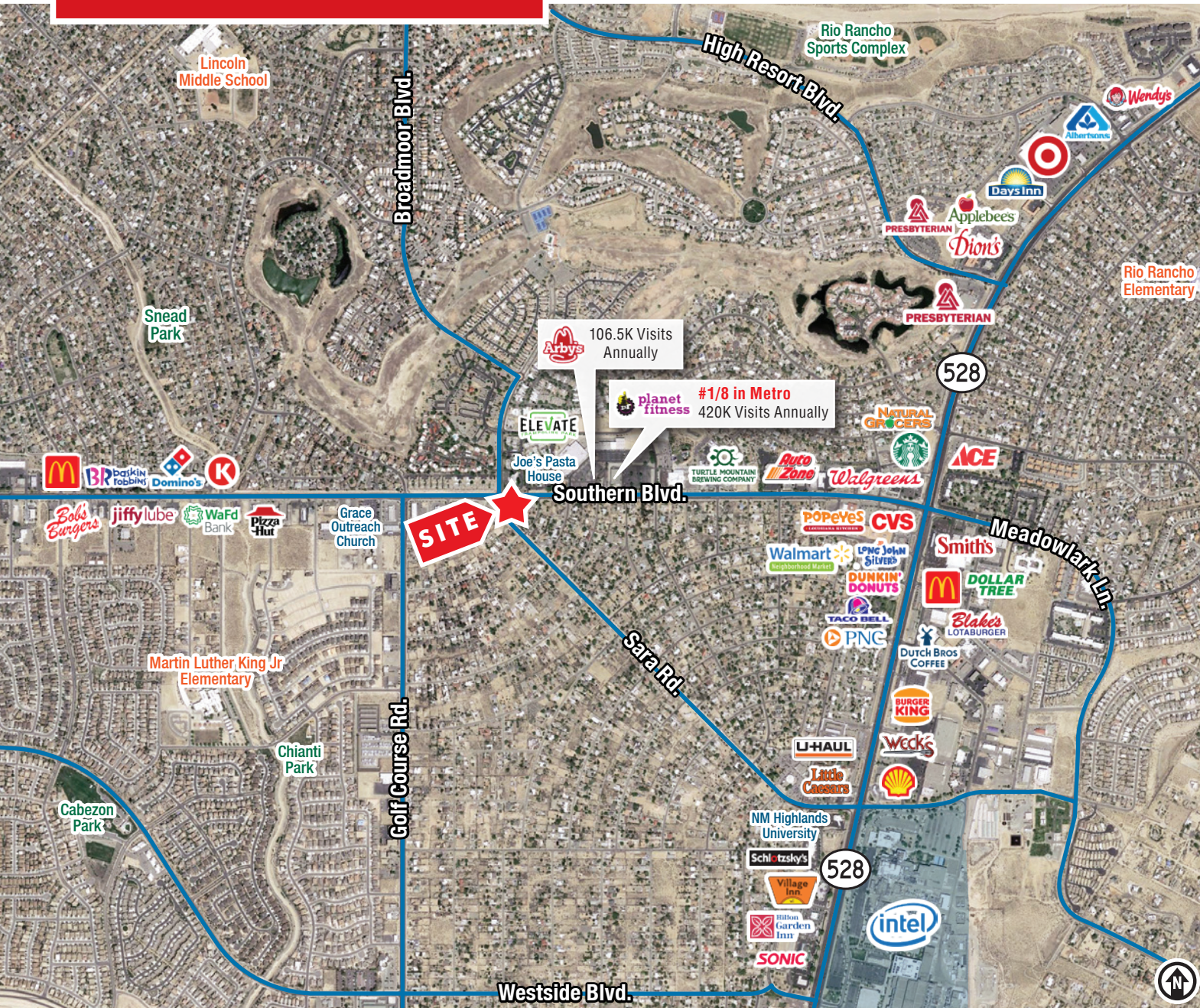
HIGHLIGHTS

- Located on the hard corner Southern Blvd. & Sara Rd.
- Signalized Intersection
- 56,800 of vehicles per day at intersection
- On the "AM" side of road
- Perfect kiosk drive-thru opportunity
- Please do not disturb existing residence on site

ZONING C-1

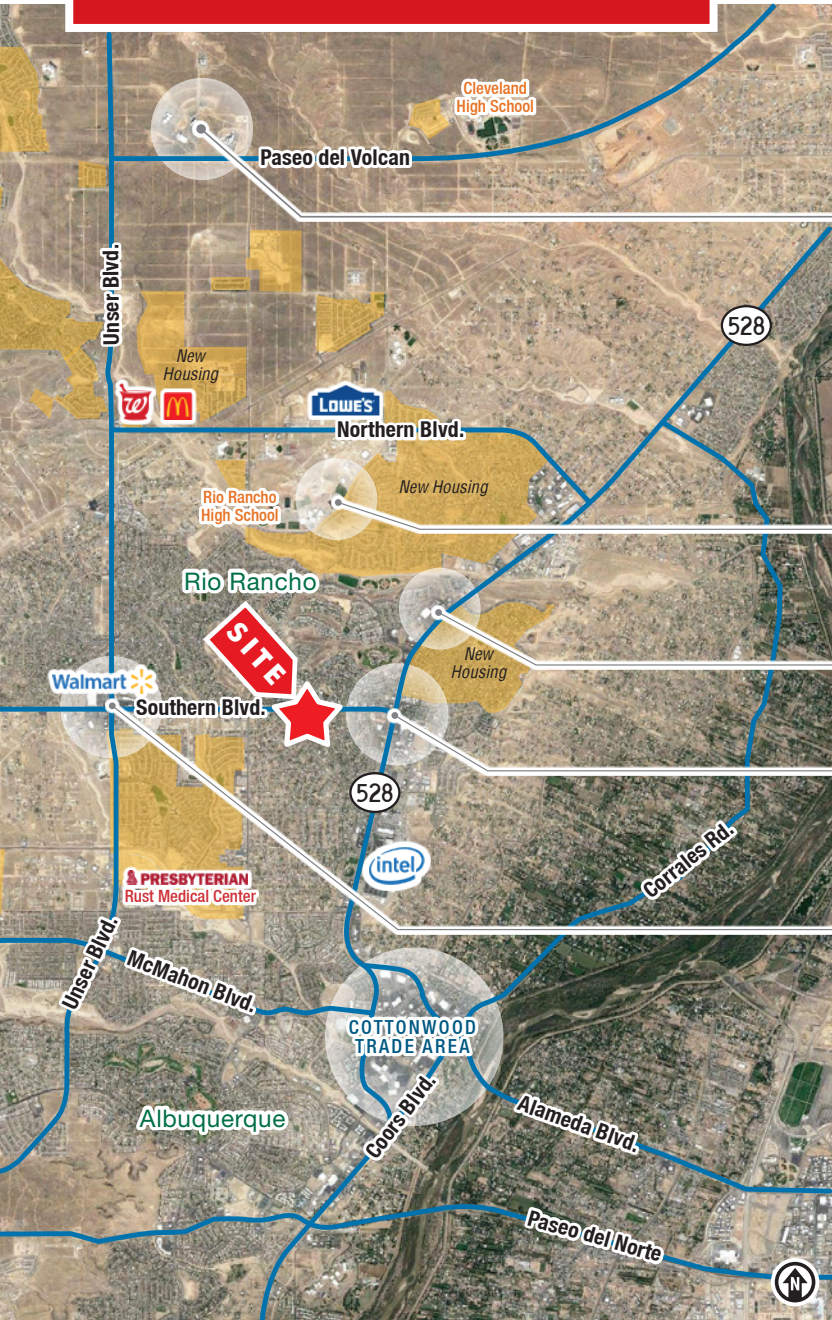
LOCATION

SEC Southern Blvd.
& Sara Rd. SE



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1000 Sara Rd. SE | Rio Rancho, NM 87124



Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM Sandoval Medical Center



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



Prominent Retailers



Intel Rio Rancho



Presbyterian Rust Medical Center



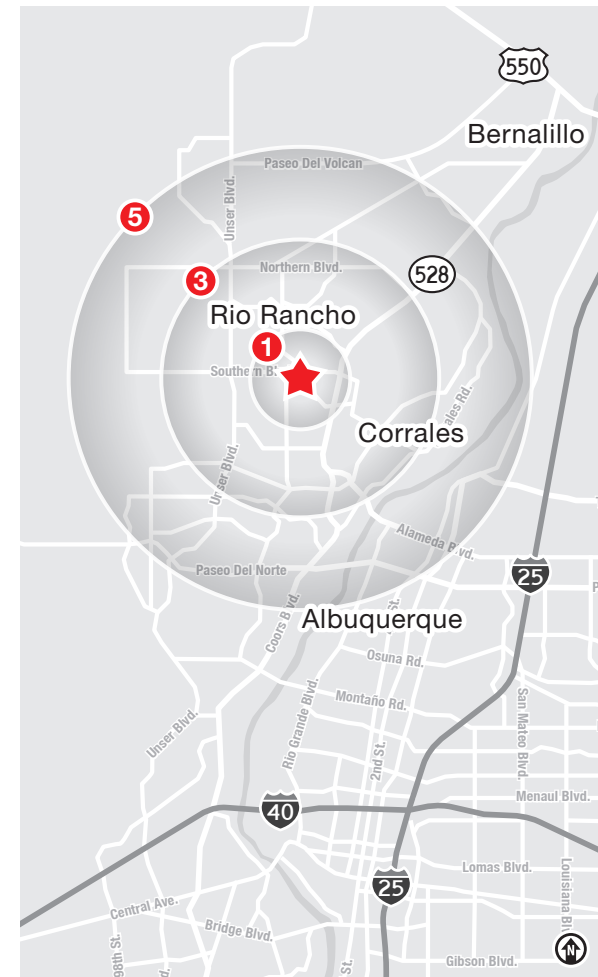
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
Summary	2026	2026	2026
Total Population	12,180	84,392	153,283
Total Households	5,100	33,307	59,927
Family Households	3,313	21,870	40,476
Average Household Size	2.39	2.50	2.54
Owner Occupied Housing Units	3,916	24,928	46,555
Renter Occupied Housing Units	1,184	8,379	13,372
Median Age	42.9	41.1	40.7
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	\$91,991	\$93,964	\$95,089
Average Household Income	\$111,846	\$120,784	\$121,613
Per Capita Income	\$45,698	\$47,936	\$47,697

DEMO SNAP SHOT

	1 mile	3 mile	5 mile
 Total Population	12,180	84,392	153,283
 Average HH Income	\$111,846	\$120,784	\$121,613
 Daytime Employment	3,393	24,763	40,029

2026 Forecasted by Esri



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 less than 45 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 more than 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.



Fastest
Growing City in
New Mexico



RIO RANCHO BY THE NUMBERS (ESRI 2026 Demographics)



117,018
City Population



43,640
Households



\$120,498
Avg. Household Income



\$77,710
Md. Disposable Income



2,466
Total Businesses



26,236
Total Employees

Rio Rancho is 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

- ↑ 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