

For Lease



Bernalillo Retail Space

IN A THRIVING RETAIL CENTER ALONG
THE BUSY HWY. 550 CORRIDOR



**±1,200 - 2,400 SF
Available**

140-180 U.S. Hwy. 550 | Bernalillo, NM 87001

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Randall Parish

randall@sunvista.com | 505 338 4110

Alexis Lovato

alexis@sunvista.com | 505 639 6433

For Lease

140-180 U.S. Hwy. 550 | Bernalillo, NM 87001

PROPERTY

AVAILABLE

Suite 140-E3: ±2,400 SF
Suite 180-H: ±1,200 SF

LEASE RATE

See Advisors

HIGHLIGHTS

- High-traffic center near a river crossing
- 51,100 cars per day at intersection
- Strong mix of national and local tenants
- Great visibility from U.S. Hwy. 550

ZONING

- SU, Town of Bernalillo

LOCATION

NEQ U.S. Hwy. 550 & Camino del Pueblo



For Lease

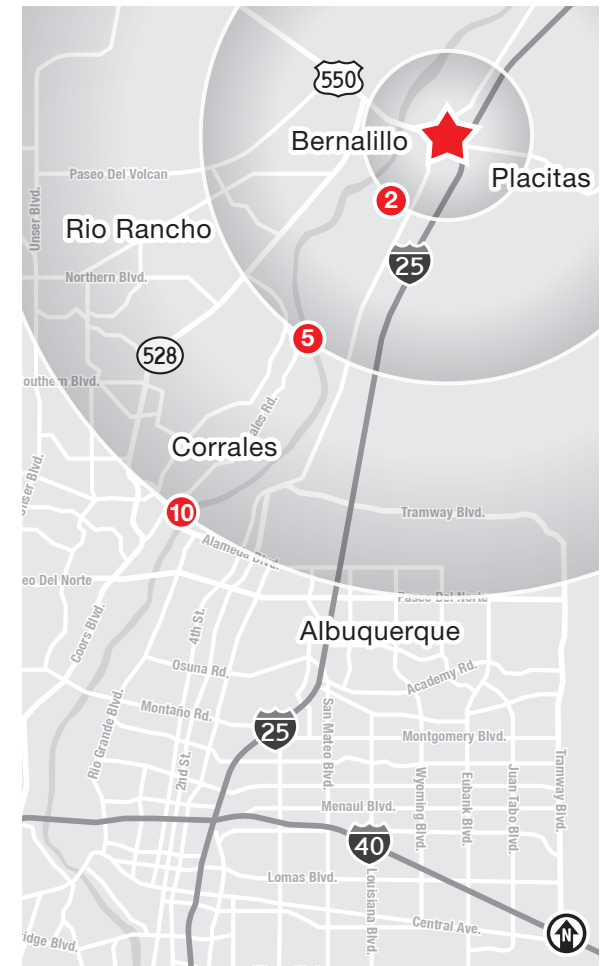
140-180 U.S. Hwy. 550 | Bernalillo, NM 87001



LOCATION

Demographics	2 Mile	5 Mile	10 Mile
Total Population	9,871	37,756	145,442
Average HH Income	\$112,278	\$133,919	\$139,191
Daytime Employment	6,472	9,535	48,804

2026 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Randall Parish
randall@sunvista.com
505 338 4110

Alexis Lovato
alexis@sunvista.com
505 639 6433

For Lease

140-180 U.S. Hwy. 550 | Bernalillo, NM 87001



SUITE 140-E3



SUITE 180-H



SUITE 180-H



SUITE 180-H



NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

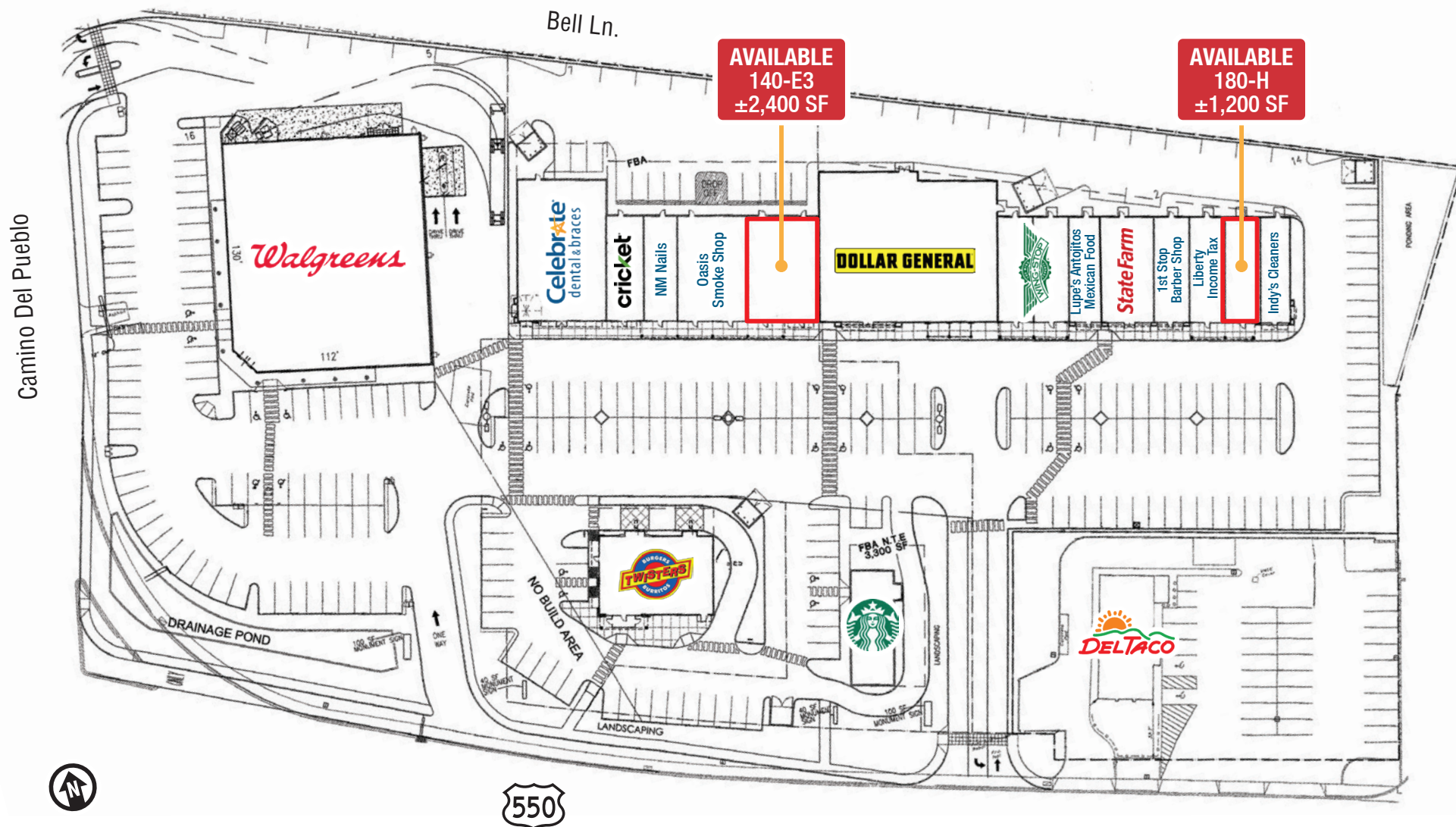
Randall Parish
randall@sunvista.com
505 338 4110

Alexis Lovato
alexis@sunvista.com
505 639 6433

For Lease

140-180 U.S. Hwy. 550 | Bernalillo, NM 87001

SITE PLAN



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