

# For Lease



## New Retail on Unser Blvd.

HIGHLY-VISIBLE SHOPS AT UNSER & MCMAHON BLVDS.



**ON A HIGH-TRAFFIC CORRIDOR**

10621 Unser Blvd. NW | Albuquerque, NM 87114

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±1,650 SF - 3,300 SF  
Available**

**Todd Strickland**

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## PROPERTY

### AVAILABLE

- ±1,650 SF - 3,300 SF  
▪ 3 Inline Retail Suites

### LEASE RATE

\$34.00/SF + NNN

### HIGHLIGHTS

- Multiple access points to property
- Located within two signalized intersections:
  - Unser & McMahon (56,500 CPD)
  - Unser & Bandelier (23,300 CPD)
- .35 miles from Rust Presbyterian Hospital and 1.2 miles from Lovelace Westside & UNM Care Hospitals

### ZONING

- [MX-L](#) & [MX-M](#)

### LOCATION

SWC Unser & McMahon Blvds. NW

Visit Our YouTube Channel  
to See this Property Video





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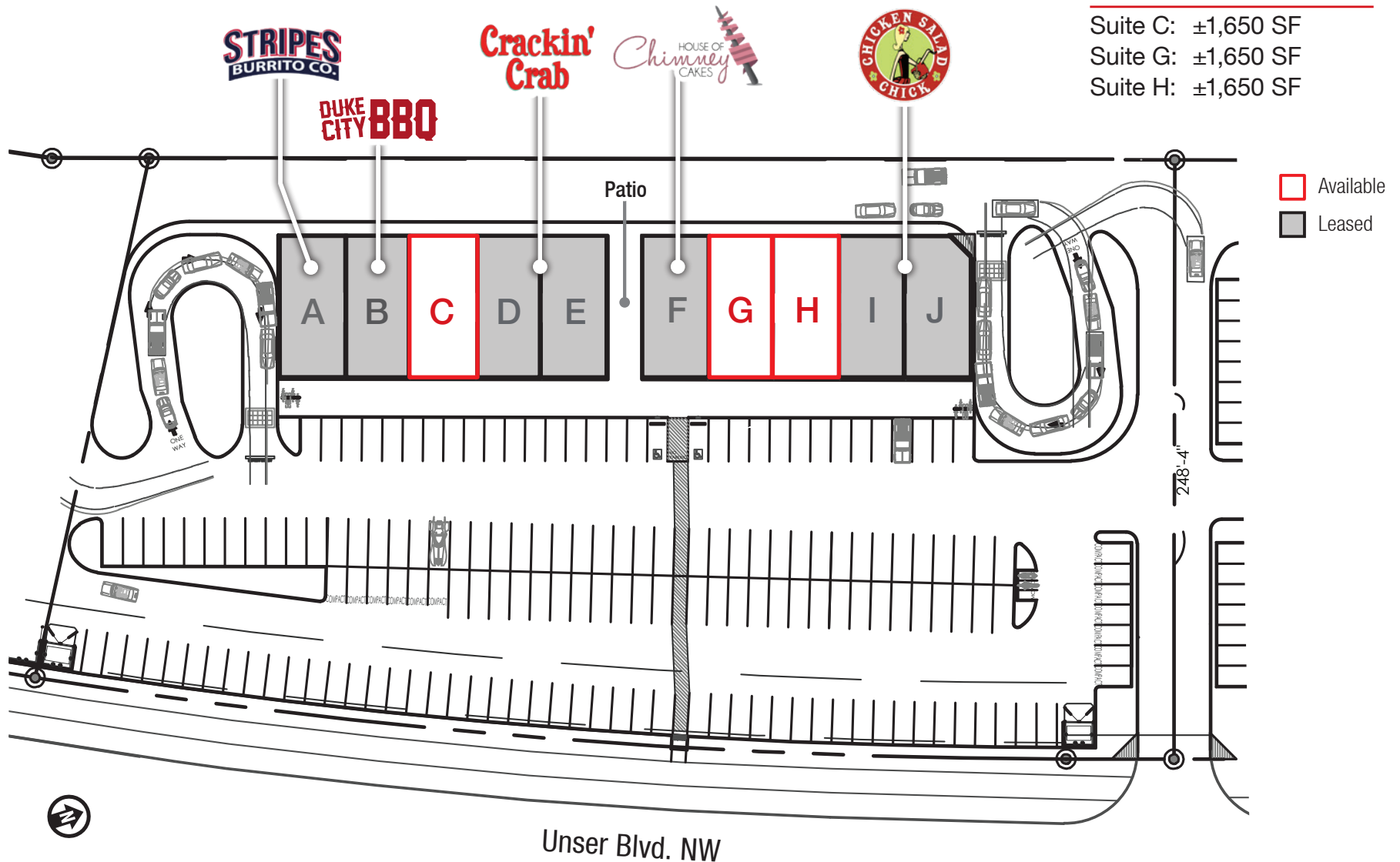
## SITE PLAN

### AVAILABLE

Suite C: ±1,650 SF

Suite G: ±1,650 SF

Suite H: ±1,650 SF



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## RETAIL SUITES

3 Inline Available

Unser Blvd. NW

McMahon Blvd. NW

## AREA HIGHLIGHTS

WITHIN A  
**5-MILE**  
RADIUS

2025 Demographics Forecasted by ESRI



**169,662**

Population



**\$113,576**

Avg. Household  
Income



**42,770**

Total Employees



## DEVELOPMENT

West Albuquerque is the fastest-growing sector of the city. It boasts consistent housing development and new infrastructure endeavors, including vital transportation projects, ongoing commercial, medical and educational facility development.



## HOUSING

**30 to 42%** of Albuquerque single-family housing permits were issued in the city's northwest quadrant over the last 10 years.



## POPULATION

**38%** of the Albuquerque MSA population lives west of the Rio Grande (river)

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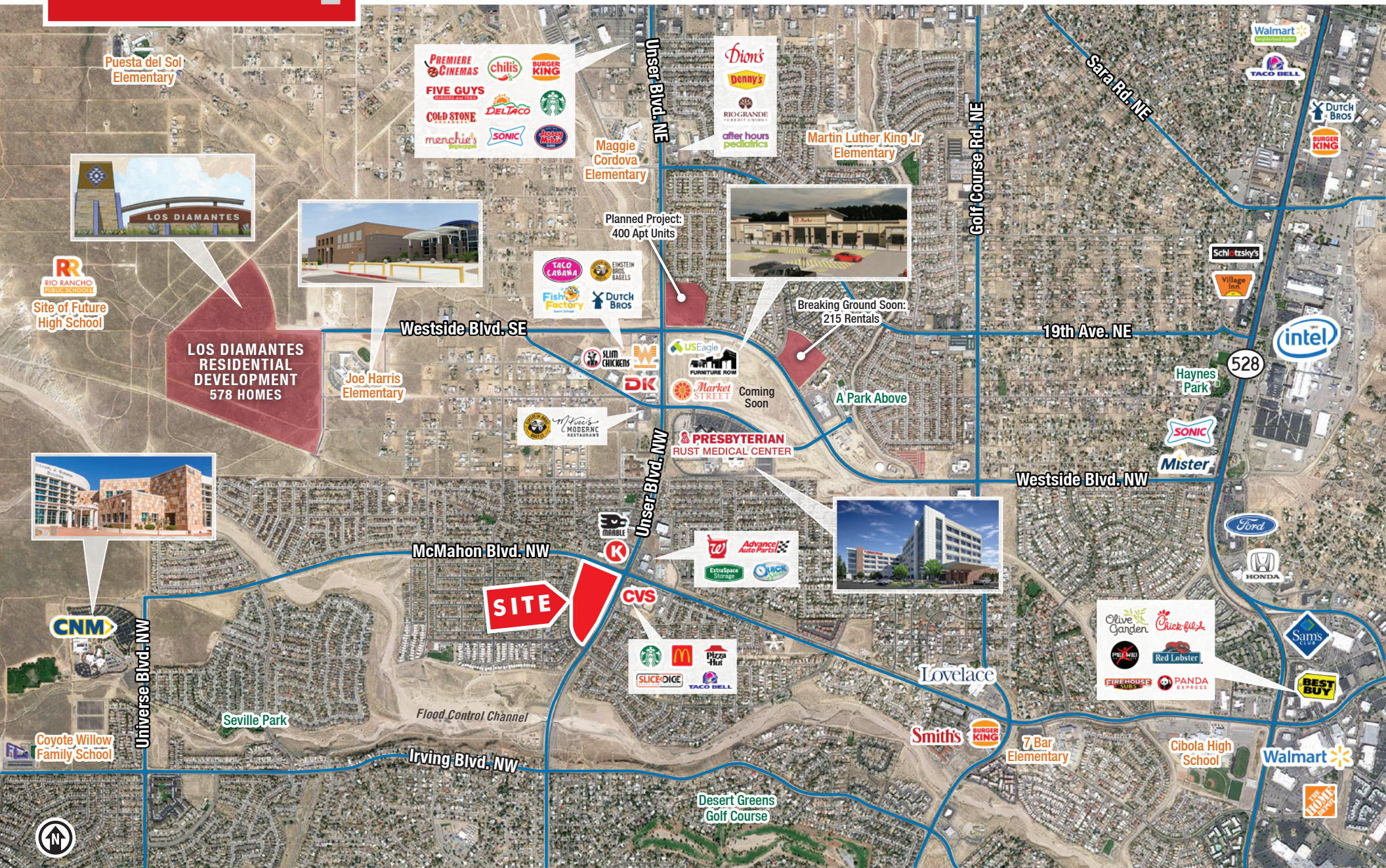
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# Rio Rancho

## TRADE AREA ANALYSIS

### RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At 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 2025 Demographics)



**114,160**  
City Population



**42,536**  
Households



**\$110,047**  
Avg. Household Income



**\$69,330**  
Md. Disposable Income



**2,339**  
Total Businesses



**26,418**  
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