

For Sale

Prime Rio Rancho Retail Land

DRIVE-THRU PERMISSIVE IN FAST-GROWING TRADE AREA



SWQ Unser Blvd. & Wellspring Ave. SE | Rio Rancho, NM 87124

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

±1.156 Acres Available

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HIGHLIGHTS

AVAILABLE ±1.156 Acres

SALE PRICE \$1,263,240 (\$25.00/SF)

ZONING SU, City of Rio Rancho

HIGHLIGHTS

- Buildable up to ±8,165 SF
- Drive-thru permissive
- Join the highest sales volume retailers in the metro area
- Located adjacent to the fastest-growing residential communities in the metro area
- Benefit from a high-income demographic
- Highly-visible to 42,100 cars per day
- Site is positioned at the signalized intersection of Unser Blvd. and Westside Ave.
- Capture the proven synergy of the Unser Pavilion retail development
- Rare, new construction project in underserved trade area
- Capture business from high-employment generators such as Presbyterian, Intel, Rio Public Schools and more
- Join ground-breaking projects in the area including Furniture Row, Market Street, US Eagle and more
- Multiple access points from Wellspring Ave.



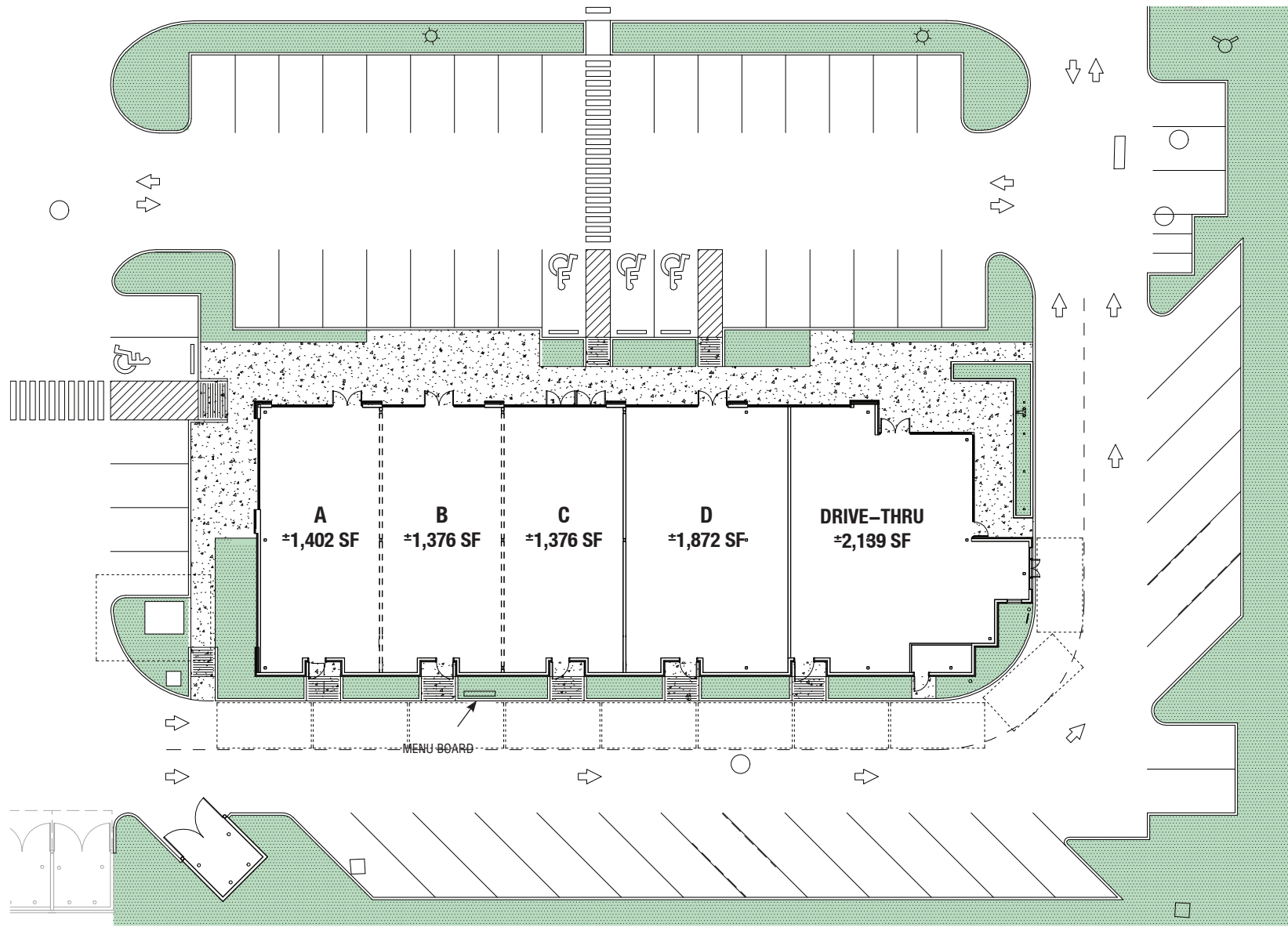
SITE

Up to ±8,165 SF
on ±1.156 Ac.
Conceptual Site Plan

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CONCEPTUAL SITE PLAN



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CONCEPTUAL BUILDING



Northwest Elevation



Southwest Elevation



Southeast Elevation



Northeast Elevation

NAI SunVista

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CONCEPTUAL BUILDING



View from Unser Blvd.



View from Unser Blvd.

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TRADE AREA



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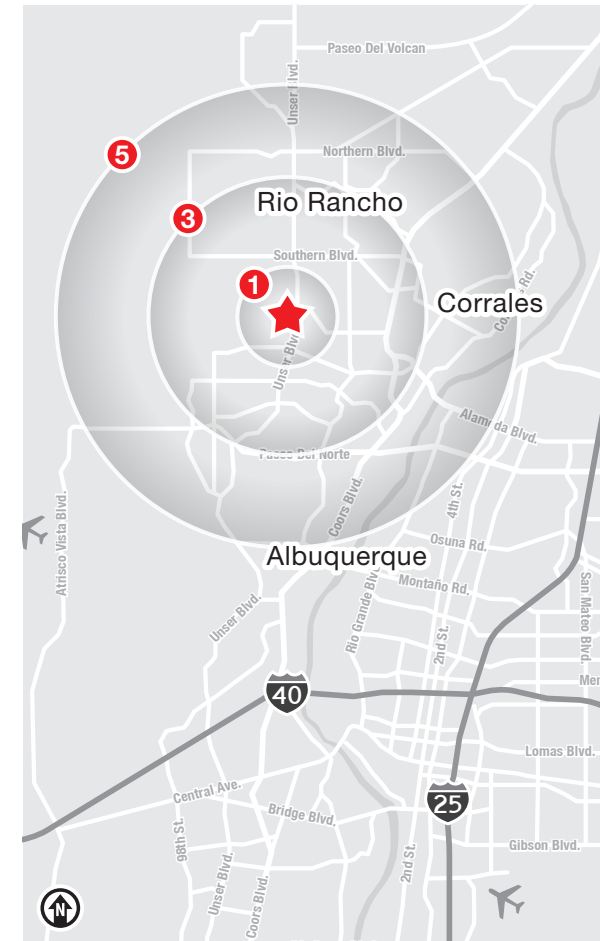
1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2025		2025		2025	
Population	14,947		91,427		168,742	
Households	5,318		36,337		65,688	
Families	3,714		24,100		44,513	
Average Household Size	2.79		2.50		2.55	
Owner Occupied Housing Units	4,227		26,421		49,834	
Renter Occupied Housing Units	1,091		9,916		15,854	
Median Age	36.9		39.5		40.0	
Trends: 2025-2030 Annual Rate	State		State		State	
Population	0.32%		0.32%		0.32%	
Households	0.45%		0.45%		0.45%	
Families	0.26%		0.26%		0.26%	
Owner HHs	0.59%		0.59%		0.59%	
Median Household Income	2.54%		2.54%		2.54%	
Households by Income	2025		2025		2025	
	Number	Percent	Number	Percent	Number	Percent
	<\$15,000	136 2.6%	2,017 5.6%	3,256 5.0%		
	\$15,000 - \$24,999	195 3.7%	1,860 5.1%	3,086 4.7%		
	\$25,000 - \$34,999	117 2.2%	1,818 5.0%	3,277 5.0%		
	\$35,000 - \$49,999	413 7.8%	3,573 9.8%	6,342 9.7%		
	\$50,000 - \$74,999	959 18.0%	7,114 19.6%	12,193 18.6%		
	\$75,000 - \$99,999	694 13.1%	5,017 13.8%	9,121 13.9%		
	\$100,000 - \$149,999	996 18.7%	6,624 18.2%	12,290 18.7%		
	\$150,000 - \$199,999	883 16.6%	4,805 13.2%	8,642 13.2%		
\$200,000+	925 17.4%	3,509 9.7%	7,479 11.4%			
Median Household Income	\$104,978		\$82,320		\$86,092	
Average Household Income	\$137,058		\$106,788		\$112,682	
Per Capita Income	\$49,500		\$42,111		\$43,859	

DEMOGRAPHICS

Demo Snapshot	1 mile	3 mile	5 mile
 Total Population	14,947	91,427	168,742
 Average HH Income	\$137,058	\$106,788	\$112,682
 Daytime Employment	2,350	26,886	42,489

2025 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.



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