

Fully-Stabilized Retail Investment

NORTH RIO RANCHO SHOPPING CENTER

Offering
Memorandum



ENCHANTED HILLS PLAZA

7800 Carr Way NE | Rio Rancho, NM 87144

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

**7.35% CAP Rate
at \$4.6 Million**

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Investment Summary

7800 Carr Way NE | Rio Rancho, NM 87144



Pricing

Sale Price	\$4,600,000
CAP Rate	7.35%
NOI (Includes 5% Vacancy)	\$338,190

Location

7800 Carr Way NE
Rio Rancho, NM 87144

BUILDING SIZE

±17,280 SF

LAND SIZE

±1.68 Acres

ZONING

SU, City of Rio Rancho

Highlights

- 100%-leased Enchanted Hills Plaza
- Two new leases extends average term length to **3.5 years**
- Strong retail corridor between Rio Rancho and Bernalillo
- Easy access via Hwy. 550 and Hwy. 528
- Abundant parking: 5.3:1,000 ratio
- \$124,437 average household income within a 1-mile radius
- Over 26,000 cars per day





Rio Rancho Baseball & Softball Academy (RRBSA) is a new indoor baseball and softball training facility. The academy is centered on player development, offering indoor batting cages, private instruction, club teams, memberships, camps/clinics, and facility rental. Its program emphasizes fundamentals, baseball/softball IQ, confidence, leadership, integrity, and competitive development.



Established in 2021, Summit Family Dental/Simply Great Dentistry operates practices in Farmington and Kirtland, New Mexico, and Cortez, Colorado. The Rio Rancho office provides a broad range of preventive, cosmetic and restorative dental services, including routine exams and cleanings, X-rays, fillings, crowns and bridges, veneers, teeth whitening and dental implants.



Subway is an international fast-food restaurant chain specializing in made-to-order submarine sandwiches, wraps and salads. Founded in 1965 in Connecticut by Fred DeLuca and Peter Buck, Subway has grown through a franchise-based model to become one of the world's largest restaurant chains by number of locations. The brand is known for customizable sandwiches prepared in front of customers and operates in more than 100 countries.



America's Mattress is a U.S. specialty bedding retailer offering mattresses, adjustable bases, pillows, bedding and related sleep products. Its stores carry major brands including Serta, Beautyrest, Simmons and Tuft & Needle, with products spanning innerspring, memory-foam, hybrid and latex mattresses. The Rio Rancho location is part of a regional group of America's Mattress stores serving Albuquerque, Rio Rancho and Santa Fe.

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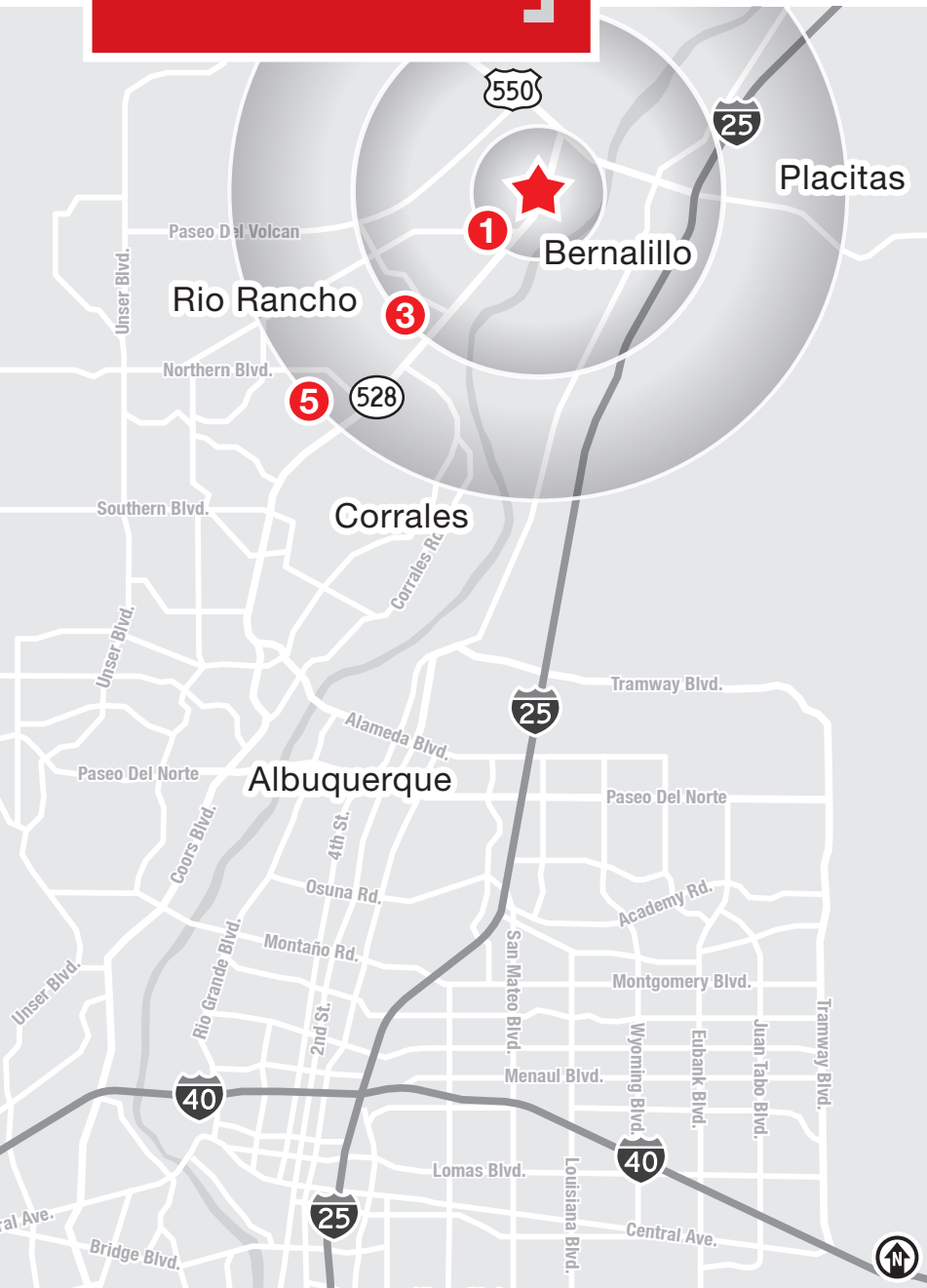
Trade Area

7800 Carr Way NE | Rio Rancho, NM 87144



Demos

7800 Carr Way NE | Rio Rancho, NM 87144



	TOTAL POPULATION		
	1 mile	3 mile	5 mile
	5,177	29,689	41,706
	AVG. HOUSEHOLD INCOME		
	1 mile	3 mile	5 mile
	\$124,437	\$113,744	\$119,836
	DAYTIME EMPLOYMENT		
	1 mile	3 mile	5 mile
	3,329	7,762	9,388
	TRAFFIC COUNTS		
	NM Hwy. 528		US Hwy. 550
	26,500 CPD		49,500 CPD

2025 Forecasted by Esri

AREA RETAILERS



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

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OFFERED EXCLUSIVELY BY:



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