

**For
Sale**



Hard-Corner Retail/Office Pad Site

NEAR NEW RESIDENTIAL DEVELOPMENTS AND SCHOOLS



NEC Northern Blvd. & Edinburgh St. NE | Rio Rancho, NM 87124

±1.64 Ac. Available

Genieve Posen

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NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

NEC Northern Blvd. & Edinburgh St. NE | Rio Rancho, NM 87124

PROPERTY

AVAILABLE

Land: ±1.64 Acres

SALE PRICE

\$857,260 (\$12.00/SF)

ZONING C-1

- Allows for drive-thru and other community commercial uses

HIGHLIGHTS

- Hard-corner position with great visibility along Northern Blvd.
- Centralized location between two busy intersections
- High-income area with \$113,592 average household income within one mile
- At main entry point to multiple new housing projects – Melon Ridge, Tierra Del Oro, Stonegate and more
- Near Eagle Ridge Middle School, Rio Rancho High School, Stapleton Elementary
- Capture an underserved market on a well-positioned pad site
- Utilities are in adjacent roads.

LOCATION

NEC Northern Blvd. & Edinburgh St. NE



For Sale

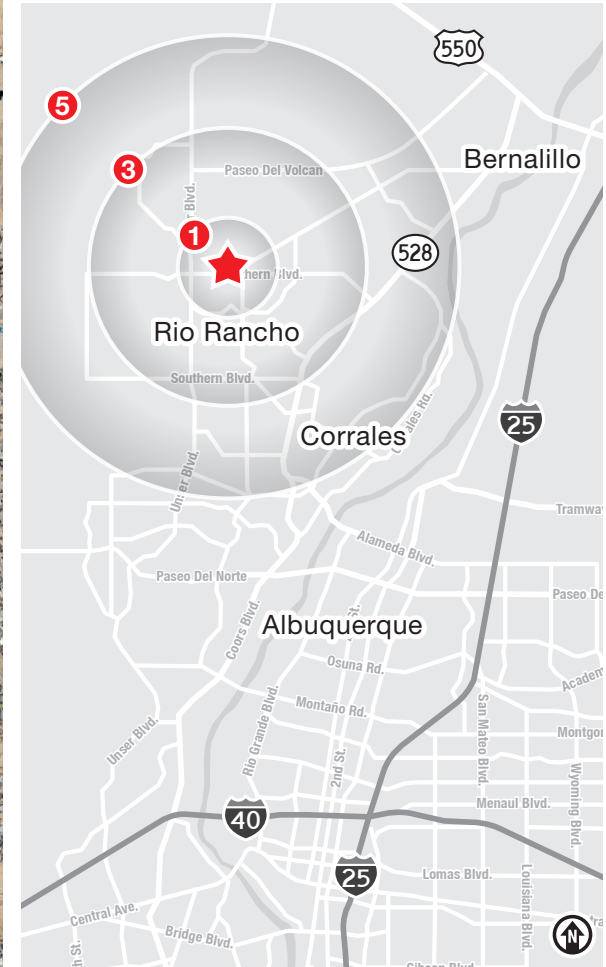
NEC Northern Blvd. & Edinburgh St. NE | Rio Rancho, NM 87124



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,706	54,941	119,028
Average HH Income	\$113,592	\$101,934	\$111,299
Daytime Employment	669	11,283	26,901

2025 Forecasted by Esri



NAI SunVista

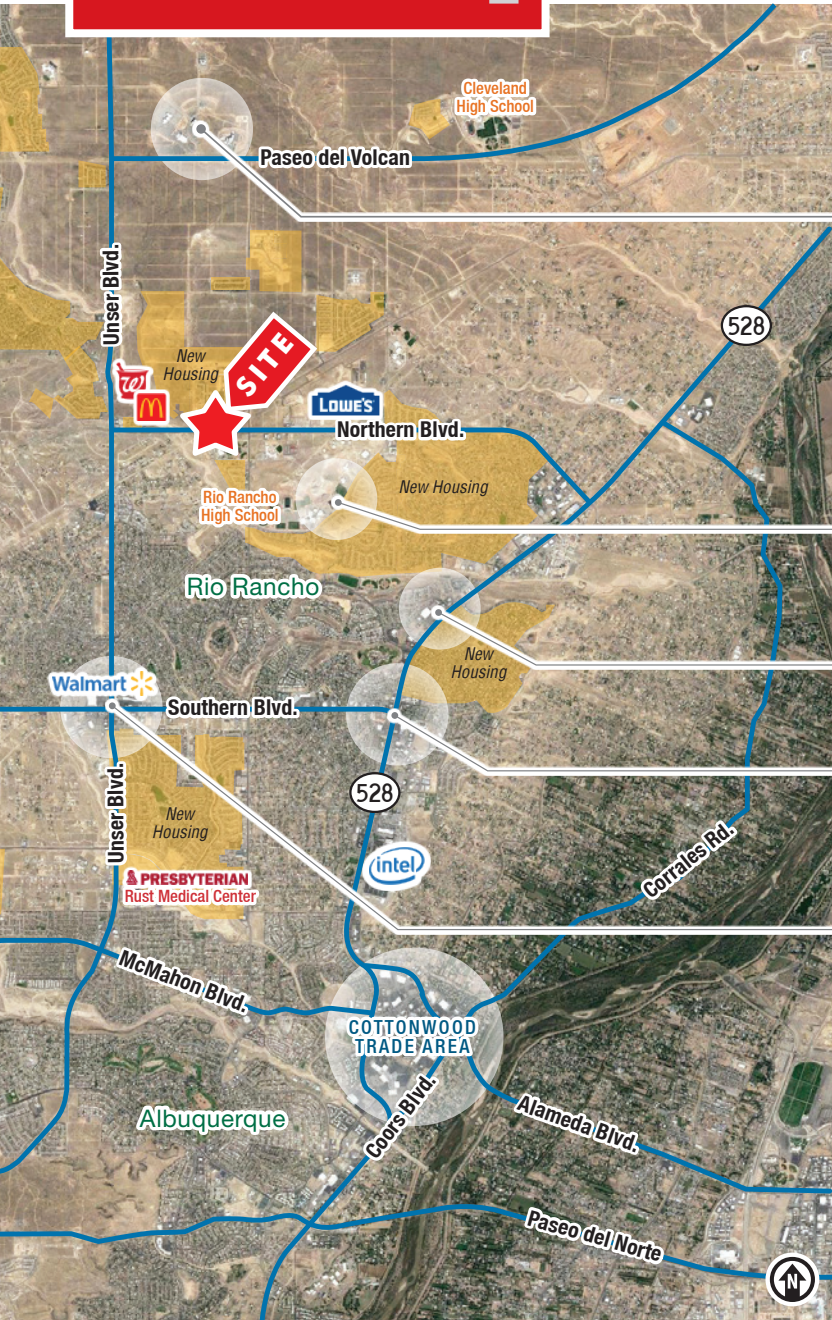
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Rio Rancho City Center



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



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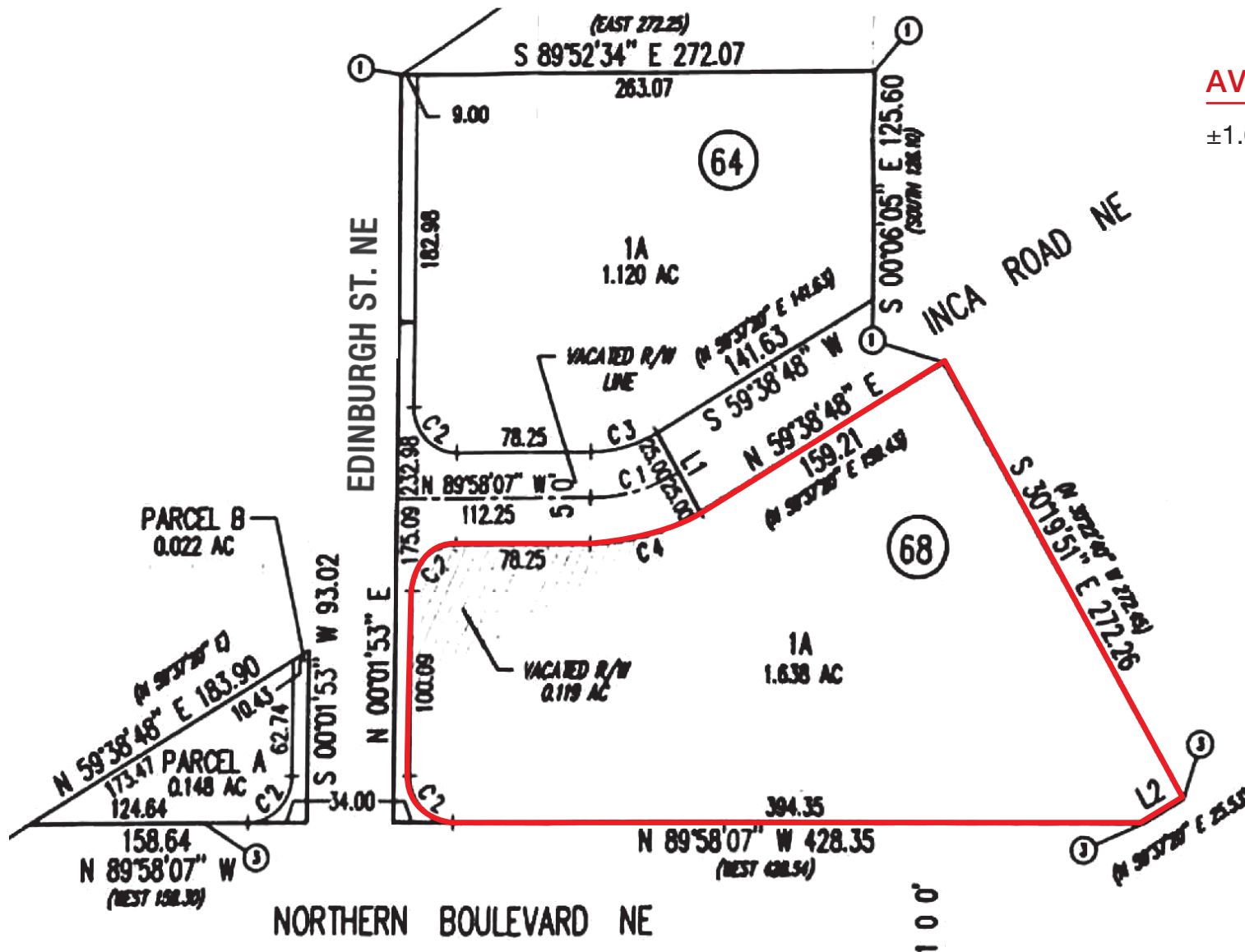
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SITE SURVEY

AVAILABLE

±1.64 Acres



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