

4100 Southern Blvd SE

Rio Rancho, NM www.cbre.com/abq

Redevelopment at Major

Intersection

Rio Rancho Shopping Center

Property Features

- + ±1.55 ±3.38 Acres
- + Sale, build-to-suit or ground lease
- + Busy signalized intersection with two dominant grocery operators generating high daily trip counts
- + Surrounded by a densely populated residential area 72,000 people in 3 mile radius
- Surrounding retailers include Walmart Neighborhood Market, Smiths Grocery, CVS Pharmacy, Walgreens and Starbucks
- 41,300 VPD Hwy 528
 18,300 VPD Southern Blvd





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RIO RANCHO STATISTICS



Fastest

Growing City in the State 3rd Largest City in New Mexico



of Annual Housing Starts -Zonda Q4 2021



2 Higher **Education Campuses**

University of New Mexico and Community College of New Mexico



31.9%

Population

Pro **Development Environment**

College Educated

\$101K

Average HH income vs. \$77K in Albuquerque



31% Market Share

Report



Highest housing starts in the region -Zonda Q4 2021 Report

3.52%

Projected Growth

Rate vs. 0.24% in

Albuquerque

LOW **CRIME**

RATES





Source: Esri, City of Rio Rancho

2022 Demographics



POPULATION

10,489 (1 Mile) 73,276 (3 Mile) 144,051 (5 Mile)



PROJ POP 2022 - 2027

10,260 (1 Mile) 77,351 (3 Mile) 160,430 (5 Mile)



DAYTIME POPULATION

5,008 (1 Mile) 28,279 (3 Mile) 41,695 (5 Mile)



OF HOUSEHOLDS

4,448 (1 Mile) 28,955 (3 Mile) 56,111 (5 Mile)



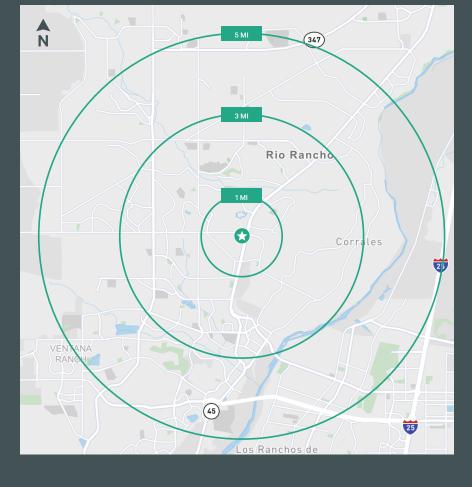
AVG HH INCOME

\$84,537 (1 Mile) \$107,475 (3 Mile) \$106,441 (5 Mile)



BACHELORS OR HIGHER

25.5%(1 Mile) 37.7% (3 Mile) 37.2% (5 Mile)



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