

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

4100 Southern Blvd SE
Rio Rancho, NM
www.cbre.com/abq



Contact Us

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RIO RANCHO STATISTICS



Fastest

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

\$101K

Average HH
income vs. \$77K
in Albuquerque



31% Market Share
of Annual Housing
Starts
-Zonda Q4 2021
Report

3.52%

Projected Growth
Rate vs. 0.24% in
Albuquerque



**LOW
CRIME
RATES**



**2 Higher
Education
Campuses**

University of New
Mexico and Community
College of New Mexico



31.9%
College Educated
Population

750

Highest housing
starts in the region
-Zonda Q4 2021
Report



Many of the MSA's
**NEWEST & LARGEST
RETAIL DEVELOPMENTS**
have been constructed in Rio
Rancho

**Pro
Development
Environment**



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)



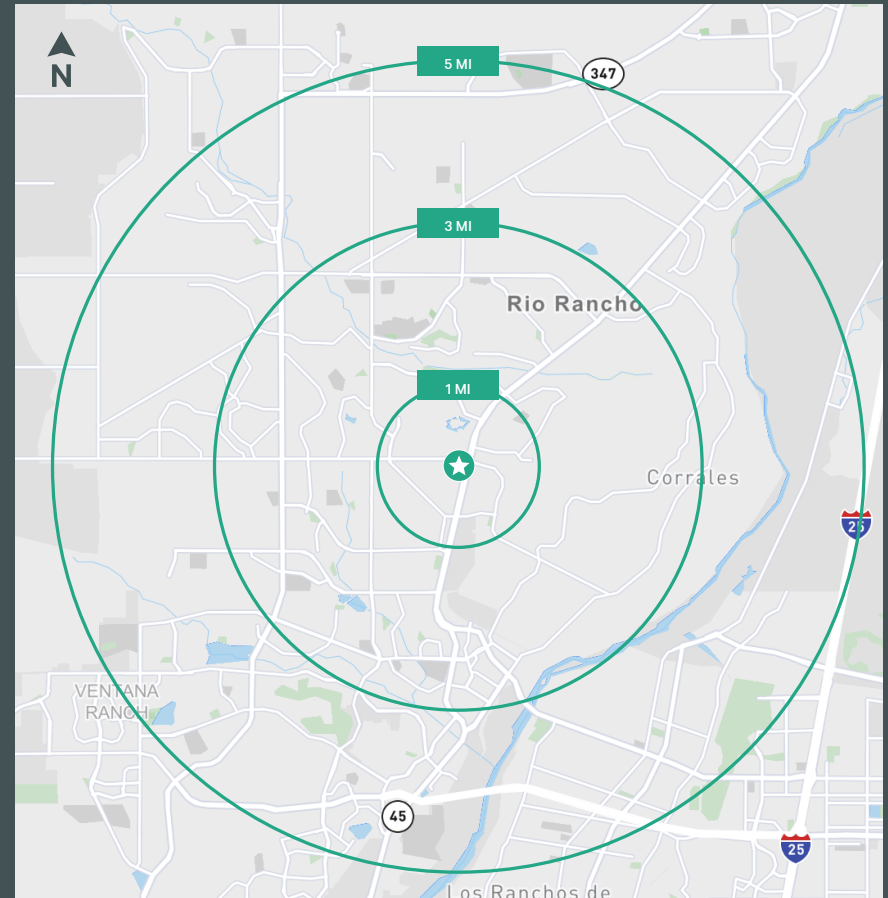
AVG HH INCOME

\$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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