



THE Village AT RIO RANCHO



For Sale, Lease,
or Build to Suit

SEC Unser Blvd & Westside Blvd
Rio Rancho, NM 87124

<p>Bob Feinberg Sr. Vice President Principal +1 505 238 7707 bob.feinberg@colliers.com</p>	<p>Tom Jones, CCIM Sr. Vice President Principal +1 505 880 7063 tom.jones@colliers.com</p>	<p>Colliers New Mexico-El Paso 5051 Journal Center Blvd. NE, Suite 200 Albuquerque, NM 87109 Main: +1 505 883 7676 colliers.com</p>
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Property Profile

Details

Sale Price	\$15.00 - \$23.00 / SF (see Plat Map)
Lease Rate	See Broker
Lot Sizes	+/- 1.11 AC and up
Zoning	SU

Features

- Retail / Mixed-use pads for Lease, BTS or Sale
- Flexible parcel sizes
- Premier development opportunity in the heart of the Unser Gateway
- The project fronts a major arterial and two major streets with three signalized intersections
- Multiple full movement access points along Westside Blvd. and Wellspring Ave.
- Major residential growth corridor with the future addition of Los Diamantes in close proximity
- Los Diamantes, a master-planned community programmed for 450 housing starts, a 70 acre business park, planned high school and an elementary school is under construction
- Adjacent to Cabezon Master-planned Community with over 2,600 built-out homes in place
- Underserved node with high demand for retail, food and medical uses
- Adjacent to Rio Rancho's and Sandoval County's largest medical facility, Presbyterian Rust Medical Center

Area Tenants



Trade Area Aerial

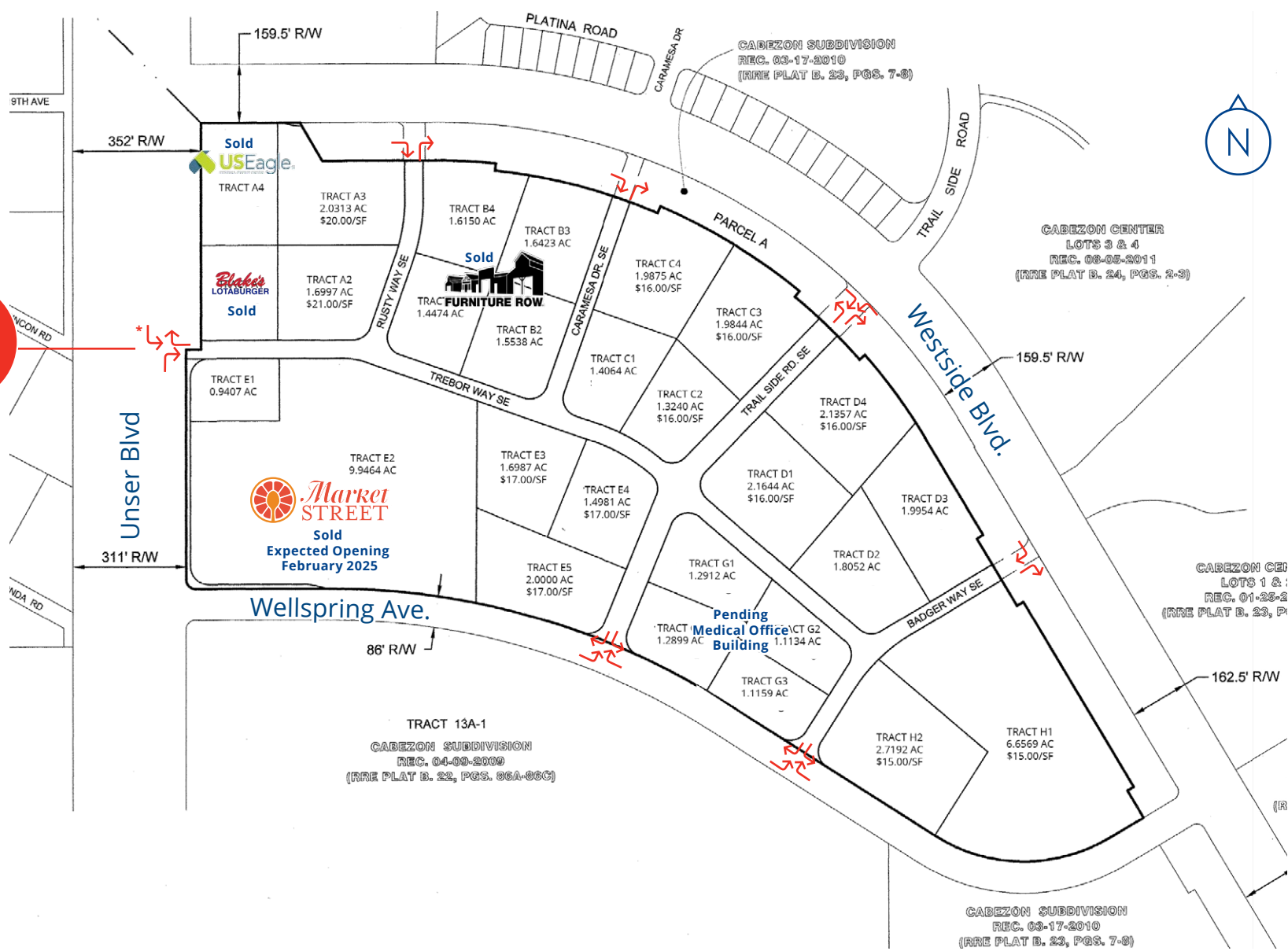


Intersection Aerial



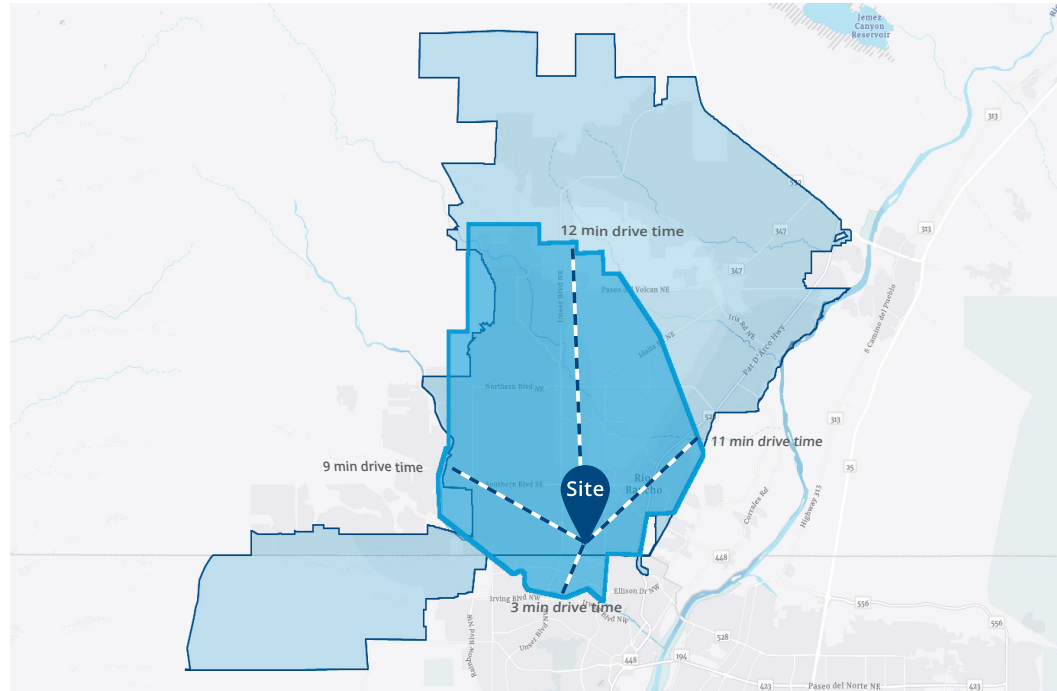
Plat

Approved
Left-In Access
Month 20xx
New Estimated
Completion Date



Demographics*

* Demographic data derived from esri® 2020



	Polygon
Population	88,284
Households	31,945
Median HH Income	\$55,225
Average HH Income	\$72,092

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