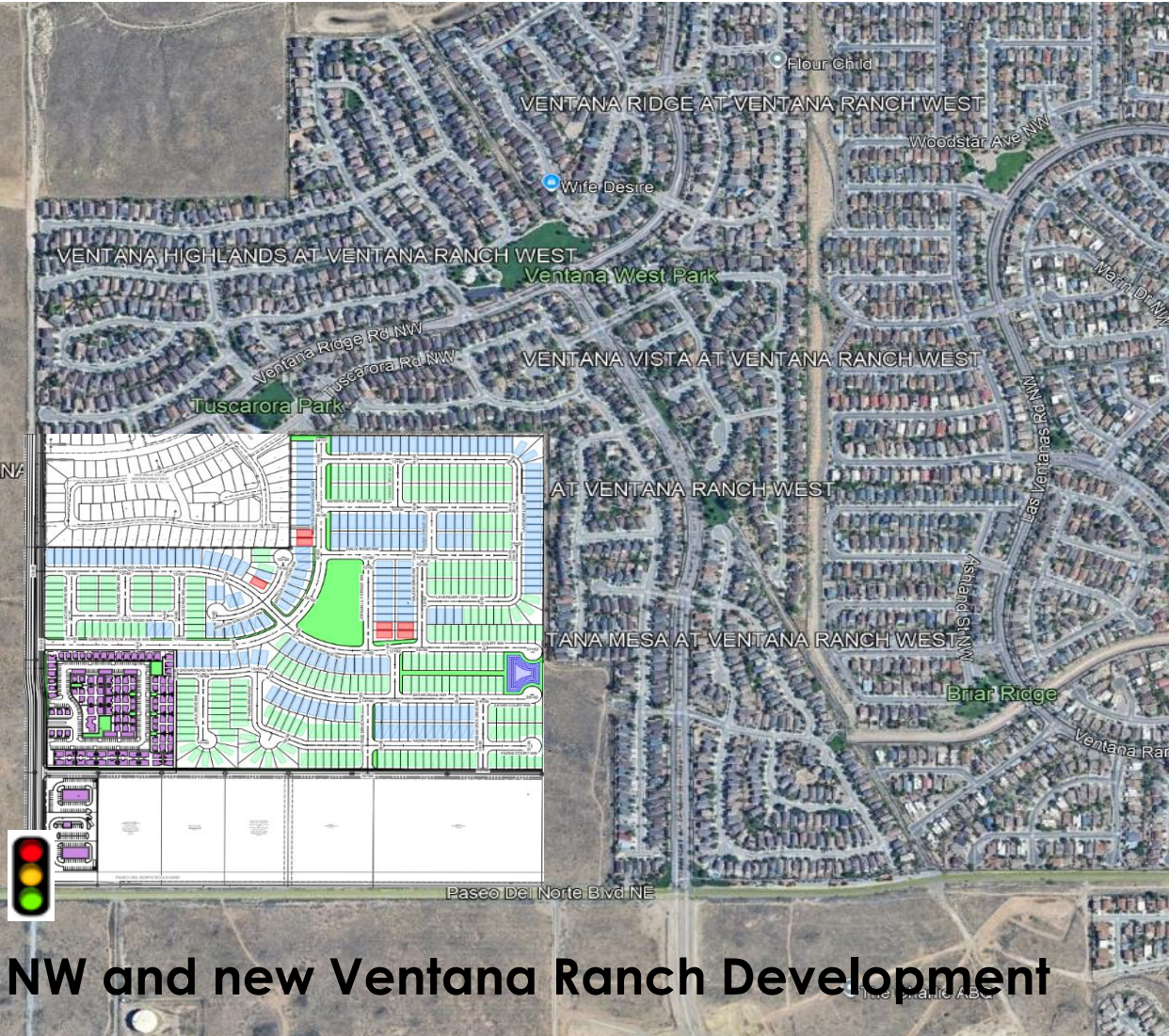


PARADISE WEST LAND FOR DEVELOPMENT



Paseo del Norte Blvd VPD 3,300

Paseo Del Norte Blvd NE

5 Ac west of Del Oeste NW and new Ventana Ranch Development



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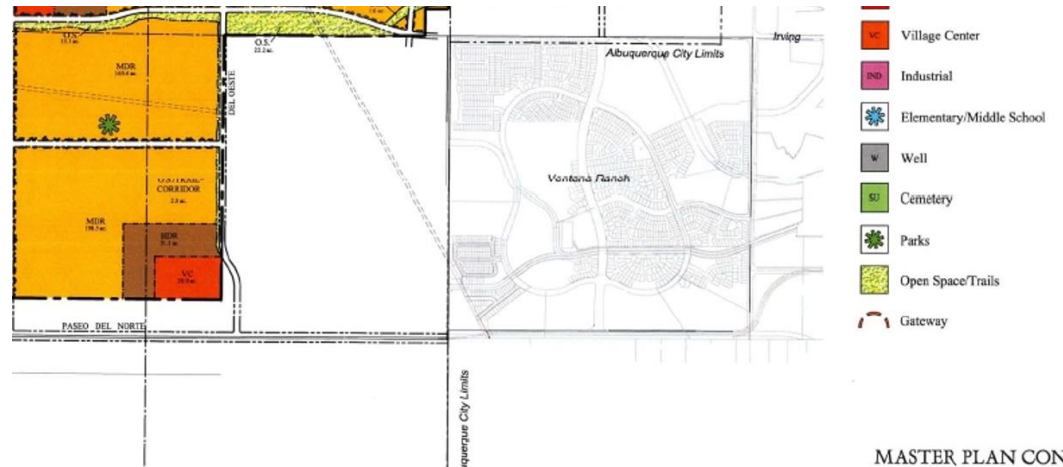
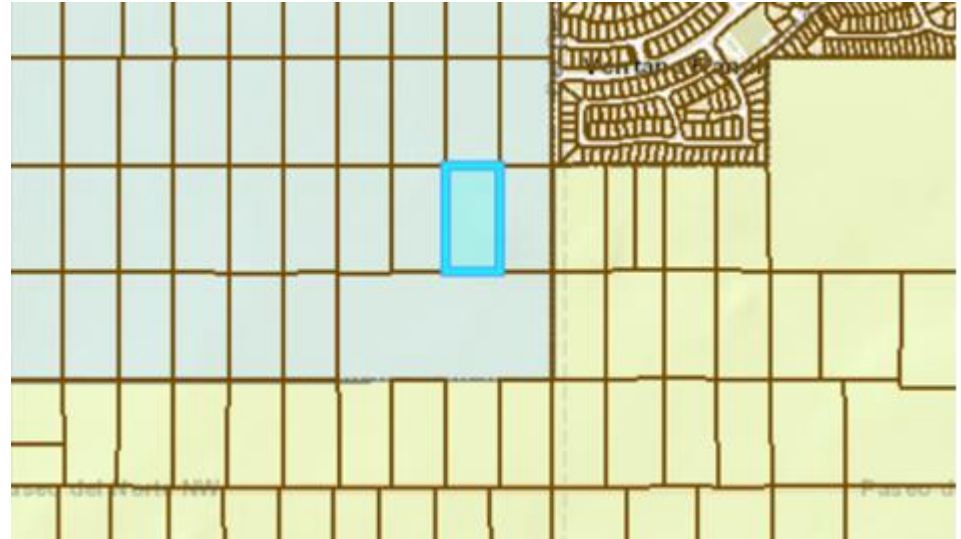


Coralee Quintana
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PROPERTY SUMMARY

- Price: \$248,8000
- 5 Acre Lot SF: 217,800
- Price/SF: \$1.14
- Planned Commercial/Multi-Family
- Located about 350 feet from Utilities on Ventana Azul Ave NW.
- Situs Address: Rio Rancho NM 87114
- Area: 120 - Paradise West
- County: Bernalillo
- UPC: 100806508016430125
- VPD: 3300 on Paseo del Norte Blvd.



MASTER PLAN CONCEPT

TRADE AREA



Ventana Ranch
26,747 Occupied Households

5 Acres

BANK OF ALBUQUERQUE
Powered by BOK Financial

Dion's **Speedway** **DUTCH BROS**

Blake's LOTABURGER

URBAN SELF STORAGE **Dominio's Pizza**

Ventana Square

Walgreens
DOLLAR TREE

O'Reilly AUTO PARTS **Paradise LIQUORS**

TACO BELL **Little Anitas NEW MEXICAN FOODS** **Great Clips**

Hairapy **Little Caesars**

U-HAUL

Chevron **Valero**

Petroglyph Plaza

Smith's FOOD & DRUG STORES **K**

Walmart **Western Union**

PAPA JOHN'S PIZZA **The Little Gym** **Starbucks**



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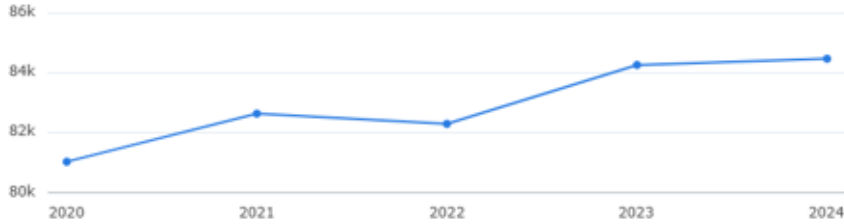
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Demographics within 3 Miles

Population

84.5k

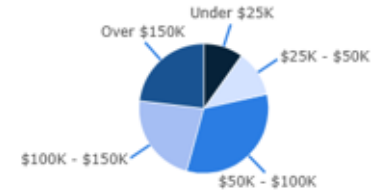
↑ 4% Compared to 81k in 2020
0% Compared to 84.3k in 2023



Household Income

\$91.8k
Median Income

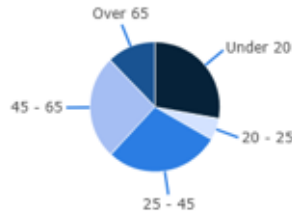
\$104.6k
2029 Estimate
↑ 14% Growth Rate



Age Demographics

38
Median Age

38
2029 Estimate
↓ 1% Growth Rate



Number of Employees

67.1k

Top Employment Categories



Housing Occupancy Ratio

30:1
26:1 predicted by 2029



Renter to Homeowner Ratio

1:5
1:4 predicted by 2029



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LOCATION SUMMARY: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)