

# For Sale

NWQ Southern Blvd & Unser Blvd  
Rio Rancho, NM 87124



Lariat Square

Southern Plaza

Plaza @ Unser Market

AutoZone

DQ

Unser Blvd SE

32,700 VPD

Southern Blvd SE

21,300 VPD

Site  
± 3.27 Acres

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# Property Profile

## Details

Sale Price	\$1,210,750
Price	\$8.50 PSF
Lot Size	± 3.27 AC (demisable)
Submarket	Rio Rancho
Zoning	C1

## Features

- 3.27 acres for sale at Southern Blvd and Unser Blvd
- Ideal site for fast food or other drive-thru uses
- Great visibility on Southern Blvd SE in Rio Rancho
- Strong traffic count with 21,3000 Vehicles Per Day
- Full access intersection

## Area Tenants

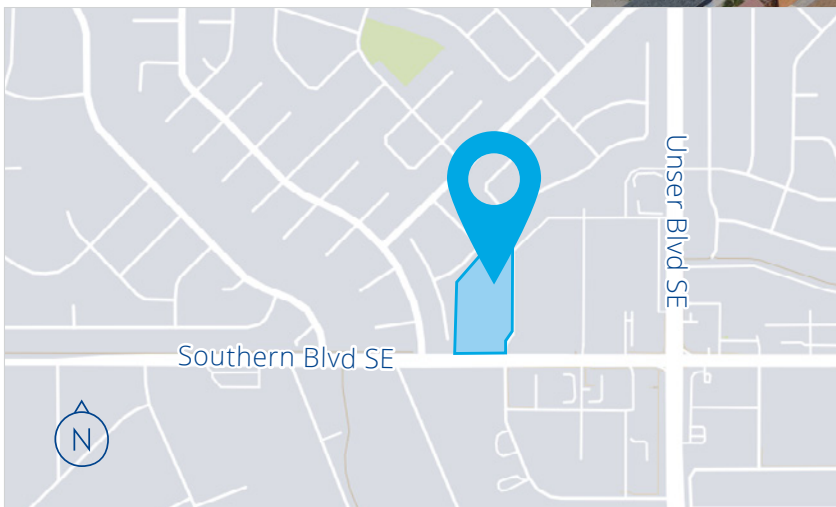








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# Perfect Location

Located near the high traffic intersection of Southern Blvd SE (21,300 VPD) and Unser Blvd SE (32,700 VPD).

**± 3.27 Acres Available**



 <b>Bike Score</b> 47	 <b>Walk Score™</b> 67	 <b>3.27 Acres</b>
 <b>&lt;20 minutes from I-40</b>	 <b>&lt;15 minutes from I-25</b>	 <b>Support Airport 30 min. Drive</b>

# Demographics\*

\* Demographic data derived from esri® 2021



	1 Mile	3 Miles	5 Miles
Population	11,384	72,424	147,800
Households	3,938	26,370	55,107
Median Age	35.4	36.8	37.0
Average HH Income	\$84,866	\$88,043	\$91,154
Per Capita Income	\$29,625	\$32,233	\$33,768
Daytime Population	9,928	64,864	131,956
College Education	43.5%	45.8%	47.8%

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