



South side of Northern Blvd

2748 Northern Blvd NE, Rio Rancho, NM 87124

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South side of Northern Blvd

Upon Request

Raw land located a few minutes from Broadmoor and direct access to Northern Blvd NE...



Rental Rate:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Min. Divisible:	13,000 SF
Proposed Use:	Commercial
Taxes:	\$0.02 USD/SF/MO
Operating Expenses:	\$0.01 USD/SF/MO
Rental Rate Mo:	Upon Request

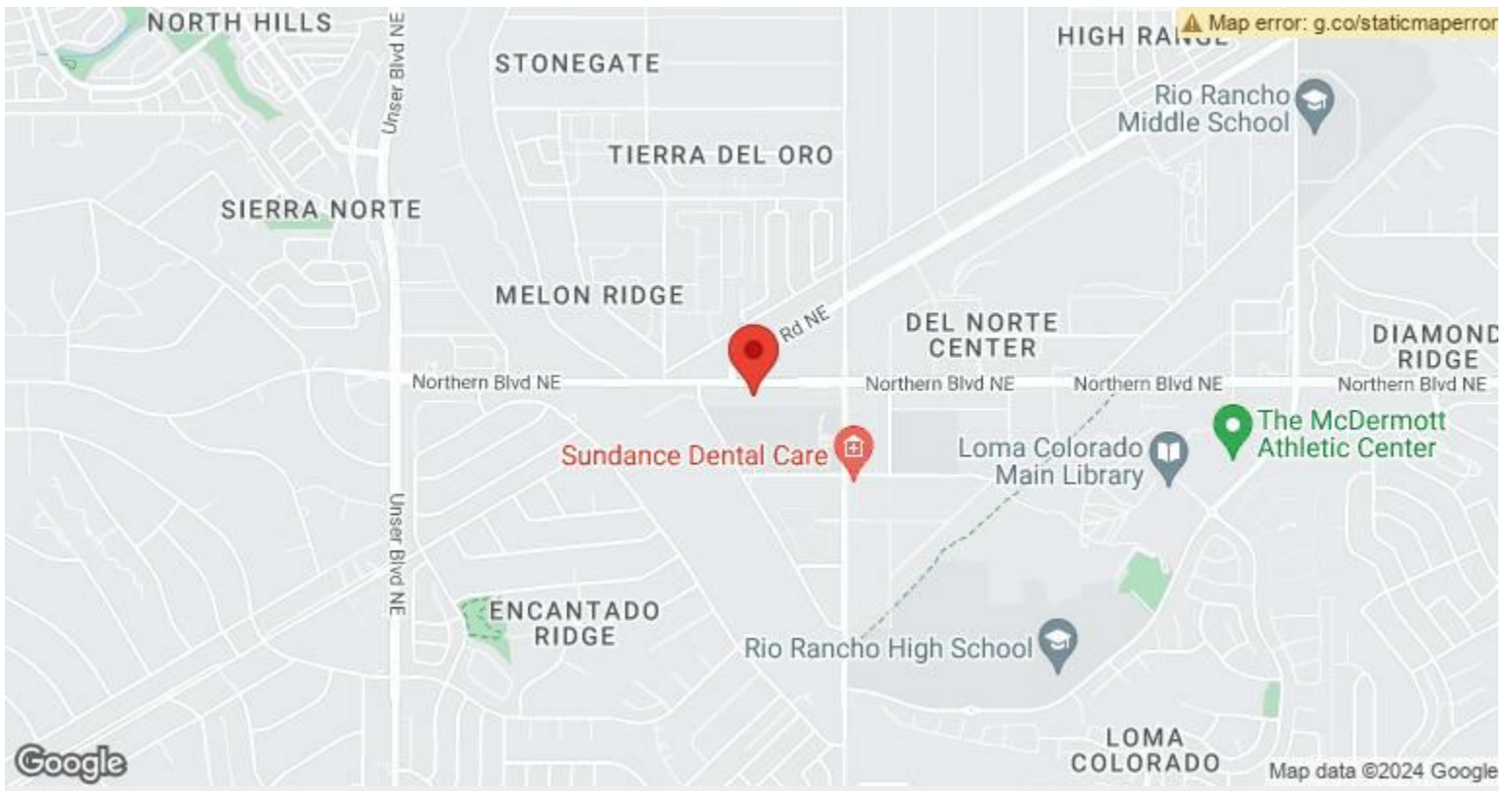
Space 1

Space Available	13,000 - 26,000 SF
Rental Rate	Upon Request
Date Available	Now

Ideal location in the expansion corridor of Rio Ranch, NM. Located in the middle of the path of progress for a NNN leasing opportunity. Ground lease is ideal for restaurant, drive thru for major businesses like Starbucks, Dutch Bros, etc... This lot of land is comprised of two parcels of 13,000 sf that can either be leased together or separate.

ALBUQUERQUE METROPOLITAN STATISTICAL AREA DATA
Population Statistics
The Albuquerque Metropolitan Statistical Area (MSA) comprises all of Bernalillo County and portions of Sandoval, Torrance, and Valencia Counties. It is the largest metropolitan area in New Mexico. Population counts have shown continuous but slow increases in New Mexico, particularly for the Albuquerque MSA. Between 2000 and 2010, Albuquerque's MSA population increased to 887,077 people, which represents a 21.69% increase (approximately 2.17% per year) over 2000 figures. From 2010 to 2020, the population in the area increased to 916,528 people, or 3.32% over the ten-year period (approximately 0.33% annually). The most dramatic growth occurred in the City of Rio Rancho, which is located in Sandoval County just north of the City of Albuquerque. Based on the data presented, the Albuquerque MSA will likely have slow population increases at less than 0.5% per year. Source: U.S. Census Bureau (www.census.gov)

Employment
According to the New Mexico Department of Workforce Solutions, the national unemployment rate by year-end 2020 was 6.7%; New Mexico's unemployment rate was 8.3%. The increase in unemployment was directly related to COVID-19 layoffs. By year-end 2021, the national unemployment rate was 3.7%; New Mexico's unemployment rate was 5.2%. As of the first quarter of 2024, the national unemployment rate was 3.9%, while New Mexico's unemployment rate was 3.2%. Total nonagricultural employment fell by 65,100 jobs, or 7.5%, between December 2019 and December 2020. Most of the losses came from the private sector. Between December 2020 and December 2021, total nonagricultural employment increased by 53,800 jobs, or 6.8%. Looking at recent data, New Mexico's nonfarm employment increased by approximately 1.6%, or 13,700 jobs, between February 2023 and February 2024. Compared to surrounding states, this is close to the average increase in employment in the region. The following chart illustrates preliminary figures for nonfarm employment growth rates for New Mexico and contiguous states:



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