



Santa Ana Star
CASINO HOTEL



Coronado Campground & Monument

Rio Grande River



US HWY 550 47,500 VPD

Sheriff's Posse Rd.

US HWY 550 50,600 VPD
1.25 - 1.5 miles



Riverwalk Mixed Use Development Coming Soon

Prime Hard Corner Highway Frontage Pad Sites for Ground Lease or Build to Suit

Lease Rate: Depends on Delivery
Lease Type: Ground Lease or Build to Suit

Pad Site Sizes: 0.4 – 3.3 Acres
Total Project Size: +/- 4.00 Acres
Zoning: Commercial
Desired Users: Fast Food, Restaurant, Retail, Bank, Grocery

Features:

- Hard Corner – Lit Intersection
- Rare Left-in on Highway 550
- 50,600 VPD
- Growing Trade Area

- Drive-Throughs Available
- Multiple Access Points
- Over 565' of Highway Frontage
- River and Mountain Views
- Serves Albuquerque / Rio Rancho MSA



The Shops at Rio Vista – Retail Pad Sites for Lease or Build to Suit

Sheriff's Posse and HWY 550, Bernalillo, NM 87004

Absolute Investment Realty | 131 Madison St NE Ste 200, Albuquerque, NM 87108 | 505-346-6006 | info@go-absolute.net

Alfredo Barrenechea
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Property Overview



Conceptual Project Rendering

Absolute Investment Realty is proud to present this rare opportunity to be located at one of the Albuquerque MSA's newest developments in one of its most desirable trade areas. This Project is situated at the hard-corner, lit intersection of NM HWY 550 and Sheriff's Posse Rd in Bernalillo, NM. HWY 550 boasts nearly 50,000 vehicles per day and serves multiple communities within the Albuquerque MSA including Rio Rancho, Bernalillo, and Placitas. HWY 550 serves as the only crossing of the Rio Grande River crossing in nearly 10 miles making it a primary corridor connecting the west side of the Albuquerque MSA with I-25, the primary N-S corridor that serves Albuquerque & Santa Fe.

Rio Rancho is Albuquerque's largest suburb and New Mexico's 3rd largest city with an estimated population of 99,178 in 2019. The site is in the path of growth yet opportunities on HWY 550 a rare.

The project features 2 access points on HWY 550 including full turn access. Zoning allows for most retail and restaurant uses including fuel, restaurants with drive throughs, liquor sales. Other benefits include monument signage, excellent visibility and unparalleled views. Don't miss this opportunity to get in on the ground floor of what is destined to become one of one of Albuquerque's most desirable developments.

Property Summary

Property Address: Sheriffs Posse & HWY 550, Bernalillo, NM 87004

Property Description: Hard corner master-planned development with pad sites for build-to-suit or ground lease

Property Size: +/- 4.00 acres

Zoning: C-1

Access: HWY 550: Full Turn at Sheriffs Posse/HWY 550 Intersection. R-in/R-out.
Sheriff's Posse: Full Turn

Traffic Counts: 50,600 - 47,500 VPD on HWY 550

Visibility: Excellent hard corner visibility

Signage: Excellent monument and building signage

Location: Located at the SEC of Sheriffs Posse & HWY 550, Bernalillo, NM 87004

HWY Frontage: +/- 565'

Unit Types: Pad Sites (0.75 – 3.25 ares).
Build to Suit (1,000 SF – 10,000 SF)
Shop Space (

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.



The Shops at Rio Vista – Retail Pad Sites for Lease

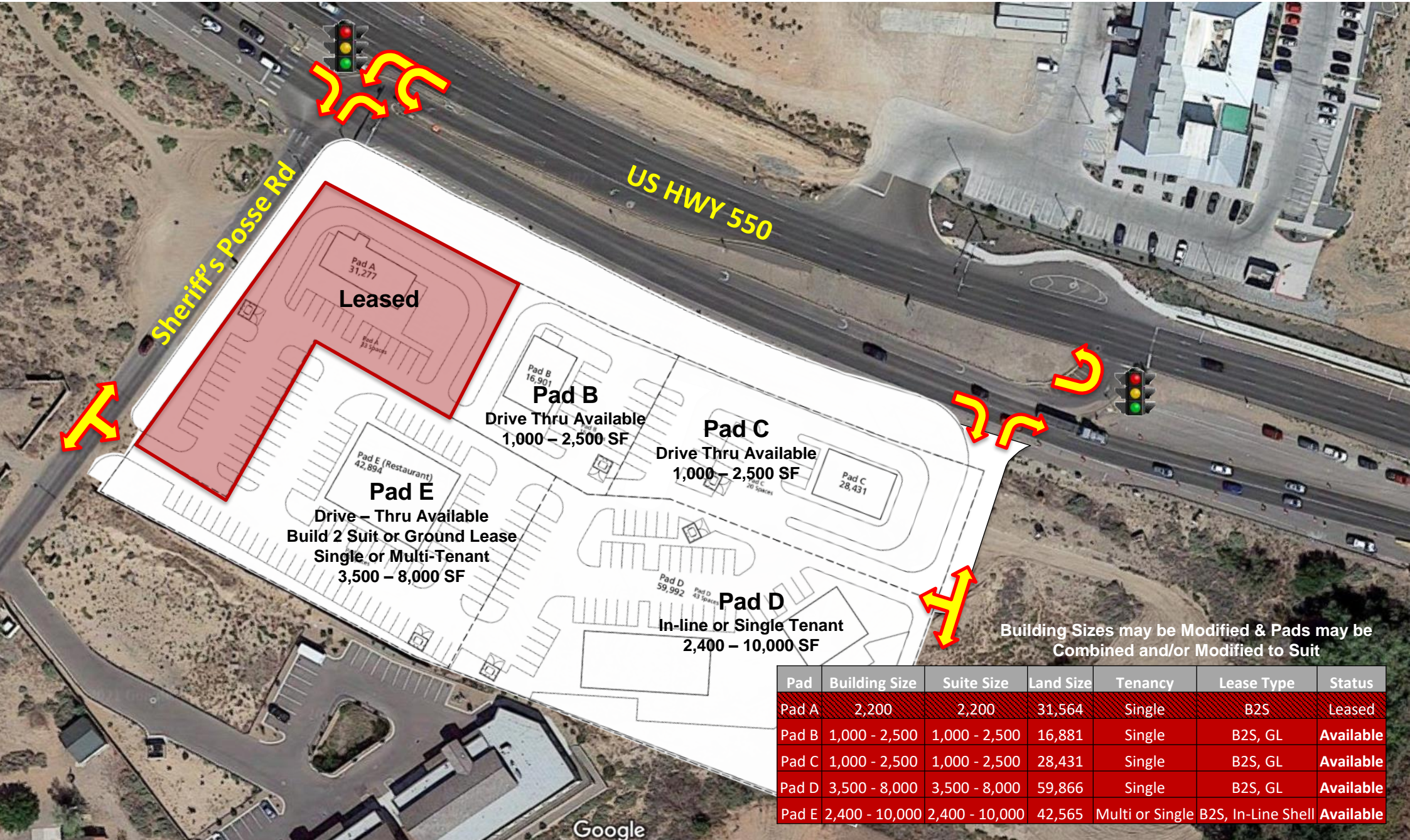
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Pad	Building Size	Suite Size	Land Size	Tenancy	Lease Type	Status
Pad A	2,200	2,200	31,564	Single	B2S	Leased
Pad B	1,000 - 2,500	1,000 - 2,500	16,881	Single	B2S, GL	Available
Pad C	1,000 - 2,500	1,000 - 2,500	28,431	Single	B2S, GL	Available
Pad D	3,500 - 8,000	3,500 - 8,000	59,866	Single	B2S, GL	Available
Pad E	2,400 - 10,000	2,400 - 10,000	42,565	Multi or Single	B2S, In-Line Shell	Available

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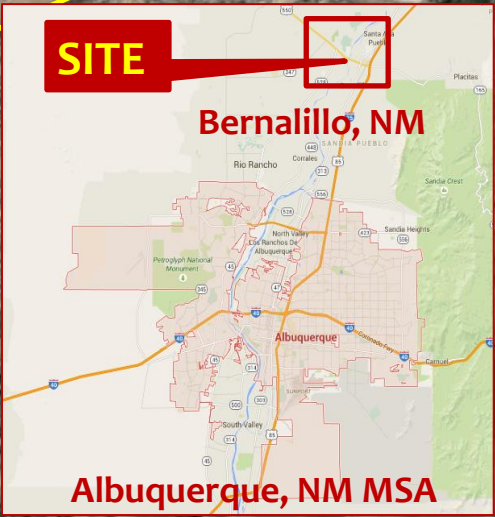
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Immediate Trade Area Map



The Shops at Rio Vista – Retail Pad Sites for Lease

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Trade Area Map (Facing South)



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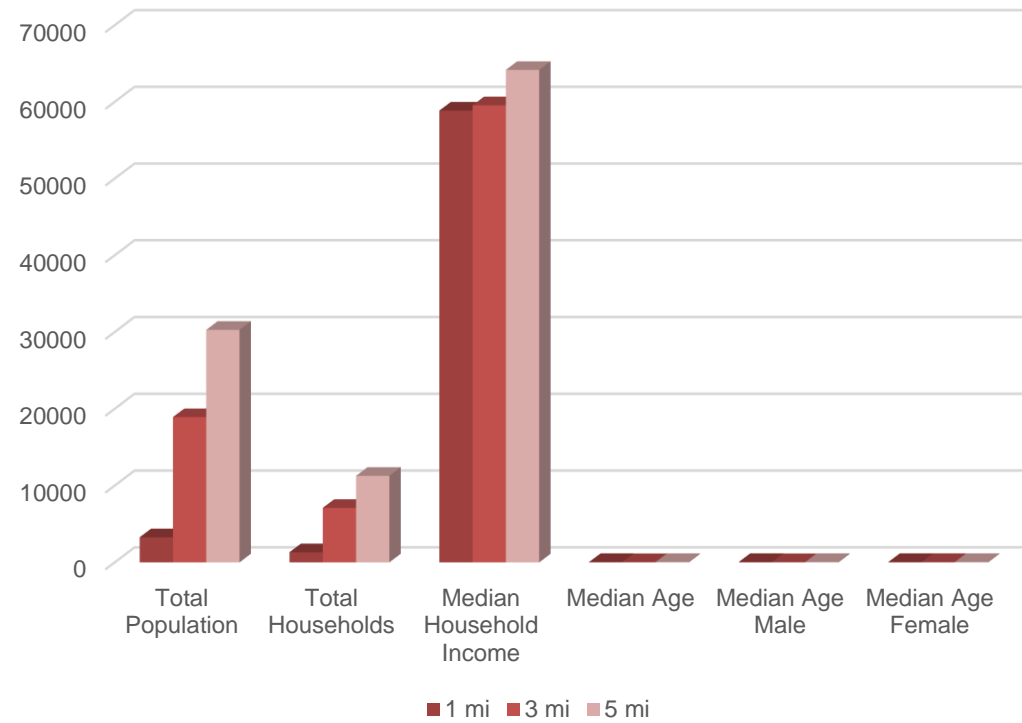
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Demographics

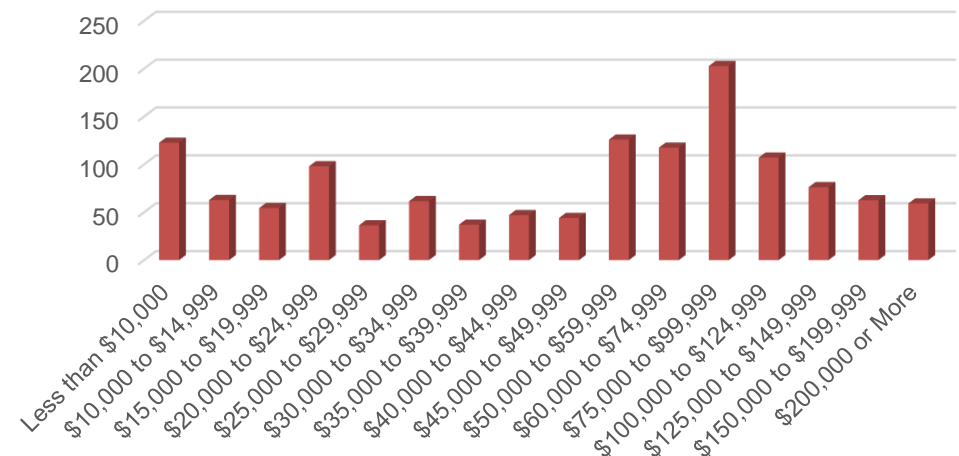


Demographic Summary



Radius Demographics			
Radius	1 Mile	3 Mile	5 Mile
Population	3,276	18,918	30,280
Median HH Income	\$58,865	\$59,558	\$64,162

Household Income - 1 mi



Demographics provided by: MERIDIAN ECONOMETRICS

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Bernalillo, NM – Albuquerque, NM MSA



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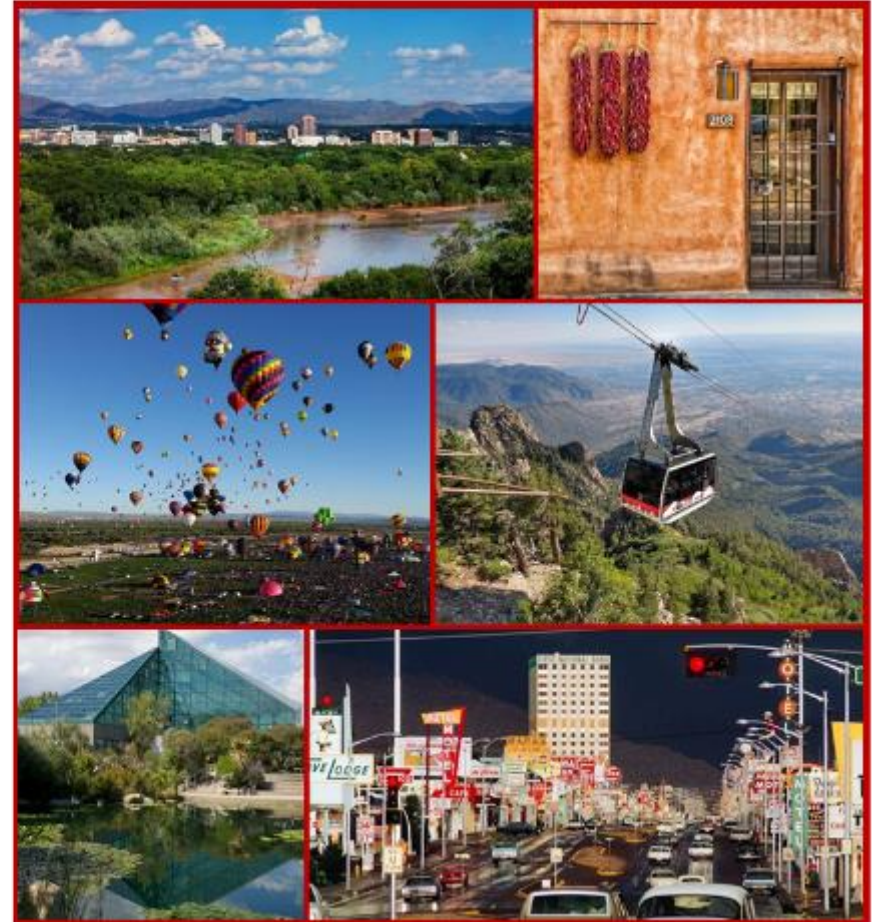
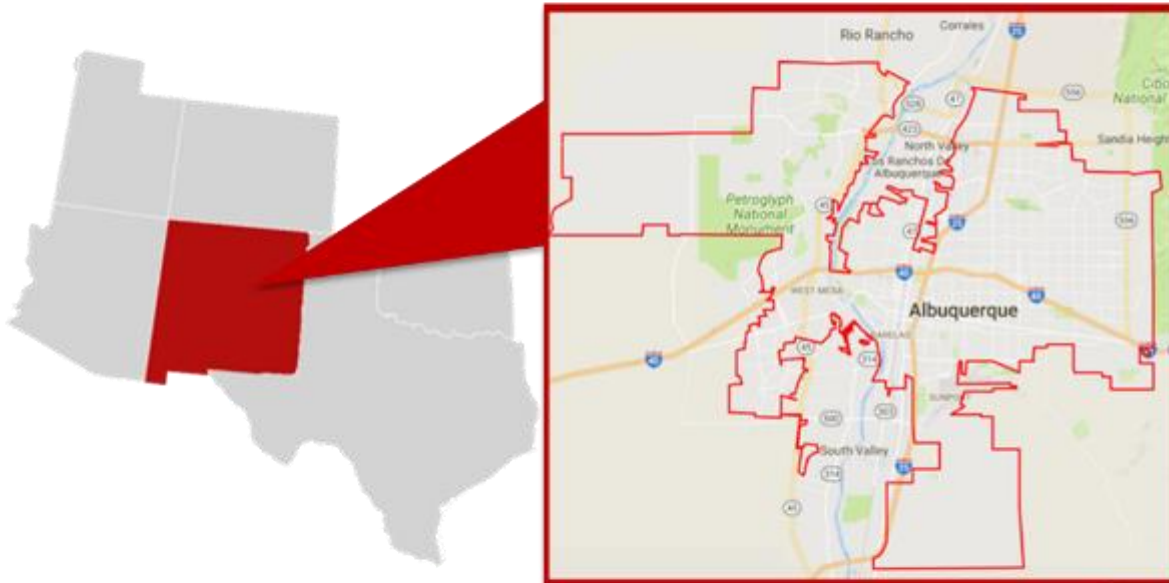


Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology-based employers include Sandia National Laboratories, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world-famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year-round outdoor activities and routinely receives awards for quality of life and low cost of living.



Albuquerque MSA Demographics (2018 Estimate)

Total Population	Total Households	Avg. Household Income
915,927	358,000	\$51,128

Dental Anchored Retail Space at Desirable Intersection

10221 Central Ave. NE, Albuquerque, NM 87123

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Absolute Investment Realty



Alfredo Barrenechea
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large retail, industrial, office, and hospitality transactions. With over 13 years of experience in the commercial real estate industry as a developer, landlord and broker, Alfredo has worked with nation's top tenants, private investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.

Some of Alfredo's Recent Transactions:



Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

How We Help Our Clients Succeed

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awards and Accolades

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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