



# For Lease

SEQ Unser Blvd & Westside Blvd  
Rio Rancho, NM 87124



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# Property Profile

## Details

Lease Rate	\$42.00 - \$50.00 PSF + NNN	
NNN	\$5.00 PSF	
Space Available	Retail/Restaurant A (Drive-thru)	± 2,655 SF
	Retail B	± 2,500 SF - 5,155 SF
	Retail/Restaurant C (Pick-up window)	±2,655 SF (demisable)
Zoning	SU	

## Features

- Retail or restaurant space for lease with flexible suite sizes
- Albertsons Market Street anchored
- Two end cap drive thrus available
- Located in the heart of the Unser Gateway
- Major residential growth corridor anchored by the ongoing expansion of Los Diamantes, a master-planned community of 450 homes, a 70 acre business park, and planned elementary and high school facilities
- Adjacent to the fully built out Cabezon Master-planned Community with over 2,600 homes
- Under-served 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



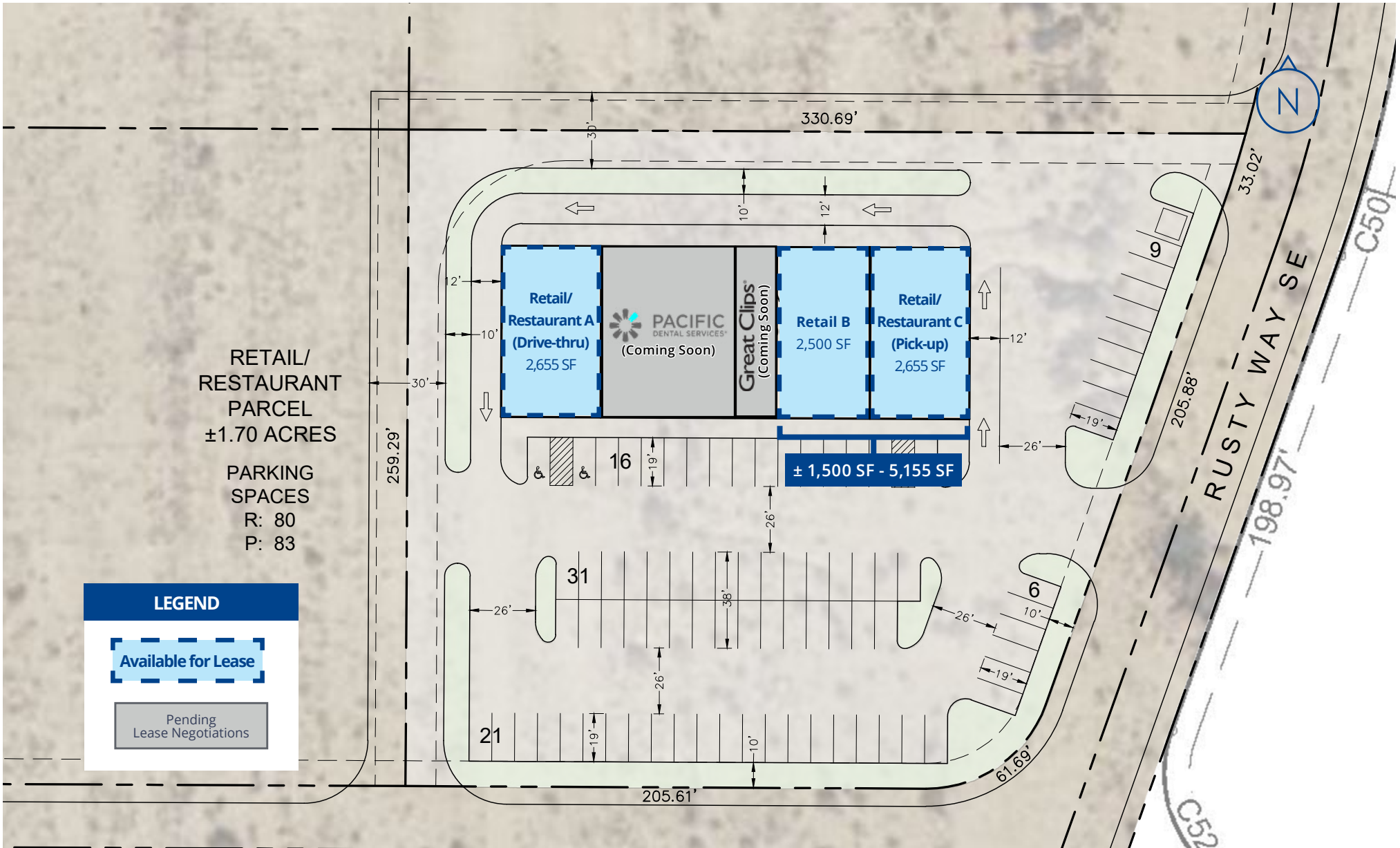
# Trade Area Aerial



# Intersection Aerial



# Site Plan



RETAIL/  
RESTAURANT  
PARCEL  
±1.70 ACRES

PARKING  
SPACES  
R: 80  
P: 83

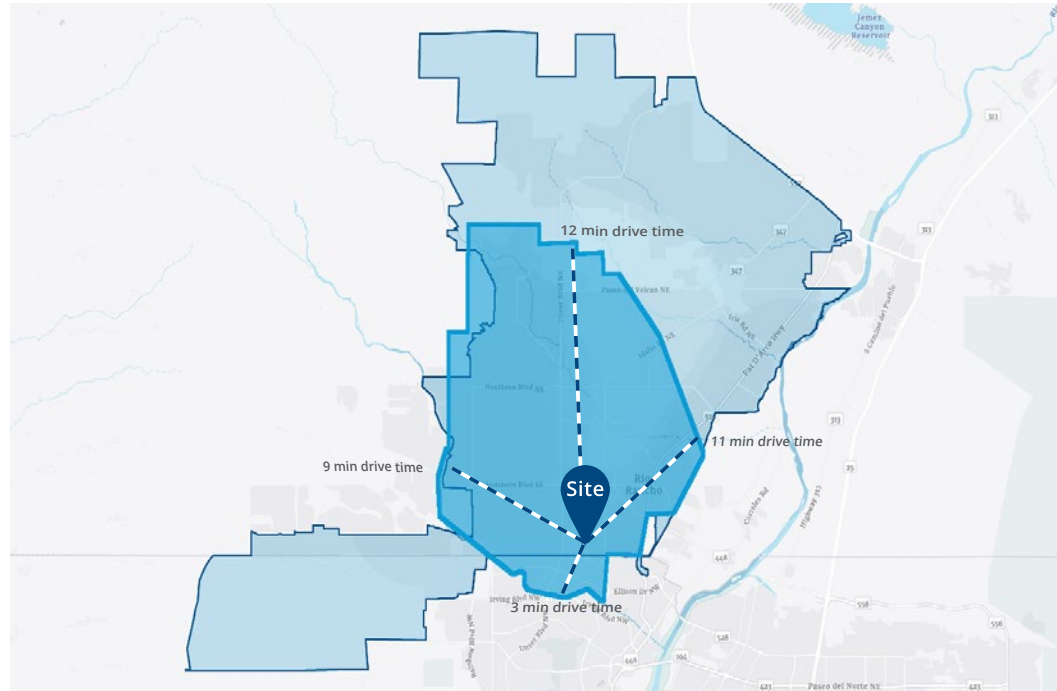
## LEGEND

Available for Lease

Pending  
Lease Negotiations

# 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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