

For Sale  
or Lease

# Drive-Thru Pad Sites on Hwy. 528

HWY. 528 FRONTAGE JUST NORTH OF SIGNALIZED INTERSECTION

NEQ Hwy 528 & Corrales Rd. NE | Rio Rancho, NM 87124



## AVAILABLE

Pad 1: ±1.205 Ac.  
Pad 2: ±1.205 Ac.  
Total: ±2.41 Ac.



## SALE PRICE/ LEASE RATE

See Advisors

## ZONING SU

## HIGHLIGHTS

- Build-ready sites
- Drive-thru permissive zoning
- Great visibility on Hwy. 528 with ±30,000 cars per day passing the site
- In a growing, yet underserved trade area
- Direct access to the pad sites from both directions of Hwy. 528 traffic
- Slightly above-grade site supporting a prominent building presentation

NA SunVista

got space™

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### 2-PARCEL OPTION

Pad 1: ±1.205 Ac.

Pad 2: ±1.205 Ac.

Total: ±2.41 Ac.

Conceptual site plans,  
subject to change.

Altitude  
Cannabis

Whispering  
Bean Coffee  
Roasters

TAP N TACO

ExtraSpace  
Storage

Pad 1  
±1.205 Ac.

Pad 2  
±1.205 Ac.

±1.64 AC.  
ALSO AVAILABLE  
ASK ADVISORS  
FOR DETAILS



528

CPD 30,200

CPD 7,100

Corrales Rd.

Flood Control Channel

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## DRIVE-THRU PAD SITES ON HWY. 528

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### 1-PARCEL OPTION

Pads 1 & 2:  $\pm 2.41$  Ac.

Conceptual site plans, subject to change.

Altitude Cannabis

Whispering Bean Coffee Roasters

TAPINTACO

ExtraSpace Storage

Pads 1 & 2  
 $\pm 2.41$  Ac.

$\pm 1.64$  AC.  
ALSO AVAILABLE  
ASK ADVISORS  
FOR DETAILS



528

CPD 30,200

CPD 7,100

Corrales Rd.

Flood Control Channel

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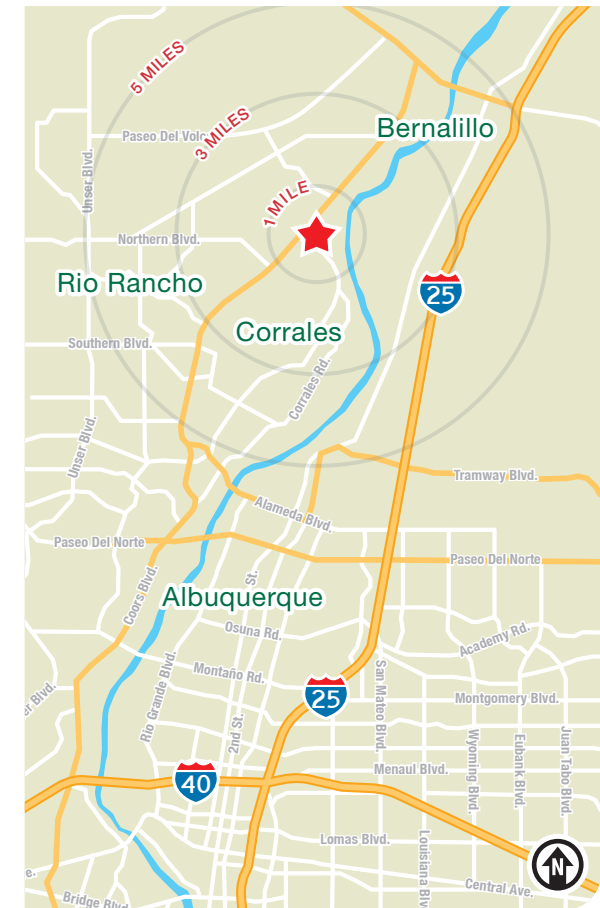
### DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2023</b>		<b>2023</b>		<b>2023</b>	
Population	3,904		32,725		85,011	
Households	1,501		12,260		33,210	
Families	1,172		8,807		22,736	
Average Household Size	2.60		2.64		2.53	
Owner Occupied Housing Units	1,356		10,764		26,755	
Renter Occupied Housing Units	145		1,496		6,455	
Median Age	47.1		44.4		43.2	
<b>Trends: 2023-2028 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
<b>Households by Income</b>	<b>2023</b>		<b>2023</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	37	2.5%	401	3.3%	1,668	5.0%
\$15,000 - \$24,999	44	2.9%	399	3.3%	1,230	3.7%
\$25,000 - \$34,999	23	1.5%	580	4.7%	1,904	5.7%
\$35,000 - \$49,999	165	11.0%	1,305	10.6%	4,347	13.1%
\$50,000 - \$74,999	277	18.5%	2,228	18.2%	6,115	18.4%
\$75,000 - \$99,999	171	11.4%	1,732	14.1%	4,605	13.9%
\$100,000 - \$149,999	438	29.2%	2,930	23.9%	7,078	21.3%
\$150,000 - \$199,999	202	13.5%	1,278	10.4%	3,375	10.2%
\$200,000+	143	9.5%	1,405	11.5%	2,885	8.7%
Median Household Income	\$102,153		\$91,021		\$80,862	
Average Household Income	\$121,959		\$120,732		\$108,843	
Per Capita Income	\$48,305		\$45,943		\$42,666	

### TRADE AREA

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	3,904	32,725	85,011
Average HH Income	\$121,959	\$120,732	\$108,843
Daytime Employment	405	6,644	26,765

2023 Forecasted by Esri



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## DRIVE-THRU PAD SITES ON HWY. 528

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Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM Sandoval Medical Center



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



Prominent Retailers



Intel Rio Rancho



Presbyterian Rust Medical Center



## RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At only 35-years-old, Rio Rancho is considered the fastest-growing city in New Mexico. The City is strategically located in the northwest quadrant of the MSA and comprises more than 100 square miles of land. The City is just 45 minutes from Santa Fe, the cultural center of the Southwest. Rio Rancho's adjacency to Albuquerque allows it to draw from the largest labor pool in New Mexico — approximately 400,000 workers. The metro area offers a capable and quality workforce to prospective employers.



**Fastest**  
Growing City in  
New Mexico



### RIO RANCHO BY THE NUMBERS (ESRI 2022 Demographics)



**102,865**  
City Population



**37,423**  
Households



**\$88,895**  
Avg. Household Income



**\$56,658**  
Md. Disposable Income



**2,190**  
Total Businesses



**26,059**  
Total Employees

## Rio Rancho is a High-Growth, Underserved Trade Area



**Intel Corporation** is investing **\$3.5 billion** to upgrade and expand its Rio Rancho operations.



- More than **1,000 new homes** in development
- High-income neighborhoods and schools
- Limited land in Albuquerque



**Presbyterian Rust Medical Center** is planning to expand to 1.2 million SF. It's currently 63% complete and 25 years ahead of schedule.



**A commitment to quality of life** with new parks such as A Park Above, Black Arroyo Wildlife Park and Gateway Park



### STRENGTHS

- ↑ Rio Rancho is a business-friendly city
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

### CHALLENGES

- ↓ Rio Rancho experiences significant retail leakage of approx. **\$400 million** into the City of Albuquerque.

### OPPORTUNITIES

- ➔ Investors can bridge the gap of needs and retail services in Rio Rancho