



For Sale

SWC Broadmoor & Fruta Rd
Rio Rancho, NM 87124

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Property Profile

Details

Sale Price	\$2,500,000
Price PSF	\$9.29 PSF
Lot Size	+/- 6.1736 Acres + optional 1.50 Acres
Zoning	C-1
Submarket	Rio Rancho



Features

- Located at the signalized hard corner of Broadmoor Blvd and Loma Colorado Blvd
- Lot Lea Line adjusted, entire lot can be built on now and accessed at signal providing a signalized full intersection on Broadmoor and Loma Colorado, a right-in/right-out on Broadmoor, and a full access on Fruta
- Commercially zoned property in the heart of Rio Rancho
- Excellent visibility from Broadmoor Blvd and Fruta Rd with unobstructed views to the South
- Rio Rancho is the third largest, and one of the fastest growing, cities in the state of New Mexico.
- Major residential growth corridor with over 4,489 new homes being added
- Adjacent to Rio Rancho High School with over 2,500 students
- Four blocks from Eagle Ridge Middle School and Ernest Stapleton Elementary
- All utilities on-site except sewer, which is in the arroyo and can be tapped there
- Intel Rio Rancho is undergoing a \$3.5 billion expansion, which will create 700 high-tech jobs and 1,000 construction jobs

Trade Area Tenants



Trade Area Aerial



Intersection Aerial



Plat



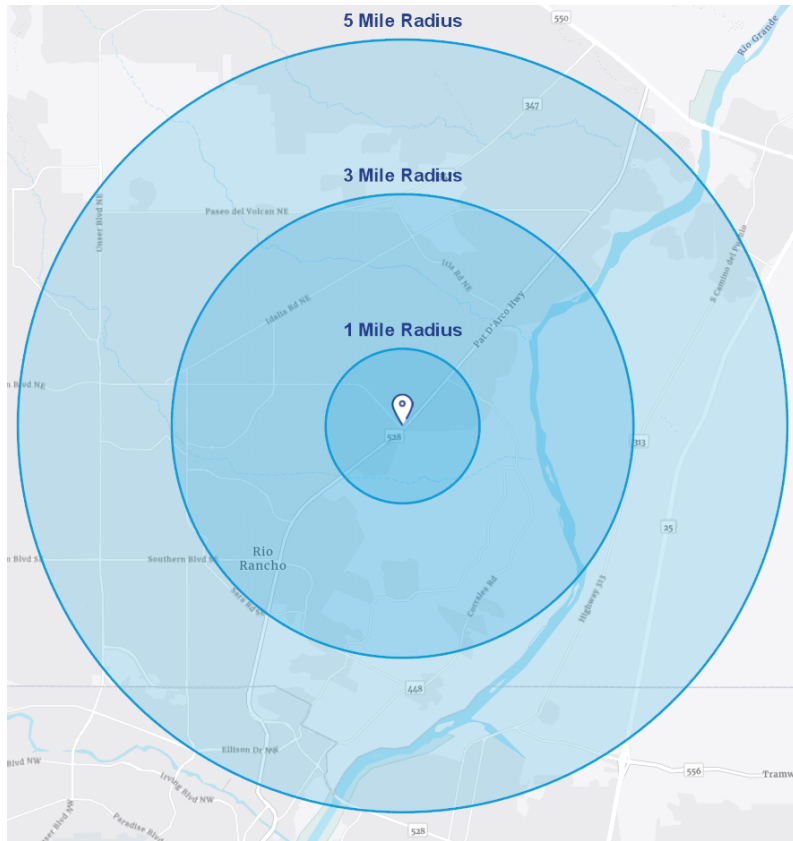
Site Plan

**Conceptual*



Demographics*

* Demographic data derived from esri® 2020



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Population Summary	1 Mile	3 Miles	5 Miles
Population	8,075	61,919	129,728
Households	3,101	23,601	49,999
Median Age	42.7	39.5	38.4
Average Home Value	\$291,337	\$266,793	\$299,572
Median HH Income	\$84,825	\$73,920	\$77,973
Average HH Income	\$110,856	\$97,473	\$104,319

Total Consumer Expenditures	1 Mile	3 Miles	5 Miles
Annual Budget Expenditures	\$294,748,895	\$1,978,521,284	\$4,477,032,333
Retail Goods	\$93,919,324	\$623,601,159	\$1,407,870,366
Food	\$32,975,115	\$222,914,469	\$504,115,343
Food at Home	\$21,313,928	\$142,922,939	\$321,486,519
Food Away from Home	\$11,661,187	\$79,991,530	\$182,628,823
Alcoholic Beverages	\$2,162,226	\$14,261,920	\$31,962,584
Apparel & Services	\$6,838,679	\$46,640,574	\$105,917,654
Meals at Restaurants/Other	\$11,232,112	\$77,171,096	\$176,159,239
Education	\$5,508,687	\$36,421,616	\$82,894,313
Entertainment	\$12,310,702	\$81,478,595	\$184,361,004
Health Care	\$24,670,586	\$160,976,423	\$358,189,149
Household Furnishings & Equipment	\$9,547,484	\$64,070,015	\$145,492,598
Household Operations	\$8,466,485	\$56,321,848	\$127,452,607
Housekeeping Supplies	\$3,011,406	\$20,799,678	\$47,140,276
Housing	\$96,141,538	\$653,160,148	\$1,477,839,378
Personal Care Products & Services	\$3,057,973	\$20,799,678	\$47,140,276
Transportation	\$32,589,376	\$219,917,022	\$498,301,190
Travel	\$7,344,464	\$49,093,799	\$112,241,246