

The Village at Rio Rancho

SEC UNSER BLVD & WESTSIDE BLVD, RIO RANCHO, NM



Accelerating success.

FOR SALE, LEASE, OR BUILD TO SUIT



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The Village at Rio Rancho

SEC UNSER BLVD & WESTSIDE BLVD
RIO RANCHO, NM

Lot Size: ± 1-2 acres and up

Zoning: SU (Special Use)

FOR SALE

\$15.00 – \$20.00 PSF

FOR LEASE

See Broker

Area Tenants



Property Features

- Retail / Mixed-use pads for Lease, Build to Suit, or Sale
- Flexible parcel sizes
- Premier development opportunity in the heart of the Unser Gateway
- The project fronts a major arterial and two major streets with three signalized intersections
- Multiple full movement access points along Westside Blvd. and Wellspring Ave.
- Major residential growth corridor with the future addition of Los Diamantes in close proximity
- Los Diamantes, a master-planned community programmed for 450 housing starts, a 70 acre business park, planned high school and an elementary school is under construction
- Adjacent to Cabezon Master-planned Community with over 2,600 built-out homes in place
- Underserved 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
- Rio Rancho development expanding with announcement of 800 housing lots planned by Pierre Amestoy

Trade Area Aerial

MAJOR EMPLOYER

- ① **Intel:** \$3.5 billion investment in Rio Rancho

DEVELOPMENTS

- ② Los Diamantes Business Park: 70 acre planned business park
- ③ Los Diamantes Neighborhood: 450 unit planned community
- ④ New Regional Park
- ⑤ Wellspring Triangle

SCHOOLS

- ⑥ Maggie Cordova Elementary
- ⑦ Joe Harris Elementary

HEALTHCARE

- ⑧ Life Spire Assisted Living Rio Rancho
- ⑨ Retreat Alzheimers Specialty Care
- ⑩ The Rio Grande Gracious Retirement Living
- ⑪ The Suites — Rio Rancho
- ⑫ Presbyterian Rust Medical Center: 162 beds, 100,000 SF of office
- ⑬ Morning Star of Rio Rancho
- ⑭ Affinity at Albuquerque
- ⑮ Skies Healthcare and Rehabilitation Center
- ⑯ Pamilla Senior Living

[Clickable Link](#)



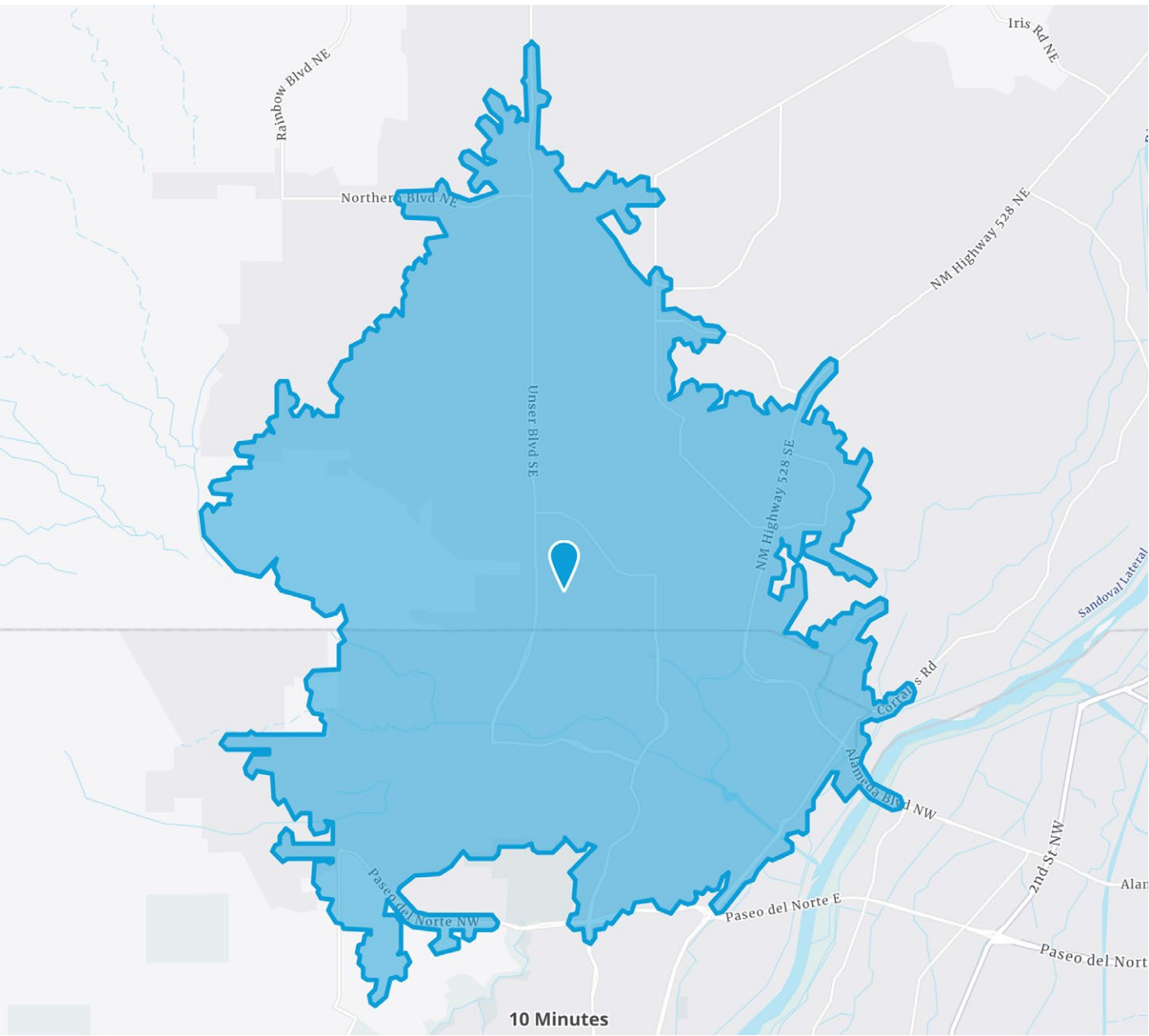
Intersection Aerial



Plat



Demographics



10 Min
Drive Time

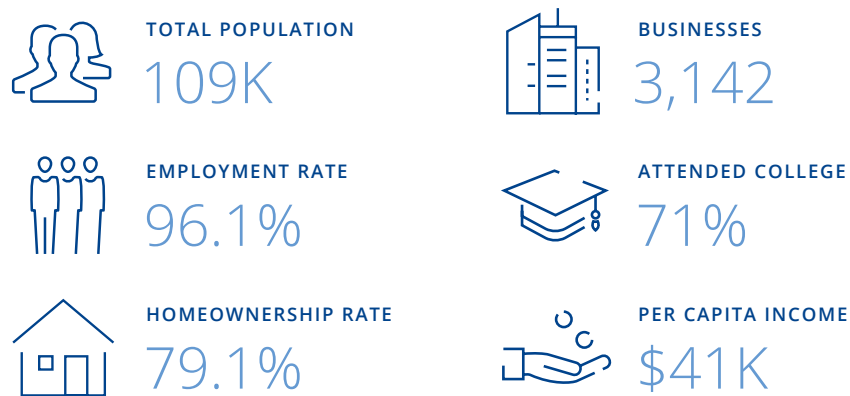
Population	97,460
Households	38,284
Median HH Income	\$95,179
Average HH Income	\$121,060

Rio Rancho, NM

What began more than 70 years ago as 55,000 acres of vacant land has developed into one of the fastest growing cities in the US. Rio Rancho offers competitive tax incentives, a skilled labor pool, affordability, and low operating costs in one of the safest cities in New Mexico.

RECENT DEVELOPMENTS

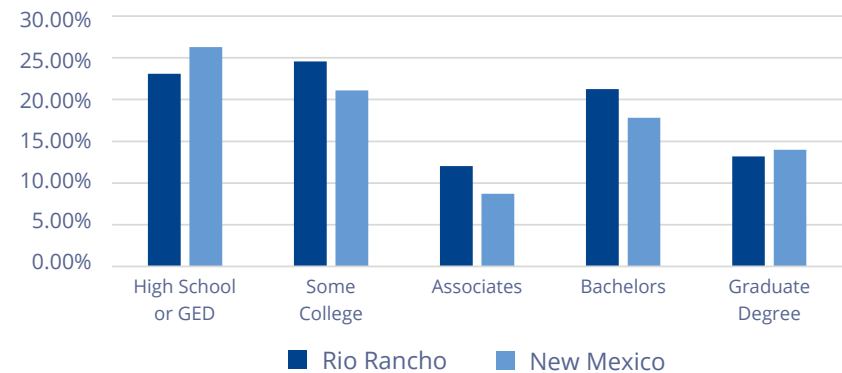
- In January 2024, Intel Corporation completed a \$3.5 billion expansion to its existing campus.
- In the fall of 2025, Exus Renewables North America completed a \$312 million solar and battery storage facility.
- By 2027, Rio Rancho will be home to the largest scale hypersonic manufacturing program in the country.



HOUSING AFFORDABILITY

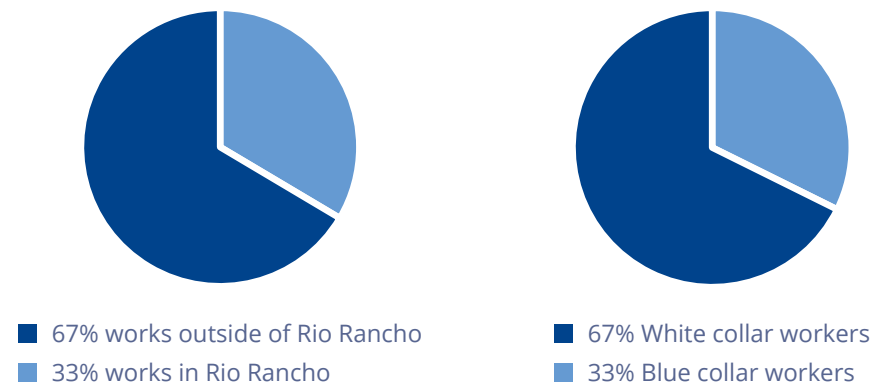
	Rio Rancho	National Average
5 Year Population Growth	10%	4%
Median Household Income	\$87K	\$84K
Average Home Price (current)	\$370K	\$423K
Homeownership Rate	79.1%	65.6%

EDUCATIONAL ATTAINMENT



46.45% of adults in Rio Rancho have a college degree, compared to 40.5% in New Mexico.

LABOR FORCE



MAJOR EMPLOYERS



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