



Colliers

THE Village AT RIO RANCHO

For Sale, Lease,
or Build to Suit

SEC Unser Blvd & Westside Blvd
Rio Rancho, NM 87124

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Property Profile

Details

Sale Price	\$15.00 - \$23.00 / SF (see Plat Map)
Lease Rate	See Broker
Lot Sizes	+/- 1.11 AC and up
Zoning	SU

Features

- Retail / Mixed-use pads for Lease, BTS 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 Cabezón 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

Area Tenants



Trade Area Aerial



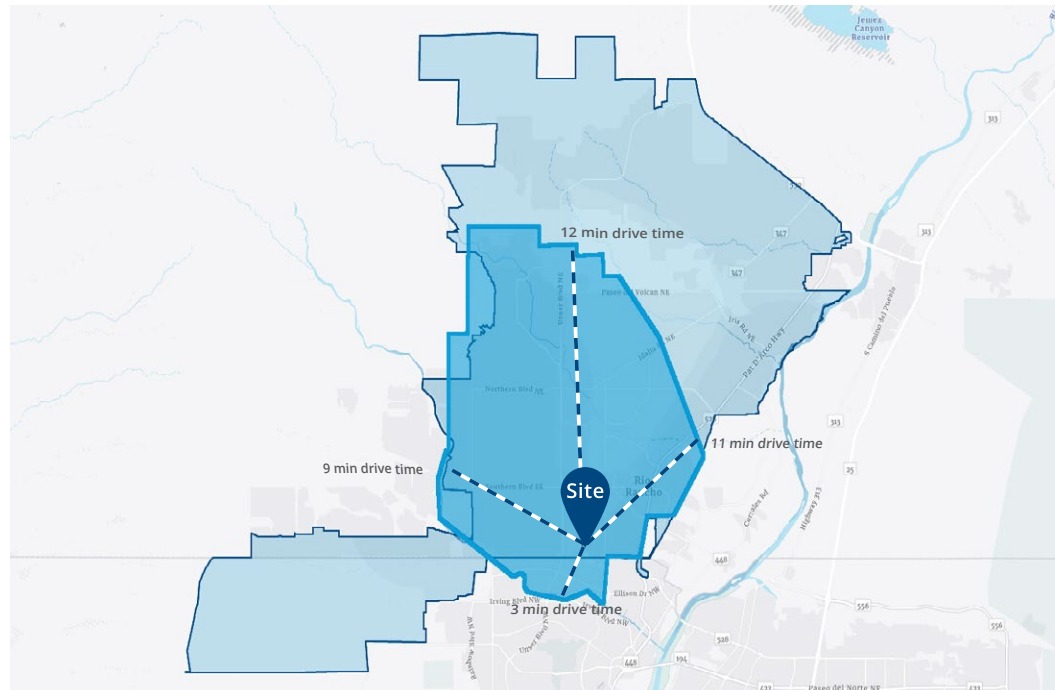
Intersection Aerial





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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