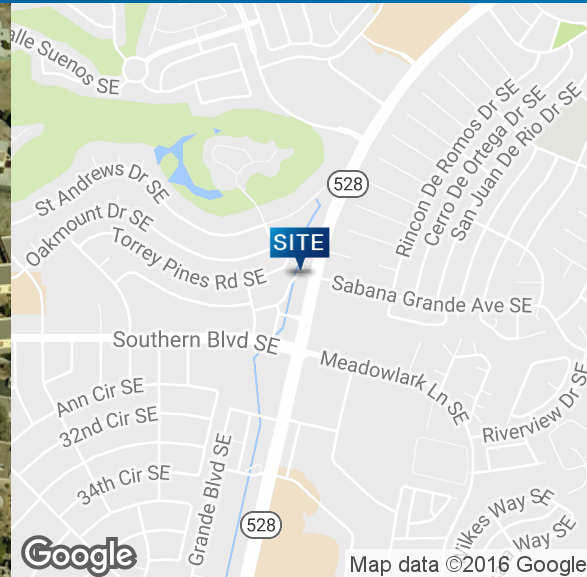


FOR BUILD TO SUIT OR GROUND LEASE > RETAIL SPACE

Retail Pad Site



NWQ OF SOUTHERN BLVD & NM HWY 528, RIO RANCHO, NM 87124



Retail Pad Site

- > Lease Rate: \$36.00 SF/Yr
- > Lease Type: Build To Suit Or Ground Lease
- > Lot Size: 1.3 Acres
- > Zoning: C-1

Building Amenities

- > Build to Suit or Ground Lease
- > Excellent Visibility
- > Located at Rio Rancho's major signalized retail intersection with over 68,800 VPD
- > Ideal site for fast food, casual dining, and convenience retail

Join



Independently Owned And Operated

The information contained herein was obtained from sources believed reliable, however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Contact Us

BEN PERICH
ASSOCIATE BROKER
+1 505.880.7054
NM LIC.#45966
ALBUQUERQUE, NM 87109
ben.perich@colliers.com

COLLIERS INTERNATIONAL
+1 505 883 7676 Main
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

Aerial Map

NWQ OF SOUTHERN BLVD & NM HWY 528, RIO RANCHO, NM 87124

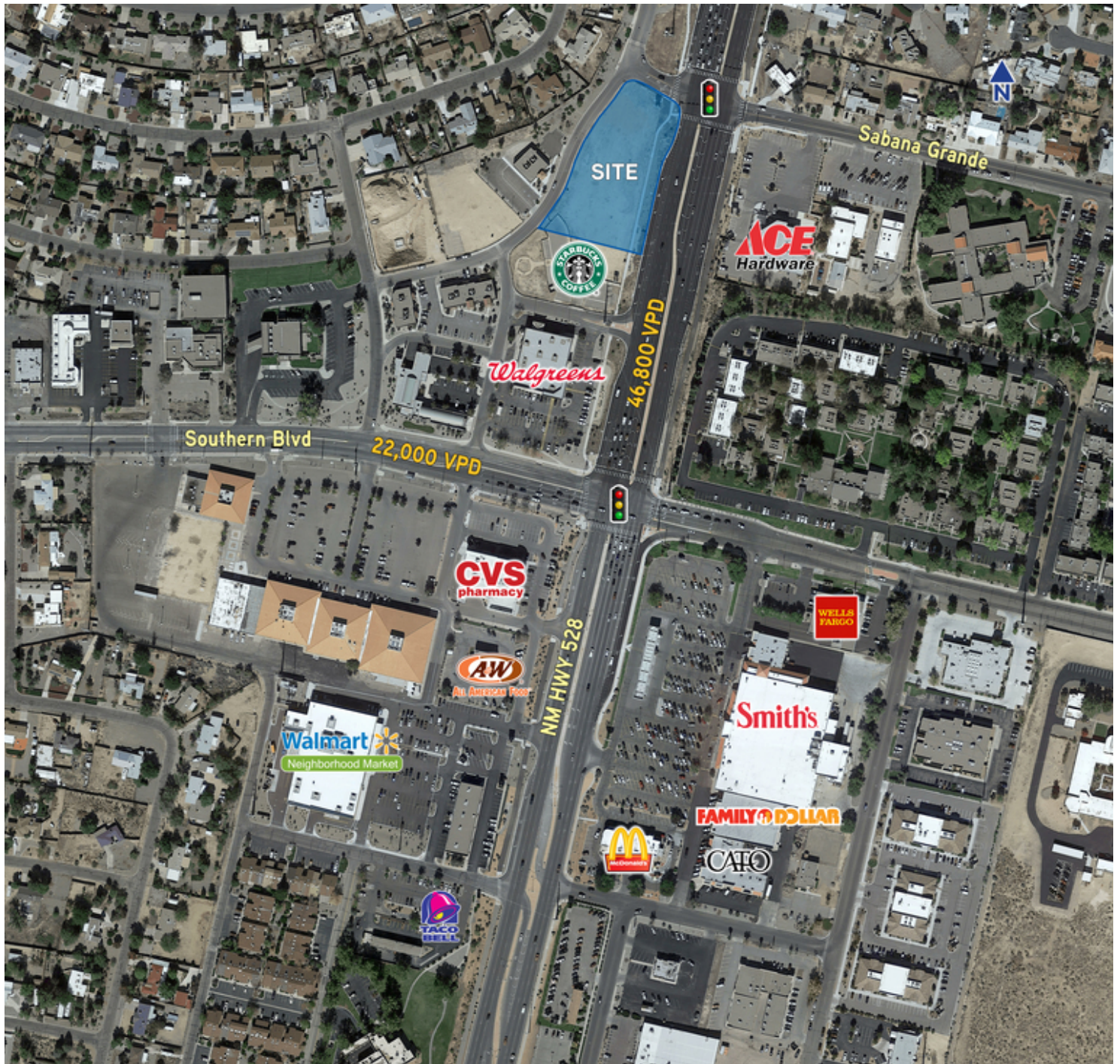


BEN PERICH
+1 505.880.7054
ben.perich@colliers.com
NM Lic.#45966

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

Intersection Aerial Map

NWQ OF SOUTHERN BLVD & NM HWY 528, RIO RANCHO, NM 87124

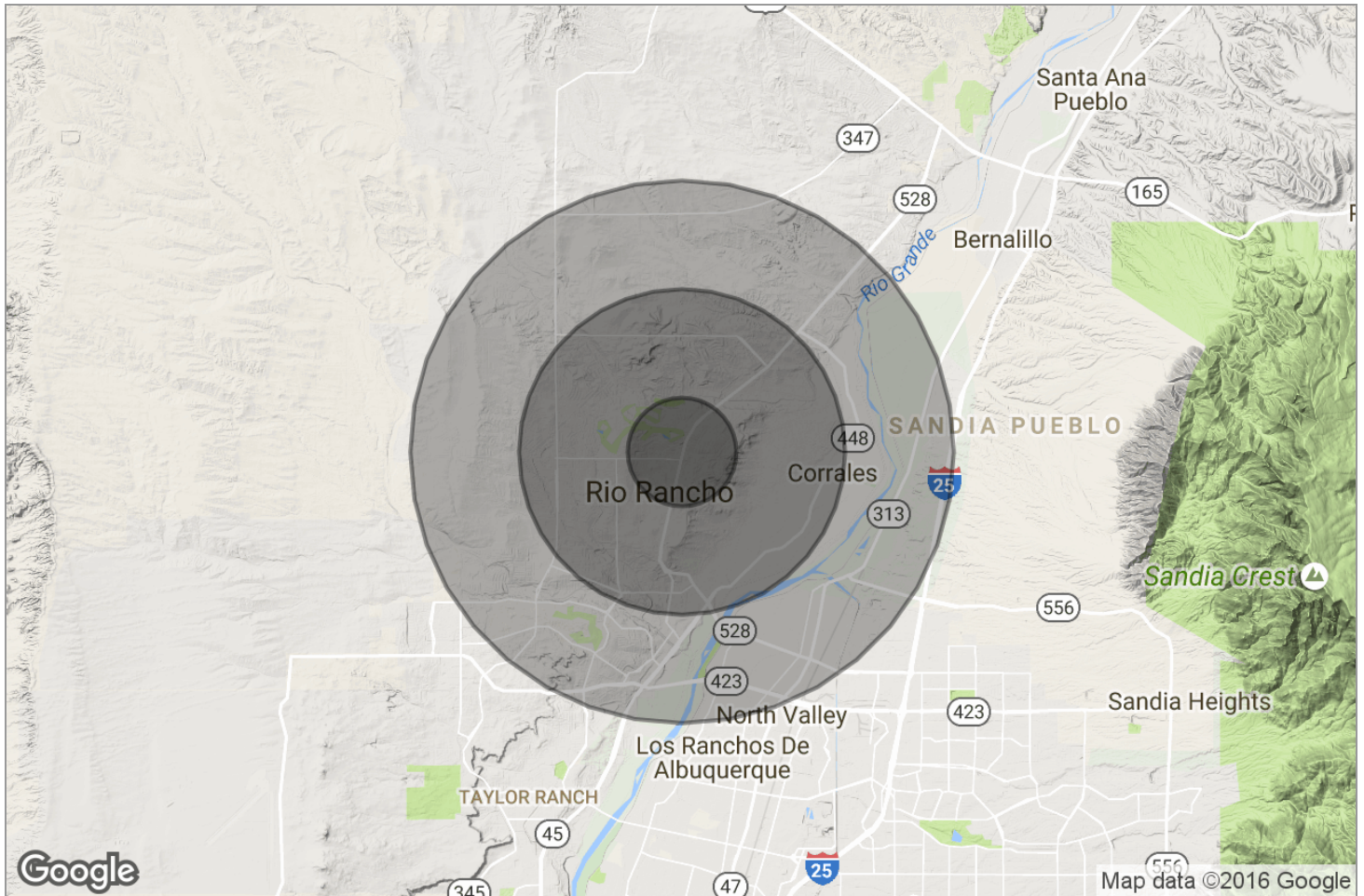


BEN PERICH
+1 505.880.7054
ben.perich@colliers.com
NM Lic.#45966

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

Demographics

NWQ OF SOUTHERN BLVD & NM HWY 528, RIO RANCHO, NM 87124



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,687	55,283	122,347
MEDIAN AGE	43.4	39.8	38.3
MEDIAN AGE (MALE)	41.0	39.1	37.6
MEDIAN AGE (FEMALE)	45.4	40.4	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,169	21,651	46,841
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$66,935	\$74,774	\$76,214
AVERAGE HOUSE VALUE	\$245,513	\$241,451	\$231,888

* Demographic data derived from 2010 US Census

BEN PERICH
+1 505.880.7054
ben.perich@colliers.com
NM Lic.#45966

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico