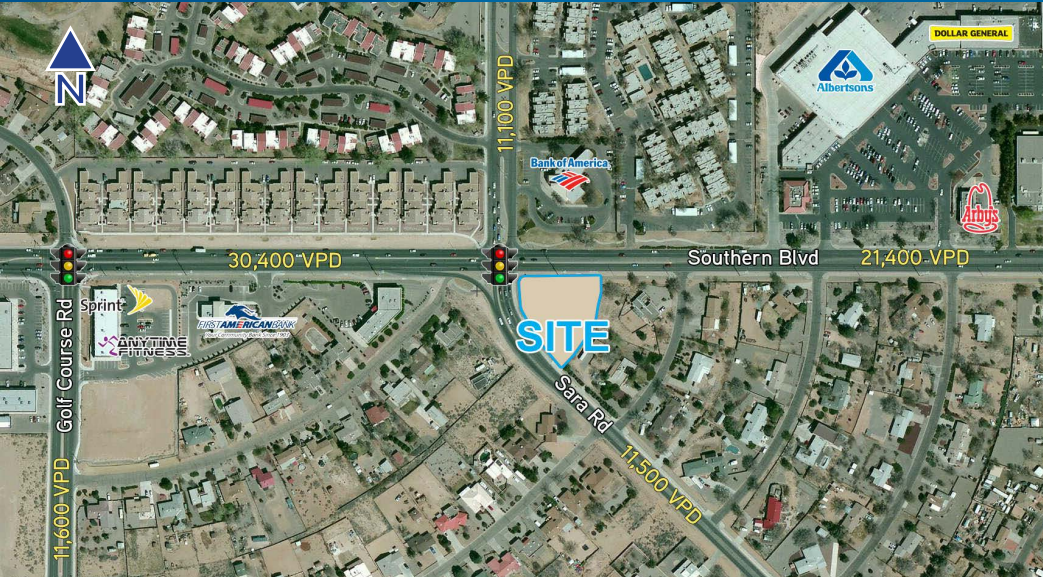


FOR LEASE > LAND



Land on Southern/Sara

1000 SARA RD, RIO RANCHO, NEW MEXICO 87124



Land on Southern/Sara > Land

- > Lease Rate: \$3,900/MONTH
- > Lease Type: NNN
- > Lot Size: \pm 30,000 SF
- > Zoning: R-1 with anticipated change to commercial

Amenities

- > Located at the Southeast corner of Southern Blvd & Sara Rd
- > Excellent frontage and visibility
- > Suitable for bank, credit union, restaurant or retail
- > High density of residential units in immediate area
- > Signalized Intersection (32,000+ vehicles per day)
- > 175' frontage on Southern
- > Existing residence on site may be removed

2017 Demographics Summary

	1-Mile	3-Mile	5-Mile
> Population	10,802	76,727	142,751
> Households	4,419	29,068	53,427
> Median HH Income	\$57,299	\$61,483	\$65,744

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

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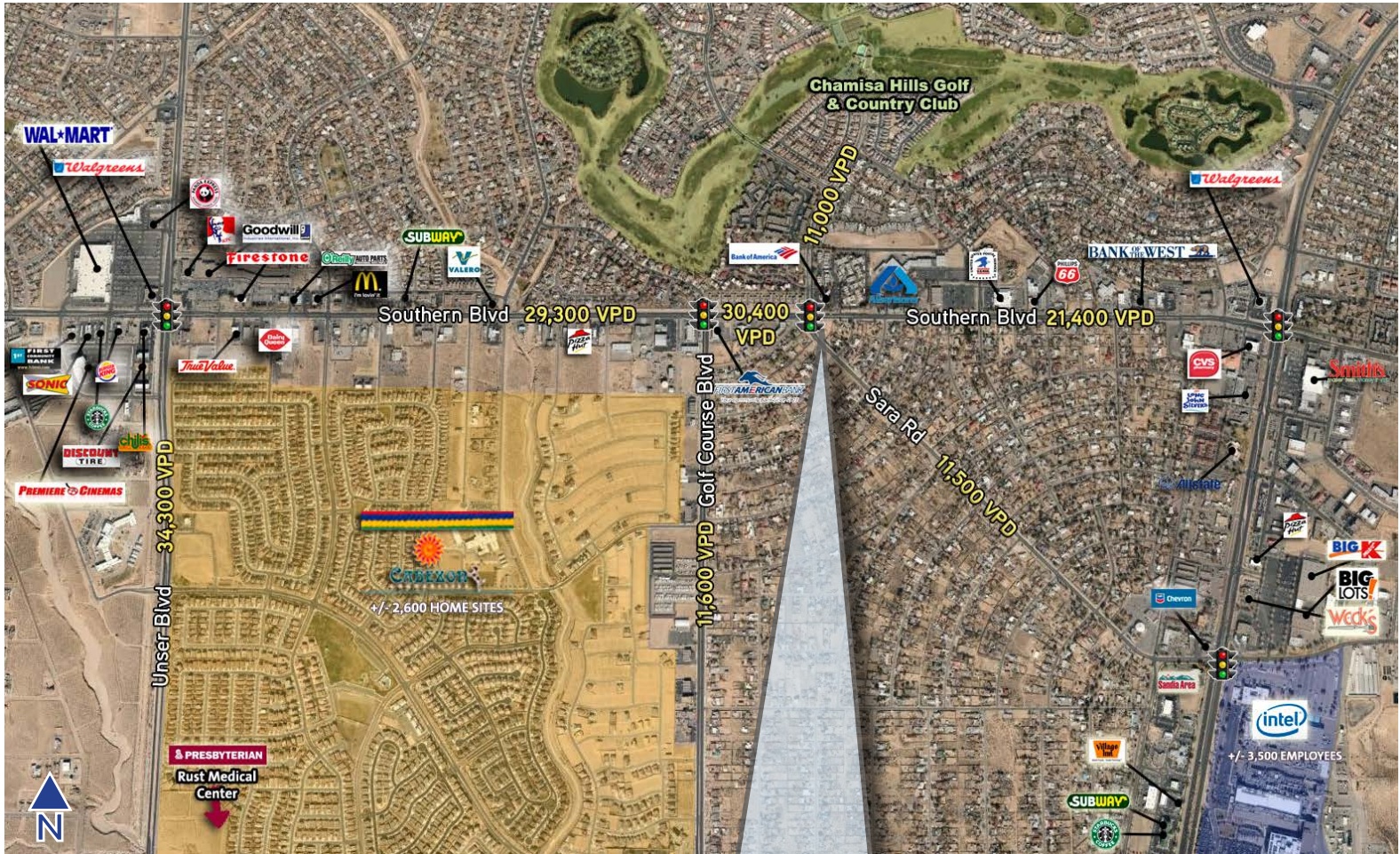
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FOR LEASE > LAND

Land on Southern/Sara

1000 SARA RD, RIO RANCHO, NEW MEXICO 87124



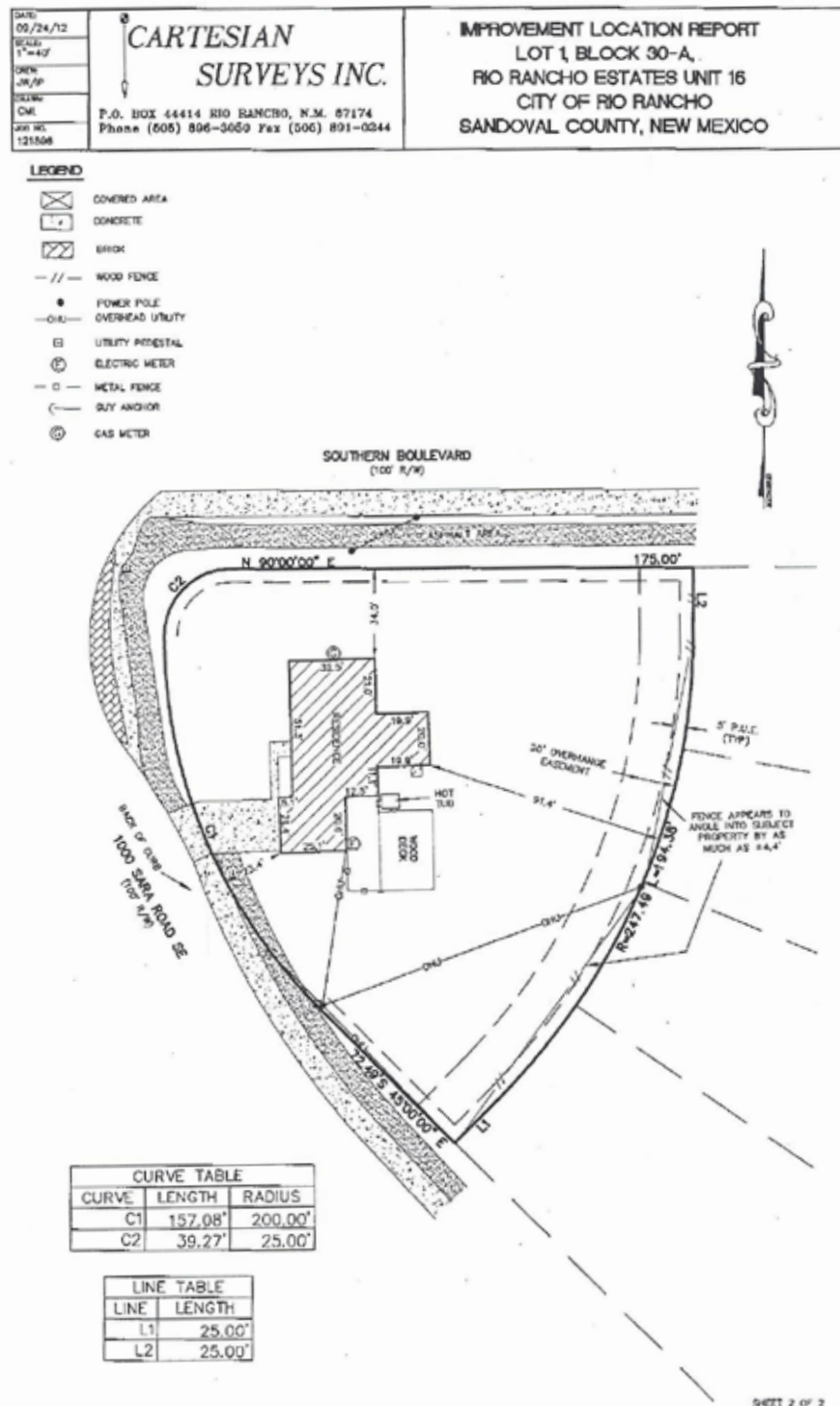
SITE: 1000 SARA ROAD
RIO RANCHO, NM 87124

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FOR LEASE > LAND

Land on Southern/Sara

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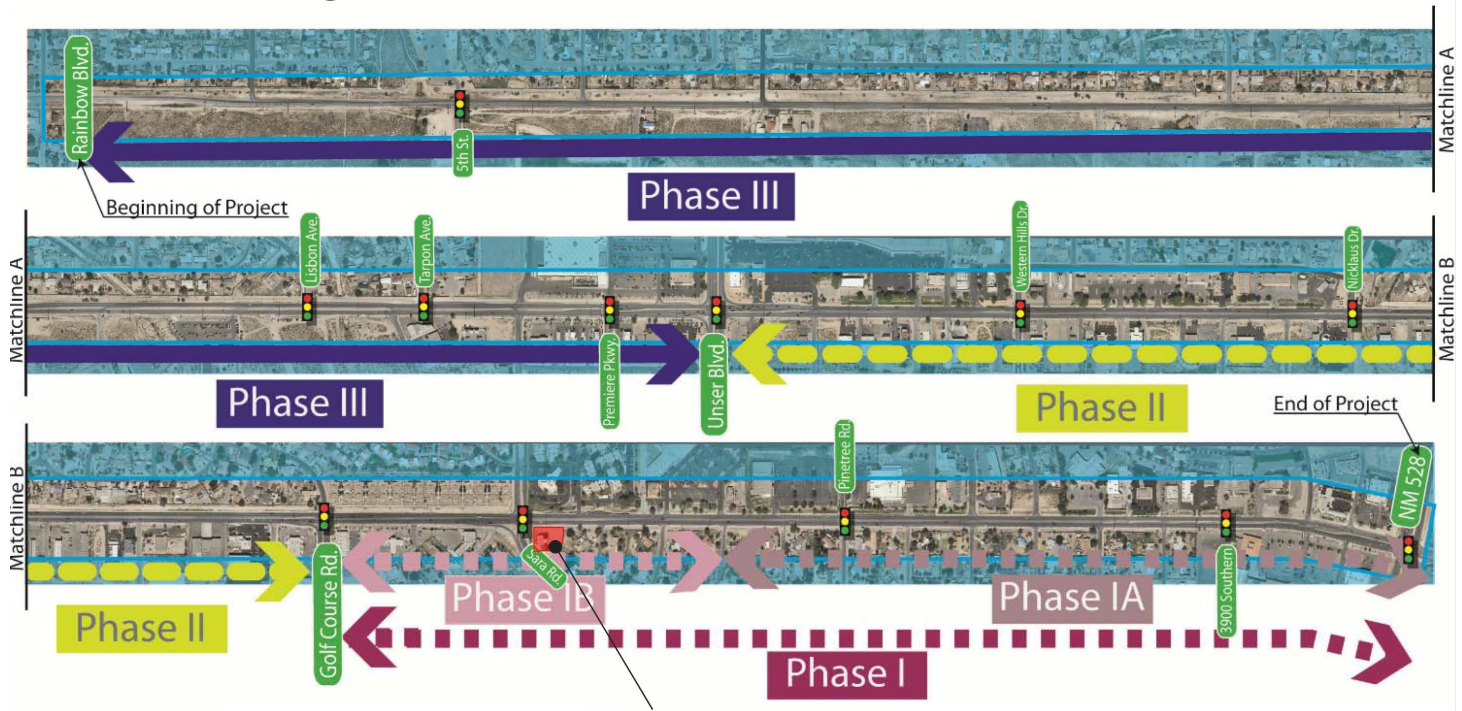
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FOR LEASE > LAND

Land on Southern/Sara

1000 SARA RD, RIO RANCHO, NEW MEXICO 87124

PROJECT LIMITS



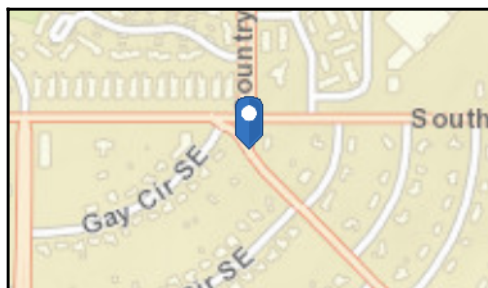
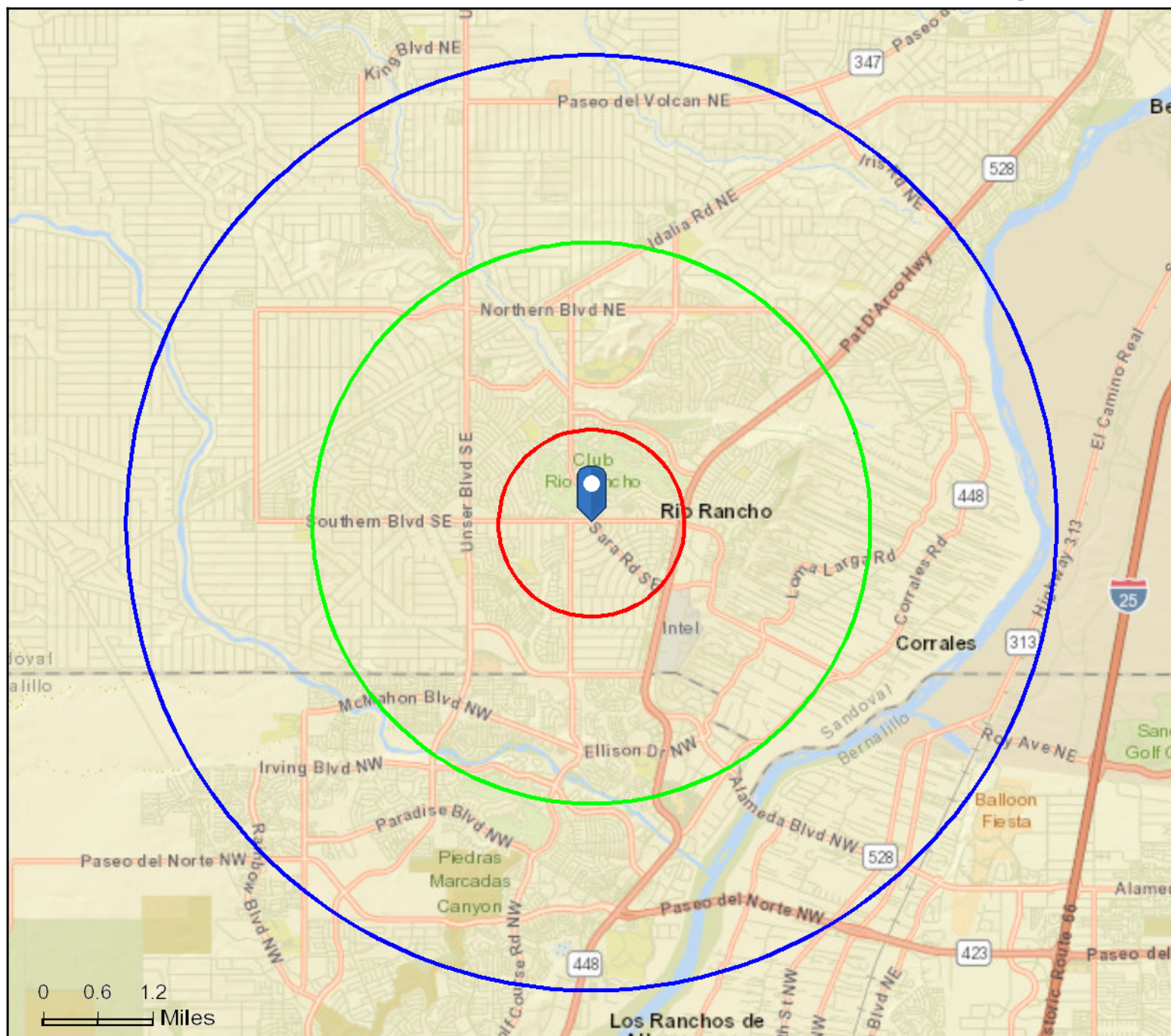
SITE:
1000 Sara Rd

The City will begin construction on Southern Boulevard from Golf Course Road to NM 528 (Phase 1) in Spring 2018. The design and construction for this portion will be funded with City funds (approximately \$8 million), State funds (\$375,000), County funds (\$350,000) and Federal funds (approximately \$7.7 million). This project will address improvements including: a widened roadway design for reconstruction of a four-lane divided roadway with bicycle lanes, a multi-use trail and a sidewalk, right-of-way mapping, traffic signals, lighting, drainage, and utilities.

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1000 Sara Rd SE, Rio Rancho, New Mexico, 87124
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Tom Jones, CCIM
 Latitude: 35.24114
 Longitude: -106.67314



December 20, 2017



Demographic and Income Profile

1000 Sara Rd SE, Rio Rancho, New Mexico, 87124
Ring Band: 0 - 1 mile radius

Prepared by Tom Jones, CCIM

Latitude: 35.24114

Longitude: -106.67314

Summary	Census 2010	2017	2022				
Population	9,878	10,802	11,224				
Households	4,153	4,419	4,550				
Families	2,773	2,933	3,004				
Average Household Size	2.38	2.44	2.46				
Owner Occupied Housing Units	3,201	3,331	3,433				
Renter Occupied Housing Units	952	1,088	1,117				
Median Age	42.7	42.8	42.8				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	0.77%	0.32%	0.83%				
Households	0.59%	0.26%	0.79%				
Families	0.48%	0.09%	0.71%				
Owner HHs	0.61%	0.27%	0.72%				
Median Household Income	2.53%	1.80%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	416	9.4%	418	9.2%		
	\$15,000 - \$24,999	480	10.9%	445	9.8%		
	\$25,000 - \$34,999	427	9.7%	402	8.8%		
	\$35,000 - \$49,999	621	14.1%	556	12.2%		
	\$50,000 - \$74,999	708	16.0%	671	14.7%		
	\$75,000 - \$99,999	578	13.1%	621	13.6%		
	\$100,000 - \$149,999	793	17.9%	947	20.8%		
	\$150,000 - \$199,999	218	4.9%	269	5.9%		
\$200,000+	177	4.0%	220	4.8%			
Median Household Income	\$57,299		\$64,919				
Average Household Income	\$75,703		\$86,045				
Per Capita Income	\$29,997		\$33,795				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	530	5.4%	576	5.3%	607	5.4%
	5 - 9	617	6.2%	645	6.0%	657	5.9%
	10 - 14	687	7.0%	722	6.7%	738	6.6%
	15 - 19	621	6.3%	639	5.9%	641	5.7%
	20 - 24	542	5.5%	553	5.1%	507	4.5%
	25 - 34	1,022	10.3%	1,247	11.5%	1,292	11.5%
	35 - 44	1,211	12.3%	1,296	12.0%	1,475	13.1%
	45 - 54	1,643	16.6%	1,444	13.4%	1,311	11.7%
	55 - 64	1,304	13.2%	1,579	14.6%	1,545	13.8%
	65 - 74	838	8.5%	1,145	10.6%	1,368	12.2%
	75 - 84	597	6.0%	634	5.9%	757	6.7%
	85+	266	2.7%	321	3.0%	326	2.9%
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	7,956	80.5%	8,369	77.5%	8,541	76.1%
	Black Alone	327	3.3%	406	3.8%	450	4.0%
	American Indian Alone	243	2.5%	324	3.0%	354	3.2%
	Asian Alone	262	2.7%	334	3.1%	369	3.3%
	Pacific Islander Alone	21	0.2%	22	0.2%	22	0.2%
	Some Other Race Alone	715	7.2%	891	8.2%	977	8.7%
	Two or More Races	355	3.6%	456	4.2%	510	4.5%
	Hispanic Origin (Any Race)	2,872	29.1%	3,604	33.4%	4,071	36.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

December 20, 2017



Demographic and Income Profile

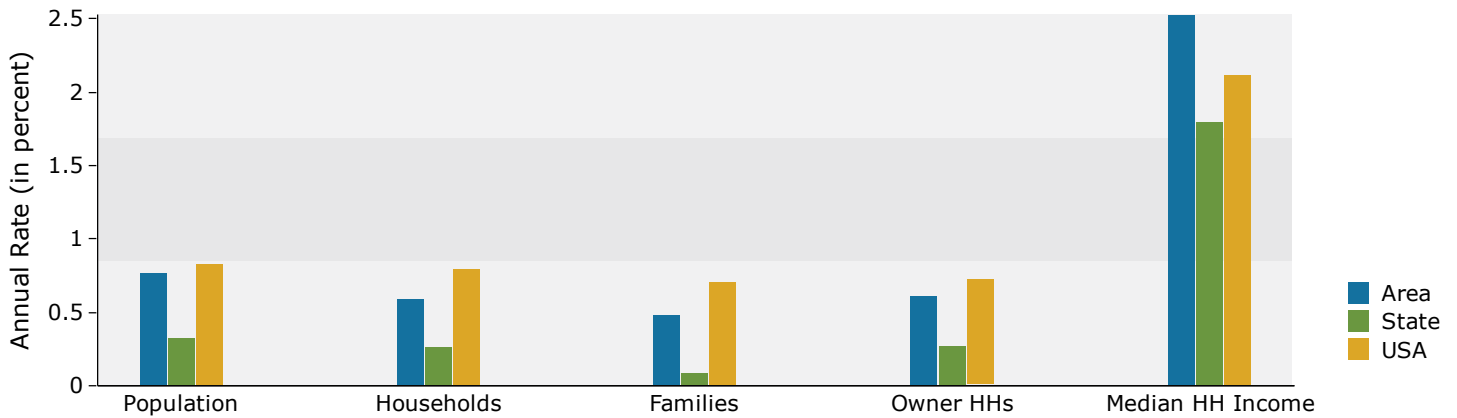
1000 Sara Rd SE, Rio Rancho, New Mexico, 87124
Ring Band: 0 - 1 mile radius

Prepared by Tom Jones, CCIM

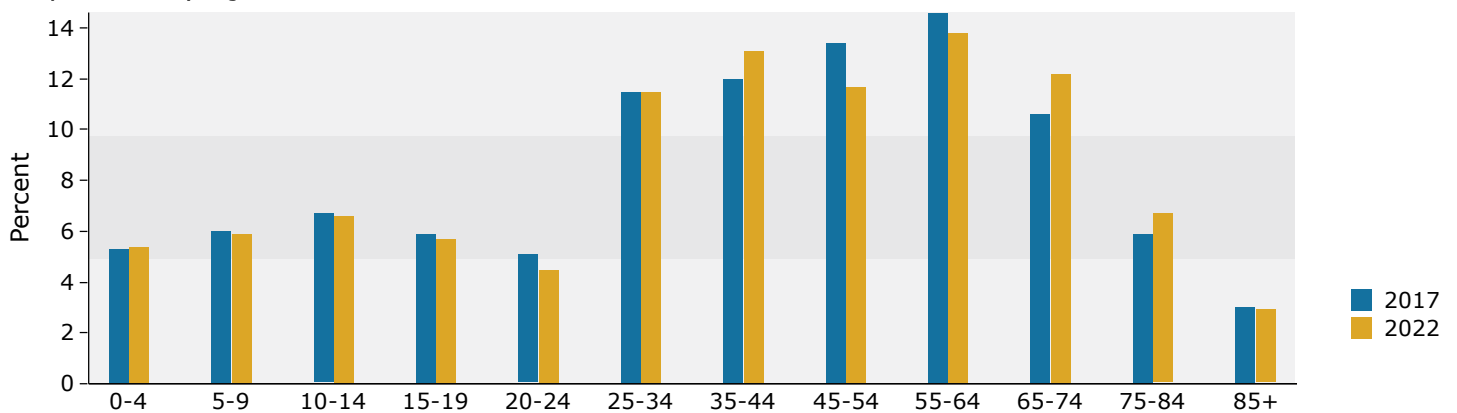
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Longitude: -106.67314

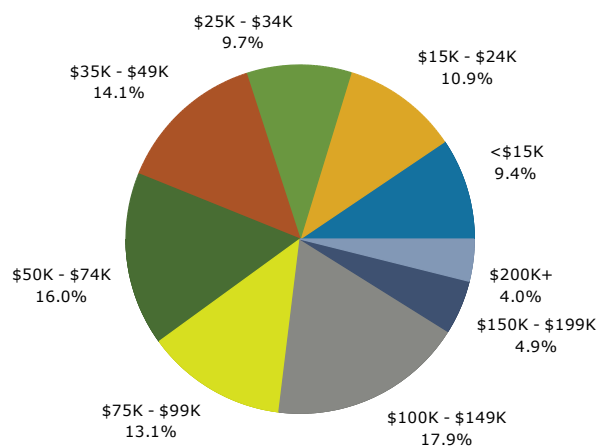
Trends 2017-2022



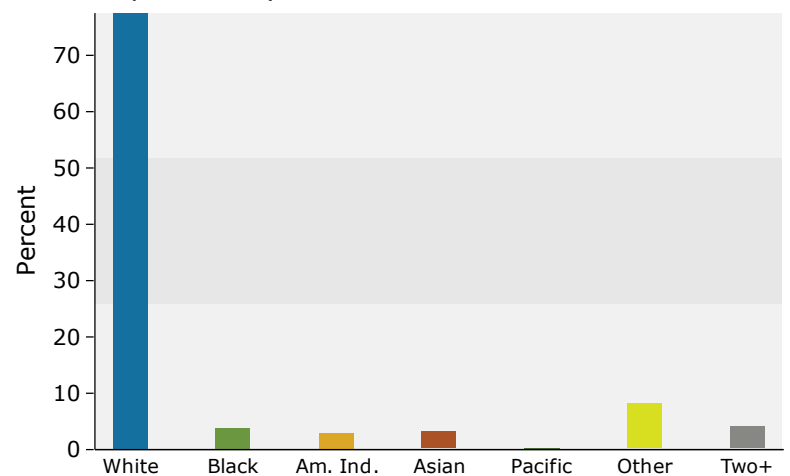
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 33.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

December 20, 2017



Demographic and Income Profile

1000 Sara Rd SE, Rio Rancho, New Mexico, 87124
Ring Band: 1 - 3 mile radius

Prepared by Tom Jones, CCIM

Latitude: 35.24114

Longitude: -106.67314

Summary	Census 2010	2017	2022				
Population	60,771	65,925	69,933				
Households	22,978	24,649	26,002				
Families	15,838	16,654	17,436				
Average Household Size	2.63	2.66	2.68				
Owner Occupied Housing Units	16,679	17,645	18,654				
Renter Occupied Housing Units	6,299	7,003	7,348				
Median Age	36.1	37.2	37.6				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	1.19%	0.32%	0.83%				
Households	1.07%	0.26%	0.79%				
Families	0.92%	0.09%	0.71%				
Owner HHs	1.12%	0.27%	0.72%				
Median Household Income	1.63%	1.80%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	1,890	7.7%	2,017	7.8%		
	\$15,000 - \$24,999	2,216	9.0%	2,204	8.5%		
	\$25,000 - \$34,999	2,124	8.6%	2,061	7.9%		
	\$35,000 - \$49,999	3,315	13.4%	3,093	11.9%		
	\$50,000 - \$74,999	4,968	20.2%	4,871	18.7%		
	\$75,000 - \$99,999	3,957	16.1%	4,273	16.4%		
	\$100,000 - \$149,999	3,856	15.6%	4,582	17.6%		
	\$150,000 - \$199,999	1,434	5.8%	1,802	6.9%		
\$200,000+	889	3.6%	1,101	4.2%			
Median Household Income	\$61,483		\$66,676				
Average Household Income	\$77,436		\$86,276				
Per Capita Income	\$29,320		\$32,479				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	4,385	7.2%	4,475	6.8%	4,760	6.8%
	5 - 9	4,546	7.5%	4,625	7.0%	4,795	6.9%
	10 - 14	4,541	7.5%	4,630	7.0%	4,908	7.0%
	15 - 19	4,192	6.9%	4,067	6.2%	4,328	6.2%
	20 - 24	3,559	5.9%	3,739	5.7%	3,537	5.1%
	25 - 34	8,216	13.5%	9,395	14.3%	9,902	14.2%
	35 - 44	8,443	13.9%	8,811	13.4%	9,932	14.2%
	45 - 54	8,858	14.6%	8,486	12.9%	8,157	11.7%
	55 - 64	7,047	11.6%	8,366	12.7%	8,274	11.8%
	65 - 74	3,778	6.2%	5,655	8.6%	6,766	9.7%
	75 - 84	2,172	3.6%	2,486	3.8%	3,287	4.7%
	85+	1,033	1.7%	1,190	1.8%	1,287	1.8%
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	45,846	75.4%	48,053	72.9%	50,044	71.6%
	Black Alone	1,764	2.9%	1,982	3.0%	2,170	3.1%
	American Indian Alone	2,301	3.8%	2,903	4.4%	3,256	4.7%
	Asian Alone	1,255	2.1%	1,415	2.1%	1,579	2.3%
	Pacific Islander Alone	71	0.1%	78	0.1%	81	0.1%
	Some Other Race Alone	6,616	10.9%	8,015	12.2%	8,915	12.7%
	Two or More Races	2,918	4.8%	3,479	5.3%	3,887	5.6%
Hispanic Origin (Any Race)	22,795	37.5%	27,347	41.5%	30,976	44.3%	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

December 20, 2017

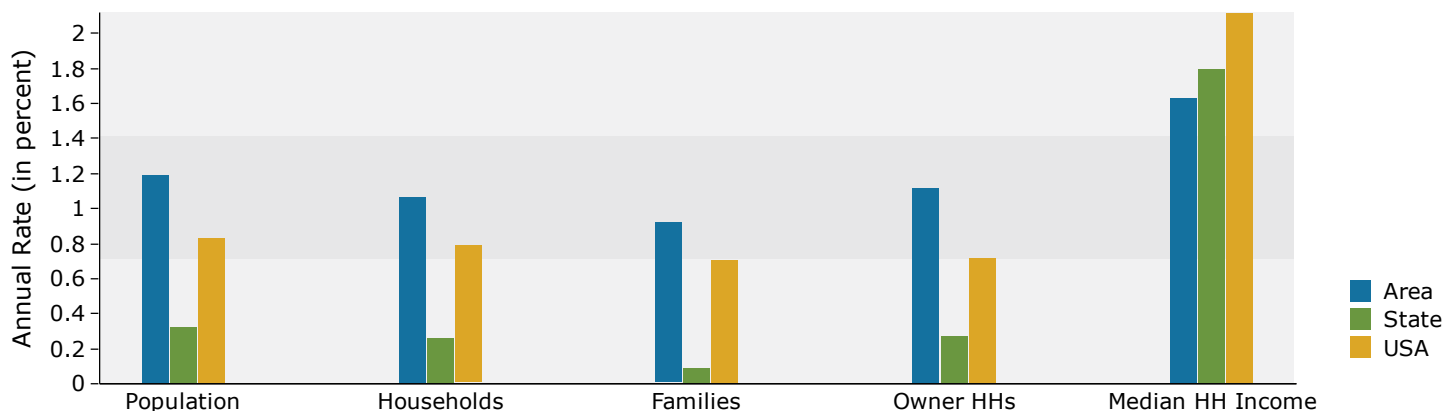


Demographic and Income Profile

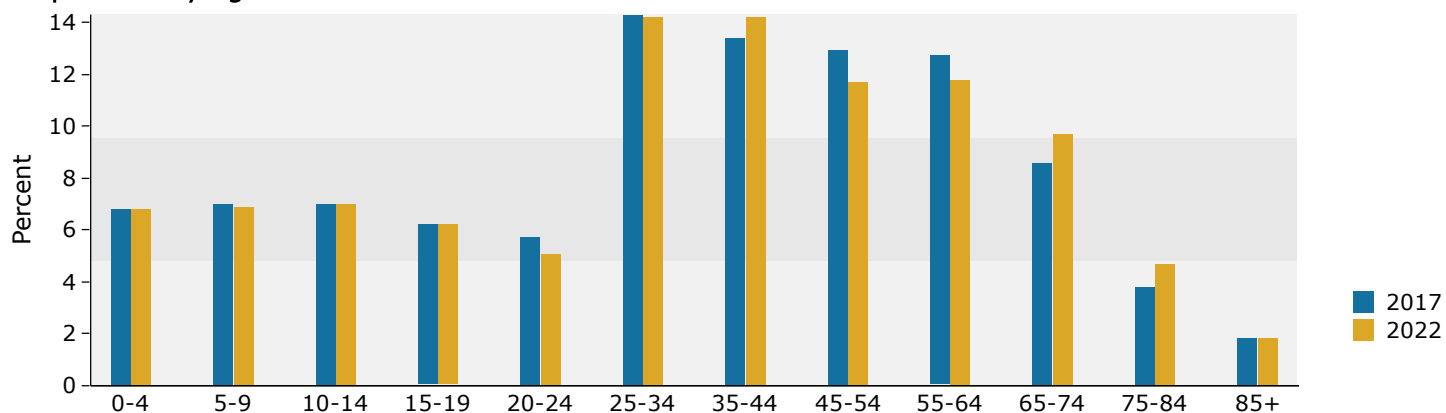
1000 Sara Rd SE, Rio Rancho, New Mexico, 87124
Ring Band: 1 - 3 mile radius

Prepared by Tom Jones, CCIM
Latitude: 35.24114
Longitude: -106.67314

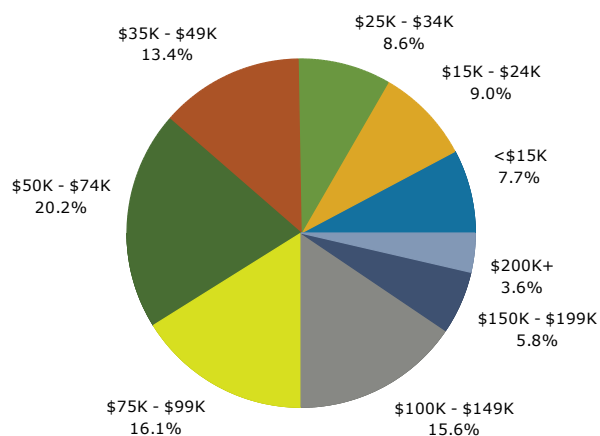
Trends 2017-2022



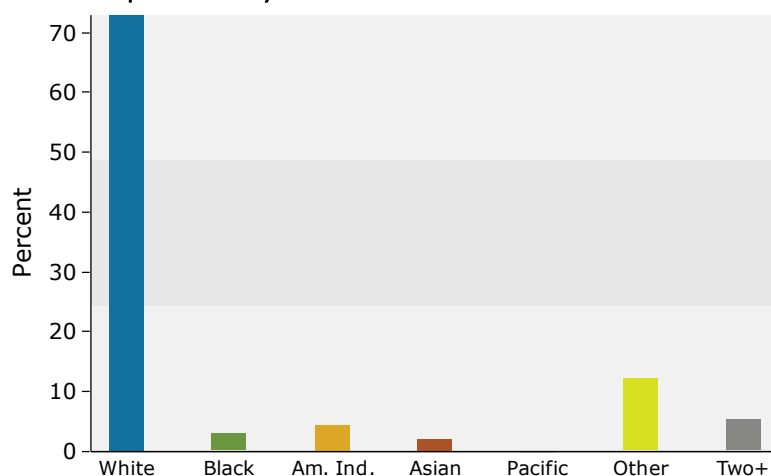
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 41.5%



Demographic and Income Profile

1000 Sara Rd SE, Rio Rancho, New Mexico, 87124
Ring Band: 3 - 5 mile radius

Prepared by Tom Jones, CCIM

Latitude: 35.24114

Longitude: -106.67314

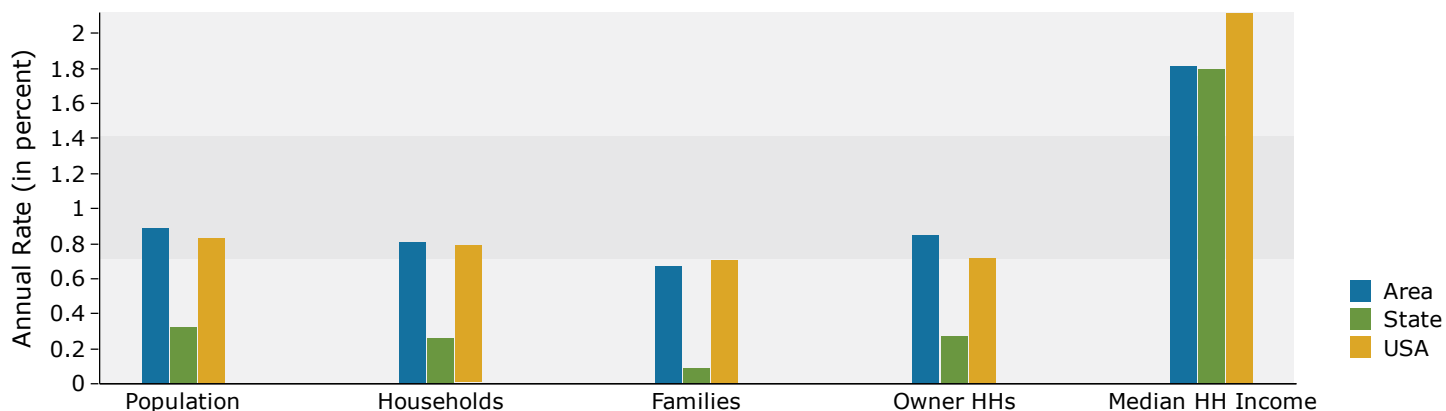
Summary	Census 2010	2017	2022				
Population	61,091	66,024	69,006				
Households	22,746	24,399	25,407				
Families	16,478	17,391	17,980				
Average Household Size	2.68	2.70	2.71				
Owner Occupied Housing Units	17,630	18,722	19,528				
Renter Occupied Housing Units	5,116	5,677	5,879				
Median Age	36.2	37.4	37.7				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	0.89%	0.32%	0.83%				
Households	0.81%	0.26%	0.79%				
Families	0.67%	0.09%	0.71%				
Owner HHs	0.85%	0.27%	0.72%				
Median Household Income	1.81%	1.80%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	2,226	9.1%	2,318	9.1%		
	\$15,000 - \$24,999	1,909	7.8%	1,842	7.2%		
	\$25,000 - \$34,999	1,622	6.6%	1,510	5.9%		
	\$35,000 - \$49,999	3,021	12.4%	2,808	11.1%		
	\$50,000 - \$74,999	4,791	19.6%	4,640	18.3%		
	\$75,000 - \$99,999	3,537	14.5%	3,742	14.7%		
	\$100,000 - \$149,999	4,183	17.1%	4,817	19.0%		
	\$150,000 - \$199,999	1,879	7.7%	2,265	8.9%		
\$200,000+	1,233	5.1%	1,464	5.8%			
Median Household Income	\$65,744		\$71,912				
Average Household Income	\$84,839		\$94,362				
Per Capita Income	\$31,515		\$34,907				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	4,364	7.1%	4,431	6.7%	4,645	6.7%
	5 - 9	4,679	7.7%	4,688	7.1%	4,771	6.9%
	10 - 14	4,711	7.7%	4,815	7.3%	4,986	7.2%
	15 - 19	4,273	7.0%	4,273	6.5%	4,436	6.4%
	20 - 24	3,352	5.5%	3,777	5.7%	3,547	5.1%
	25 - 34	8,141	13.3%	8,739	13.2%	9,351	13.6%
	35 - 44	8,741	14.3%	9,198	13.9%	9,841	14.3%
	45 - 54	9,261	15.2%	9,016	13.7%	8,582	12.4%
	55 - 64	7,405	12.1%	8,559	13.0%	8,647	12.5%
	65 - 74	3,925	6.4%	5,752	8.7%	6,614	9.6%
	75 - 84	1,693	2.8%	2,101	3.2%	2,837	4.1%
85+	546	0.9%	676	1.0%	751	1.1%	
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	46,091	75.4%	48,259	73.1%	49,570	71.8%
	Black Alone	1,674	2.7%	1,865	2.8%	1,992	2.9%
	American Indian Alone	2,127	3.5%	2,606	3.9%	2,892	4.2%
	Asian Alone	1,071	1.8%	1,264	1.9%	1,404	2.0%
	Pacific Islander Alone	88	0.1%	98	0.1%	104	0.2%
	Some Other Race Alone	7,106	11.6%	8,453	12.8%	9,219	13.4%
	Two or More Races	2,933	4.8%	3,478	5.3%	3,825	5.5%
Hispanic Origin (Any Race)	25,162	41.2%	29,525	44.7%	32,589	47.2%	

Data Note: Income is expressed in current dollars.

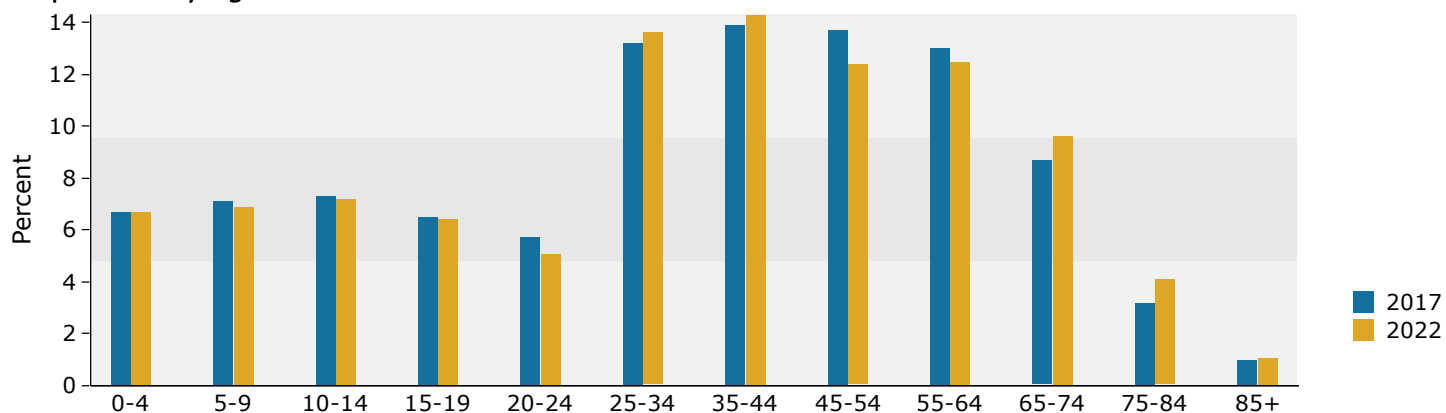
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

December 20, 2017

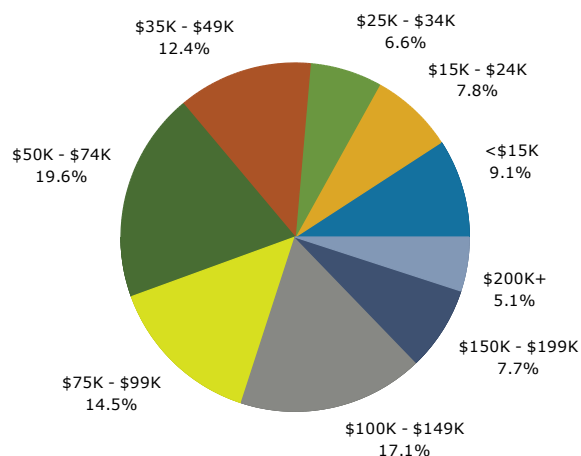
Trends 2017-2022



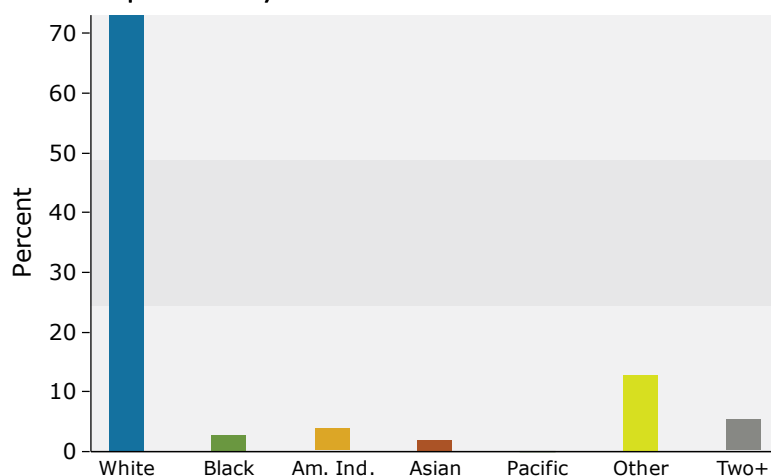
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 44.7%