



For Sale or Lease

NWC Hwy 528 & Northern Blvd
Rio Rancho, NM 87144

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Property Profile

Details

Sale Price	\$1,590,463
Price PSF	\$16.00 PSF
Lot Size	+/- 2.282 Acres
Zoning	SU



Features

- Fundamental intersection at the NWC Hwy 528 & Northern Blvd
- Signalized intersection with frontage on two major arterials
- Direct access from both Hwy 528 and Northern Blvd
- Traffic Count: Hwy 528 31,600
 Northern Blvd 10,200
- Over 1,000 new residential starts planned over the next 5 years in close proximity of site

Trade Area Tenants



Price \$16.00 PSF

Intersection Aerial

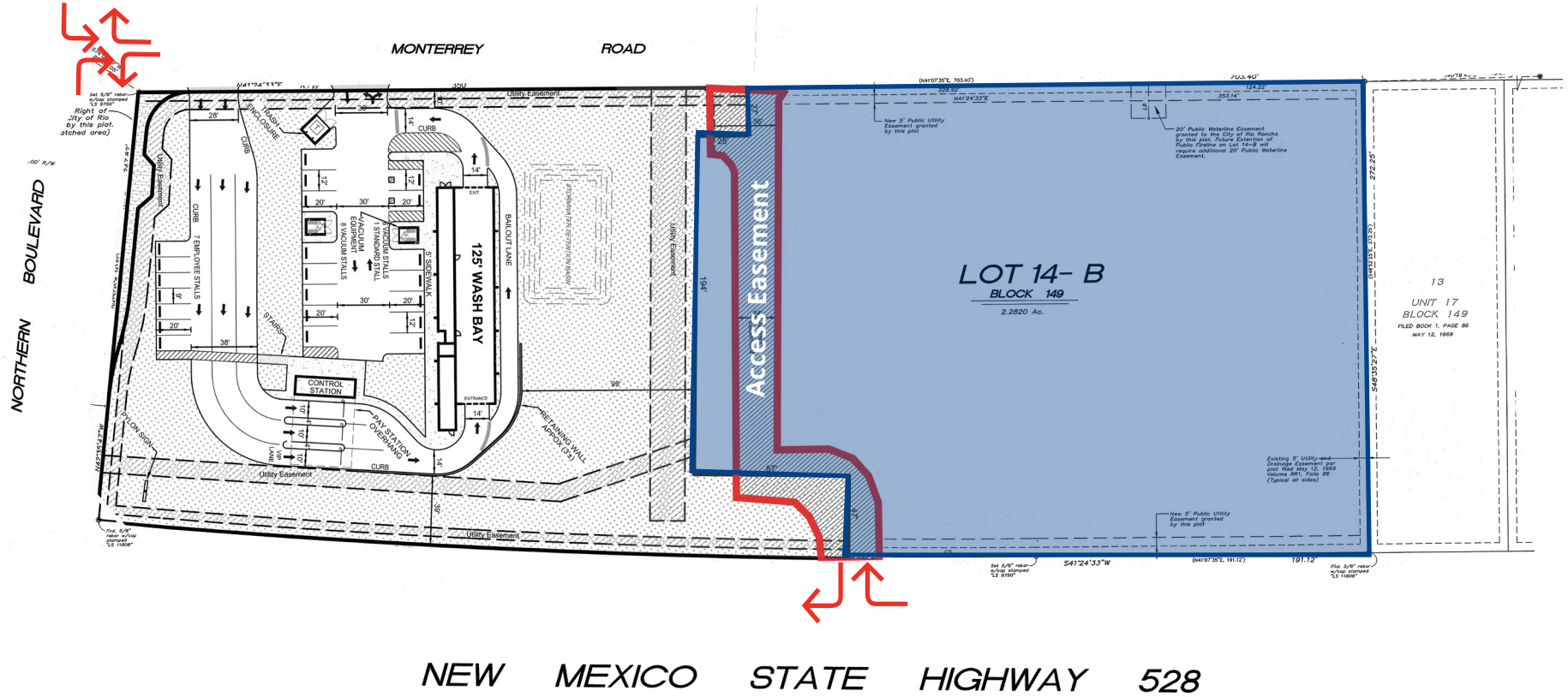


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Oblique Aerial

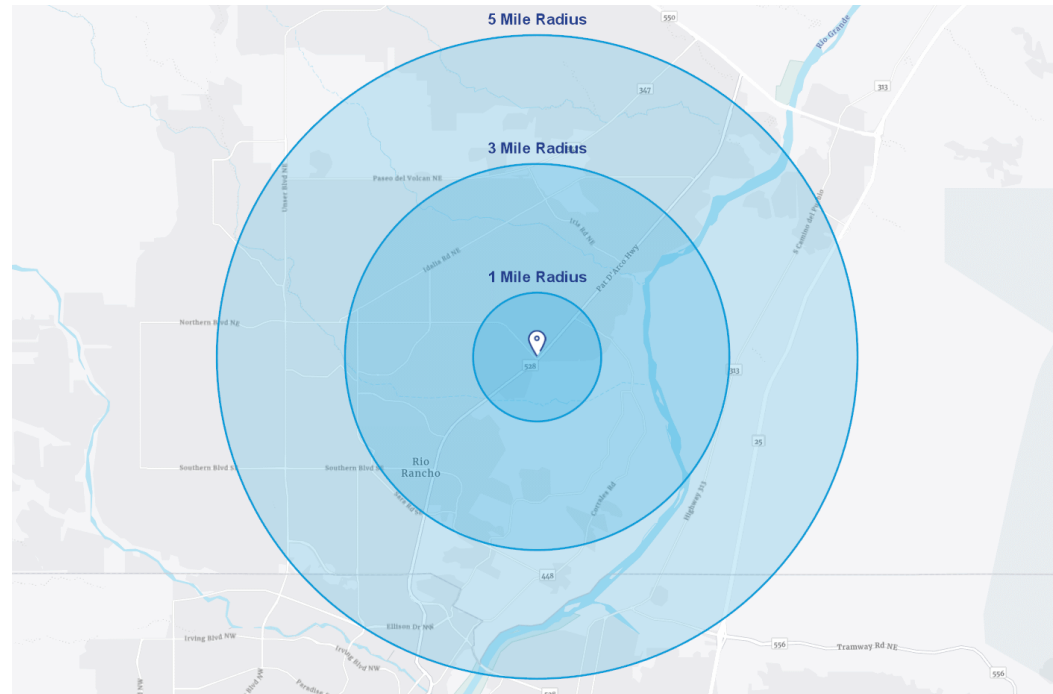


Site Plan



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	3,795	38,065	97,378
Households	1,451	14,904	37,837
Median HH Income	\$88,646	\$85,732	\$80,837
Average HH Income	\$114,697	\$118,316	\$109,609

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