

For Sale

Prime Rio Rancho Land

NEAR CITY CENTER IN GROWING RIO RANCHO



NEQ Paseo del Volcan & Broadmoor Blvd. NE | Rio Rancho, NM 87144

NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

±0.5 - 8.48 Acres Available

Todd Strickland

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SITES

AVAILABLE

±0.5 - 8.48 Acres
Up to ±6.17 Contiguous Acres

SALE PRICE

\$6.00 - \$8.00/SF

HIGHLIGHTS

- Direct frontage on Paseo del Volcan
- Between UNM Regional Medical Center & Cleveland High School
- All utilities alongside Paseo del Volcan (Buyer to verify exact location)
- Close proximity to many new and under construction residential developments

ZONING

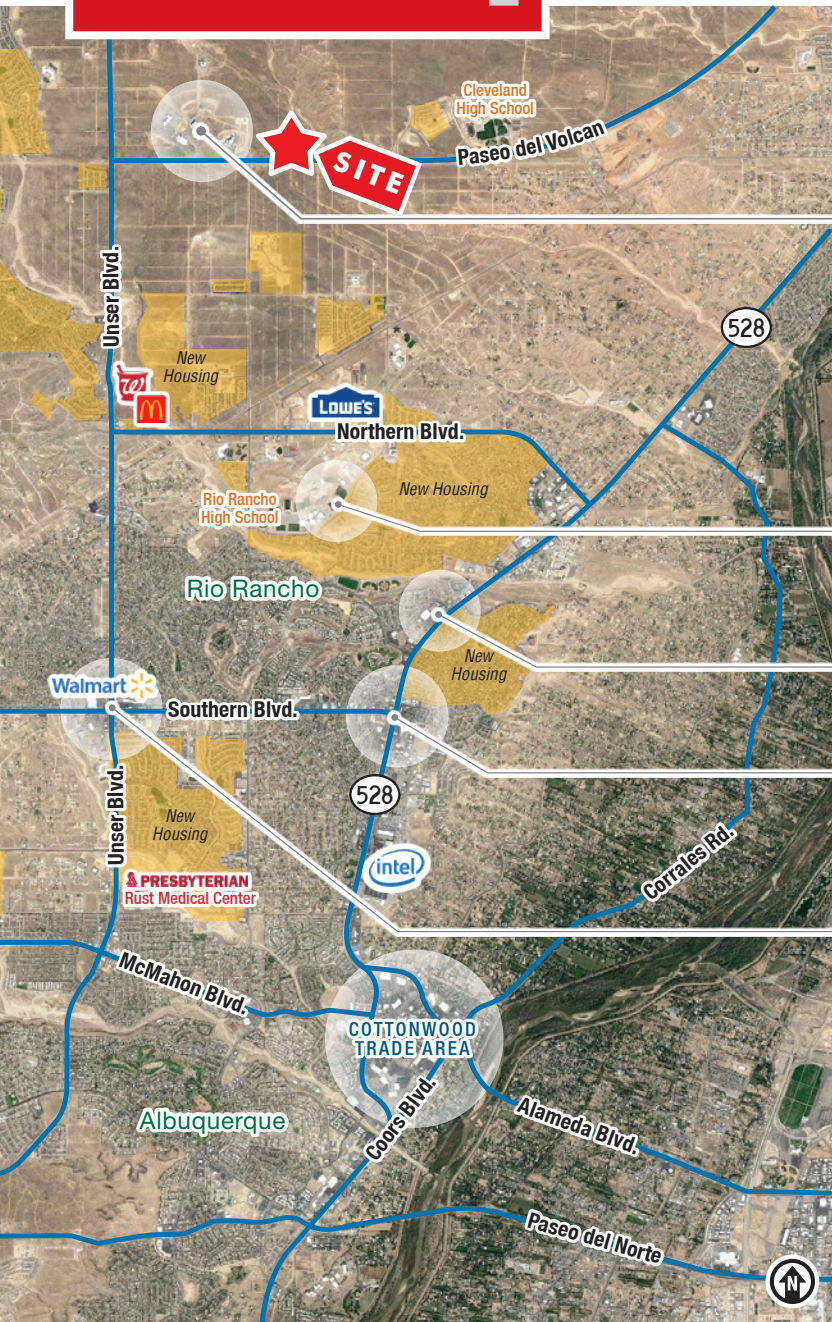
LOCATION

NEQ Paseo del Volcan & Broadmoor Blvd. NE

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TRADE AREA



Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM Sandoval Medical Center



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



Prominent Retailers



Intel Rio Rancho



Presbyterian Rust Medical Center



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

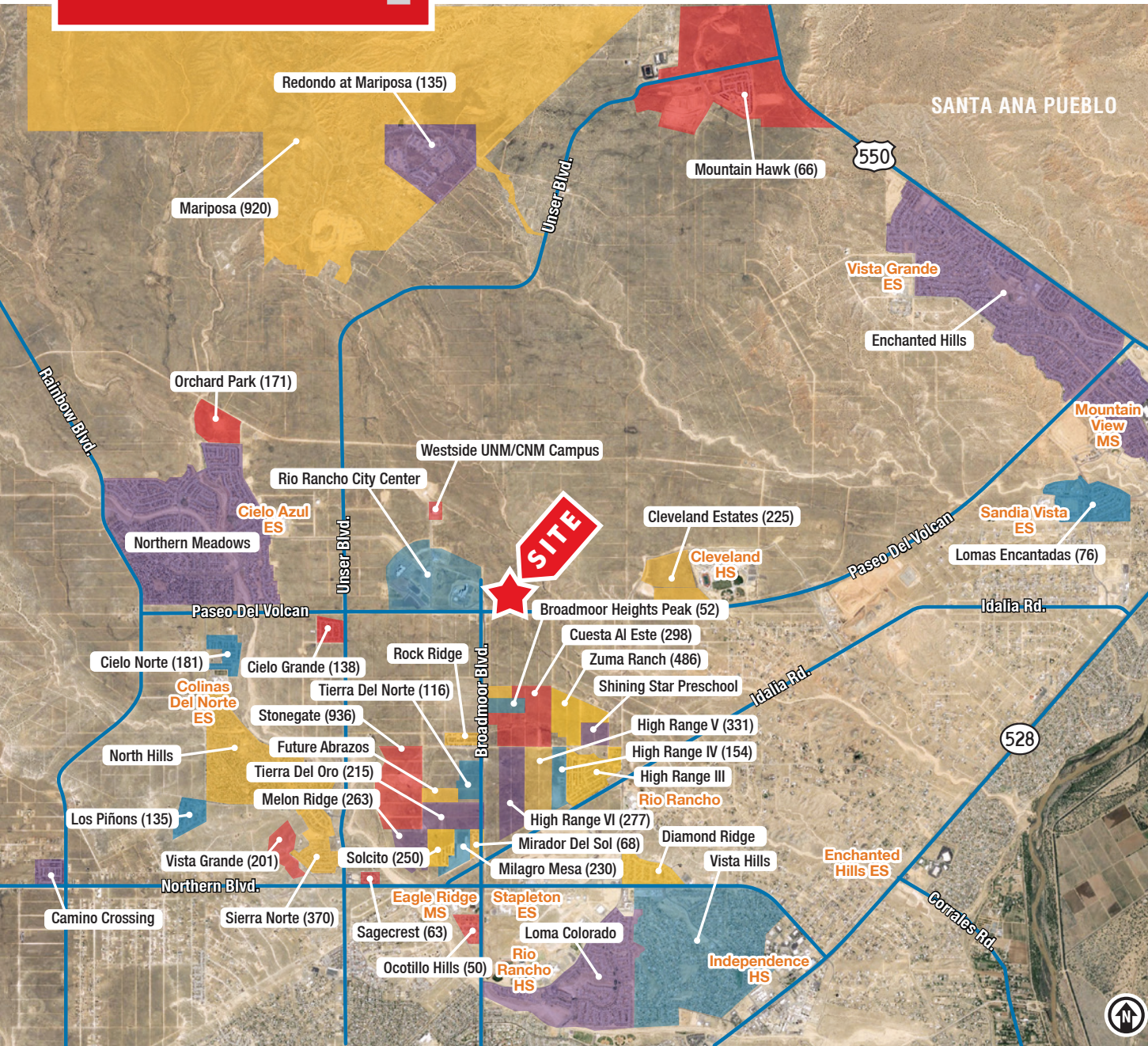
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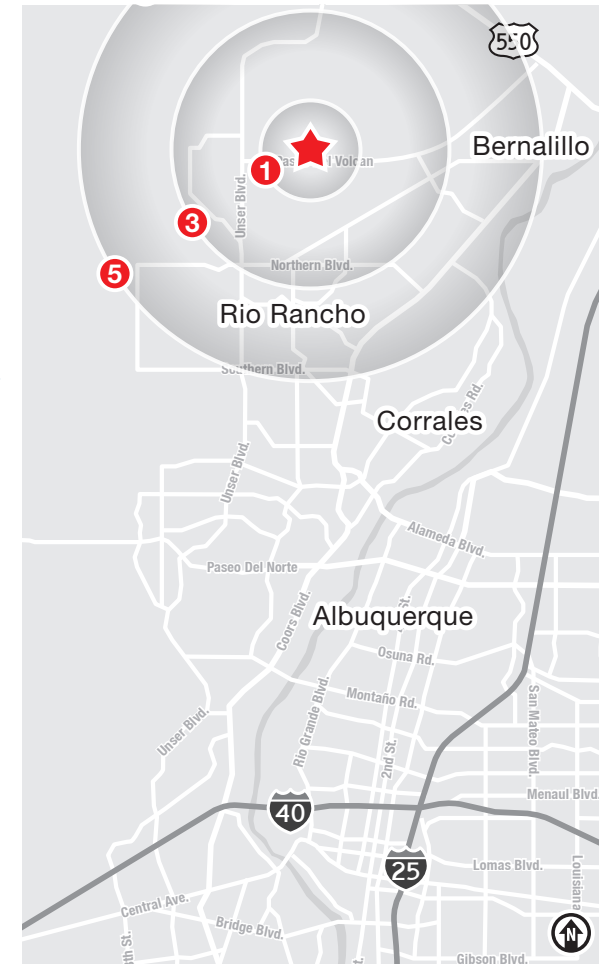
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NEW HOUSING

Demographics	1 Mile	3 Mile	5 Mile
Total Population	785	26,616	92,613
Average HH Income	\$137,312	\$117,918	\$121,095
Daytime Employment	528	3,214	13,842

2026 Forecasted by Esri



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Rio Rancho

TRADE AREA ANALYSIS

RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At less than 45 years old, Rio Rancho is considered the fastest-growing city in New Mexico. The City is strategically located in the northwest quadrant of the MSA and comprises more than 100 square miles of land. The City is just 45 minutes from Santa Fe, the cultural center of the Southwest. Rio Rancho's adjacency to Albuquerque allows it to draw from the largest labor pool in New Mexico — approximately 400,000 workers. The metro area offers a capable and quality workforce to prospective employers.



Fastest
Growing City in
New Mexico



RIO RANCHO BY THE NUMBERS (ESRI 2026 Demographics)



117,018
City Population



43,640
Households



\$120,498
Avg. Household Income



\$77,710
Md. Disposable Income



2,466
Total Businesses



26,236
Total Employees

Rio Rancho is a High-Growth, Underserved Trade Area



Intel Corporation is investing **\$3.5 billion** to upgrade and expand its Rio Rancho operations.



- More than **1,000 new homes** in development
- High-income neighborhoods and schools
- Limited land in Albuquerque



Presbyterian Rust Medical Center is planning to expand to 1.2 million SF. It's currently 63% complete and 25 years ahead of schedule.



A commitment to quality of life with new parks such as A Park Above, Black Arroyo Wildlife Park and Gateway Park



STRENGTHS

- ↑ Rio Rancho is a business-friendly city
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

CHALLENGES

- ↓ Rio Rancho experiences significant retail leakage of approx. **\$400 million** into the City of Albuquerque.

OPPORTUNITIES

- ➔ Investors can bridge the gap of needs and retail services in Rio Rancho