

# 1640 Rio Rancho Blvd

 **Rio Rancho,  
New Mexico**

## Redevelopment in Busy Trade Area



Redevelopment in busy trade area with multiple demise options available. Located at a signalized intersection with high traffic counts - 40,230 VPD. Direct access from a major arterial with pylon signage and 654'± of frontage on Rio Rancho Blvd in an established trade area.



### Convenient Location:

Quick access to Highway 528 and Highway 550, just minutes from I-25 and I-40. Less than 30 mins to ABQ International Airport, 5 mins to ABQ, 45 mins to Santa Fe, and 4 hours to El Paso.



**Price:**  
\$7.00/SF



### Market Population:

50-mile radius  
**993,871**  
65% of working age  
56% ethnically diverse  
32% bachelor's degree or higher  
Median Age: **38.8**



### Average Commute:

30 mins (Sandoval County)  
Approximately 69% of ABQ metro residents have a commute time of 29 mins or less.



### Median HH Income:

Sandoval County: \$57,200  
Rio Rancho: \$61,000



For more information about this property, Rio Rancho, or Sandoval County, contact us:

[SEA-NM.com](http://SEA-NM.com) | [info@SEA-NM.com](mailto:info@SEA-NM.com) | 505.891.4305

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## SPECIFICATIONS & MORE

### Lease Overview:

**Property Type:** Redevelopment in Busy Trade Area

**Zoning:** SU/ NR

**Building Class:** B

**Available SF:** 20,000 - 89,000 SF

**Lease Rate:** \$7.00 PSF NNN

**Building Size:** 89,000 SF

**Year Built:** Approx. 1989

**Market:** Rio Rancho

**Cross Streets:** NM 528 & Sara Rd

**Topography:** Level

**Storm Drainage:** Yes

**Construction Type:** Block

**Floors:** 1

**Column Spacing:** 40'

**Ceiling Height:** 18'4"

**Wiring System:** 3 Phase/4 Wire

**Parking Spaces:** 405 with Reciprocal

**Spaces Available**

**PSF:** 4.5/1,000

**Electric Service:** PNM

**Electric Voltage:** 277/480



**Property Address:** 1640 Rio Rancho Blvd  
Rio Rancho, NM 87124

**County:** Sandoval  
**MSA:** Albuquerque

### Property Highlights:

- Rare opportunity for a large retail box in dense trade area
- Located at a signalized intersection with full access
- Over 40,000 VPD
- Direct access from a major arterial - Hwy 528
- Experienced retail developer to provide shell and Tenant allowance
- Established retail trade area
- Pylon Sign

### About Sandoval County

Located in the heart of New Mexico, Sandoval County is part of the Albuquerque Metropolitan Statistical area. The fastest growing community in New Mexico, Sandoval County boasts approximately 300 days of sunshine and little to no incidents of natural disasters. For more information about Sandoval County, visit us online: [SEA-NM.com](http://SEA-NM.com)