Affordable Retail Space on Hwy. 528

SHADOW-ANCHORED BY THE NEW

For more information:
1630 Rio Rancho Blvd. SE
Rio Rancho, NM 87124
Randall Parish
randall@gotspaceusa.com
505 338 4110
Isaac Romero
isaac@gotspaceusa.com
505 998 1571

For Lease

Lease Rate
- See Advisor

Available
- Space: ±8,300 SF (Demisable)

Zoning
- C-1, Retail Commercial

Property Highlights
- Conveniently located in the heart of the Rio Rancho business district
- More than 44,000 cars per day on Hwy. 528
- Excellent visibility from Hwy. 528 with multiple access points
- Established retail trade area
- Opportunity for new or growing business
- Ample storefront parking

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SWQ Eubank & Montgomery Blvds. NE
Affordable Retail Space on Hwy. 528
SHADOW-ANCHORED BY THE NEW

2019 Demographics

<table>
<thead>
<tr>
<th>Location</th>
<th>1 mile</th>
<th>3 mile</th>
<th>5 mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>7,922</td>
<td>76,712</td>
<td>146,641</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$61,176</td>
<td>$79,457</td>
<td>$80,936</td>
</tr>
<tr>
<td>Daytime Employment</td>
<td>3,730</td>
<td>25,066</td>
<td>41,008</td>
</tr>
</tbody>
</table>

2019 Forecasted by Esri

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THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.
Affordable Retail Space on Hwy. 528

SHADOW-ANCHORED BY THE NEW "Defined Fitness"

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LOCATION

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Affordable Retail Space on Hwy. 528

SHADOW-ANCHORED BY THE NEW Defined Fitness

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For more information:
Trade Area Analysis

Rio Rancho | The “City of Vision”

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At only 31-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 over 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.

Rio Rancho by the Numbers (ESRI 2019 Demographics)

<table>
<thead>
<tr>
<th>Fastest Growing city in the State</th>
<th>100,934 City Population</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>36,253 Households</td>
</tr>
<tr>
<td></td>
<td>$72,520 Average Household Income</td>
</tr>
<tr>
<td></td>
<td>$46,382 Median Disposable Income</td>
</tr>
<tr>
<td></td>
<td>2,313 Total Businesses</td>
</tr>
<tr>
<td></td>
<td>18,965 Total Employees</td>
</tr>
</tbody>
</table>

Rio Rancho is the FASTEST GROWING City in NM & the 2nd MOST UNDERSERVED TRADE AREA in Albuquerque.

ABQ RETAIL REPORT CARD

RETAIL SF (PER SHOPPER PER TRADE AREA)

- Southwest Mesa - 10 SF of Retail
- Rio Rancho - 14.5 SF of Retail
- North Valley - 19 SF of Retail
- University - 20 SF of Retail
- Downtown - 25 SF of Retail
- Far NE Heights - 32 SF of Retail
- SE Heights - 30 SF of Retail
- NE Heights - 49 SF of Retail
- North I-25 - 121 SF of Retail
- Cottonwood - 459 SF of Retail
- Uptown - 396 SF of Retail

STRENGTHS

- Rio Rancho is a business-friendly location
- Low Crime Rates
- Excellent Public Education System
- Diverse Housing Options
- Growing list of quality of life amenities

CHALLENGES

- Rio Rancho experiences a significant level of retail leakage into the City of Albuquerque. Approx. $400 Million in leakage

OCCUPORTUNITIES

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

Rio Rancho “City of Vision”

Number 38 in USA Today’s “America’s 50 Best Cities to Live”

Ranked as one of the “100 best places to live in America” by Money Magazine

Ranked as the “The top 100 best places to live & launch a business in the US” by Fortune Small Business Magazine

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