

THE SHOPS AT RIO VISTA

FOR LEASE / Sheriff's Posse and HWY 550, Bernalillo, NM 87004



FRESH FOR LESS



PAD D
+/- 59,866 SF
AVAILABLE

PAD B
+/- 23,673 SF
AVAILABLE

PAD C
+/- 21,139 SF
AVAILABLE

Shared Access Road

HWY 550 VPD 50,600

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LEASE PRICE: \$

PAD SITE SIZES +/- 0.4-3.3 Acres

LAND SIZE +/- 4.00 Acres

ZONING C-1

FEATURES

- Hard Corner – Lit Intersection
- Rare Left-in on Highway 550
- 50,600 VPD
- Growing Trade Area
- Drive-Throughs Available
- Multiple Access Points
- Over 565' of Highway Frontage
- River and Mountain Views
- Serves Albuquerque / Rio Rancho MSA

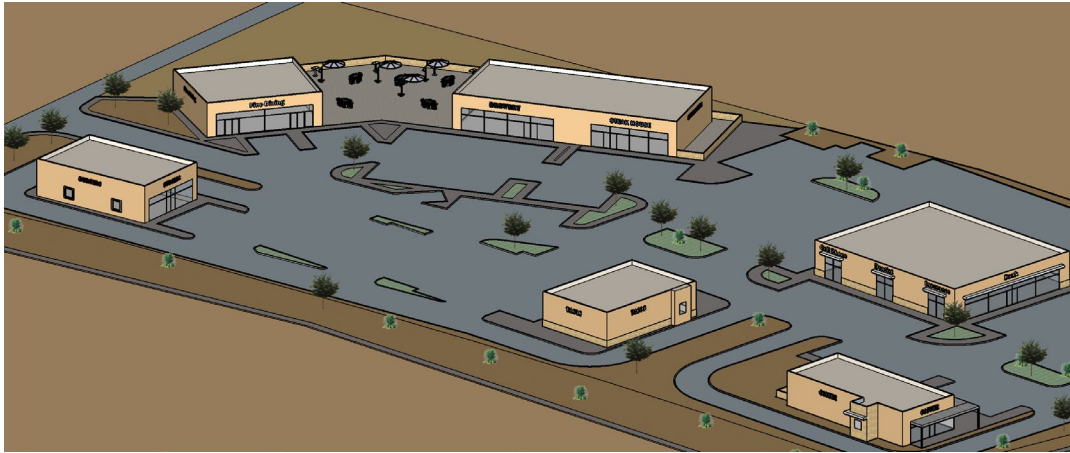


Absolute Investment Realty
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Alfredo Barrenechea
Owner/ Broker
(505)401-0135

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DESCRIPTION



*Conceptual Project Rendering

Absolute Investment Realty is proud to present this rare opportunity to be located at one of the Albuquerque MSA's newest developments in one of its most desirable trade areas. This Project is situated at the hard-corner, lit intersection of NM HWY 550 and Sheriff's Posse Rd in Bernalillo, NM. HWY 550 boasts nearly 50,000 vehicles per day and serves multiple communities within the Albuquerque MSA including Rio Rancho, Bernalillo, and Placitas. HWY 550 serves as the only crossing of the Rio Grande River crossing in nearly 10 miles making it a primary corridor connecting the west side of the Albuquerque MSA with I-25, the primary N-S corridor that serves Albuquerque & Santa Fe.

Rio Rancho is Albuquerque's largest suburb and New Mexico's 3rd largest city with an estimated population of 99,178 in 2019. The site is in the path of growth yet opportunities on HWY 550 a rare.

The project features 2 access points on HWY 550 including full turn access. Entitlements allow for most retail and restaurant uses including fuel, restaurants with drive throughs, liquor sales. Other benefits include monument signage, excellent visibility and unparalleled views. Don't miss this opportunity to get in on the ground floor of what is destined to become one of one of Albuquerque's most desirable developments.



[VIEW WEBSITE >](#)



[VIEW VIDEO >](#)

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PROPERTY SUMMARY

PROPERTY ADDRESS	Sheriffs Posse & HWY 550, Bernalillo, NM 87004
PROPERTY DESCRIPTION	Hard corner master-planned development with pad sites for build-to-suit or ground lease
PROPERTY SIZE	+/- 4.00 acres
TOTAL BUILDING SIZE	+/- SF
ZONING	C-1
ACCESS	2 Access Points
VISIBILITY	Great Visibility from HWY 550
SIGNAGE	Monument Signage

Disclaimer: The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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Santa Ana Star
CASINO · HOTEL

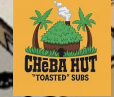


BOSQUE
BREWING CO.

HWY 550 VPD 50,600

SHERIFF'S POSSE RD.

SHARED ACCESS ROAD



PAD B
+/- 23,673 SF
AVAILABLE

PAD C
+/- 21,139 SF
AVAILABLE

PAD D
+/- 59,866 SF
AVAILABLE

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SITE CLOSE UP

Pad	Building Size	Land Size	Tenancy	Lease Type	Status
Pad A	2,200	31,564	Single	B2S	Leased
Pad B	1,000 - 2,500	16,881	Single	B2S, GL	Available
Pad C	1,000 - 2,500	28,431	Single	B2S, GL	Available
Pad D	3,500 - 8,000	59,866	Single	B2S, GL	Available
Pad E	4,500	42,565	Multi or Single	B2S	Leased
	2,400		Multi or Single	B2S	Available



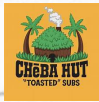
PAD A
±31,402 sqft
LEASED
Starbucks

PAD B
±23,673 sqft
AVAILABLE

PAD E
±49,088 sqft
Potential ReDevelopment Shown
Existing 5,000 SF Building
LEASED
Morales Produce
(NOT Shown)

FRESH FOR LESS

PAD C
±21,139 sqft
AVAILABLE



PAD D-3
±17,661 sqft
AVAILABLE

PAD D-2
±15,573 sqft
AVAILABLE

PAD D-1
±19,787 sqft
LEASED
Cheba Hut

Sheriff's Posse Rd

US HWY 550

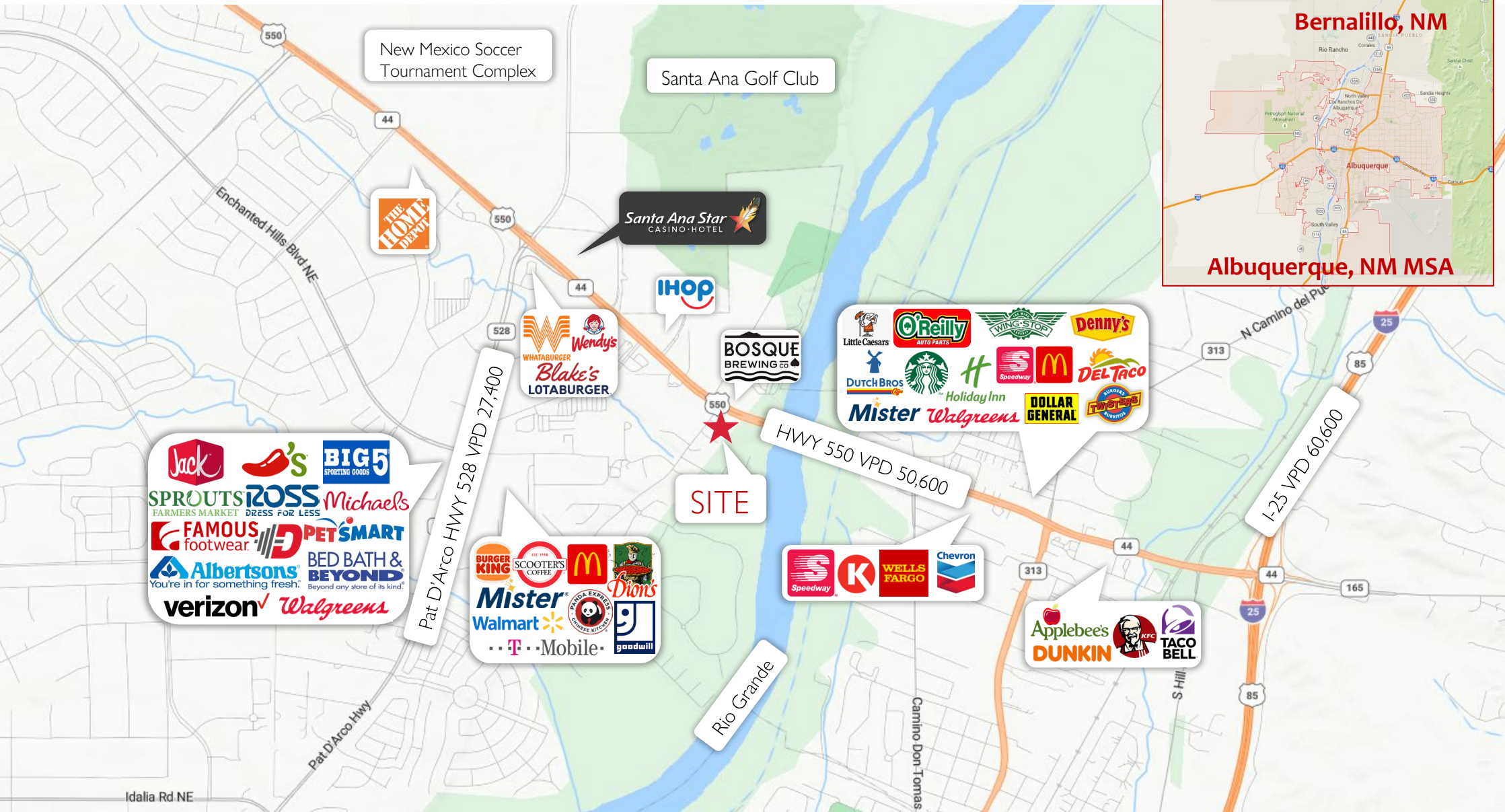
Shared Access Road

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TRADE AREA



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Santa Ana Star
CASINO · HOTEL

SHERIFF'S POSSE RD.

HWY 550 VPD 50,600



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DEMOGRAPHICS

*provided by the Missouri Census Data Center

AVERAGE HOUSEHOLD INCOME



\$76k

ESTIMATED HOUSEHOLDS

5-Mile Radius
14,701

3-Mile Radius
12,353

1-Mile Radius
2,562

POPULATION



1-Mile Radius
6,166
Median Age
38.2

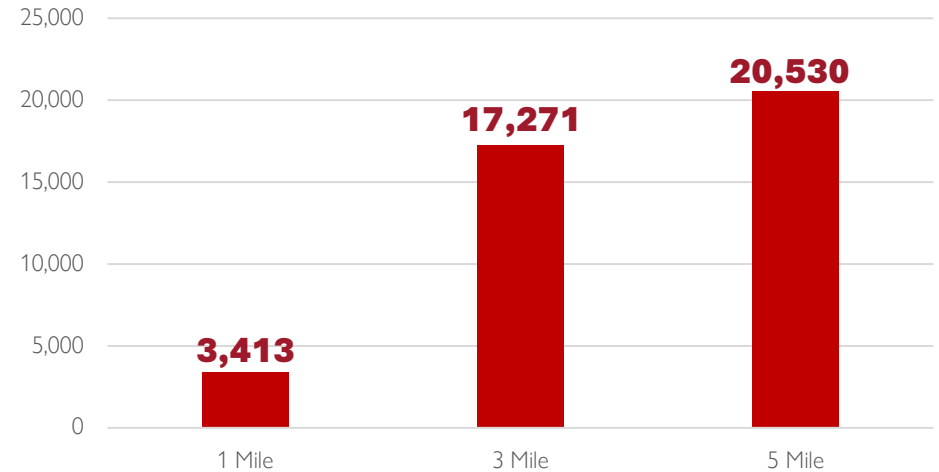


3-Mile Radius
24,729
Median Age
34.8



5-Mile Radius
36,879
Median Age
35.5

Estimated Workers



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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



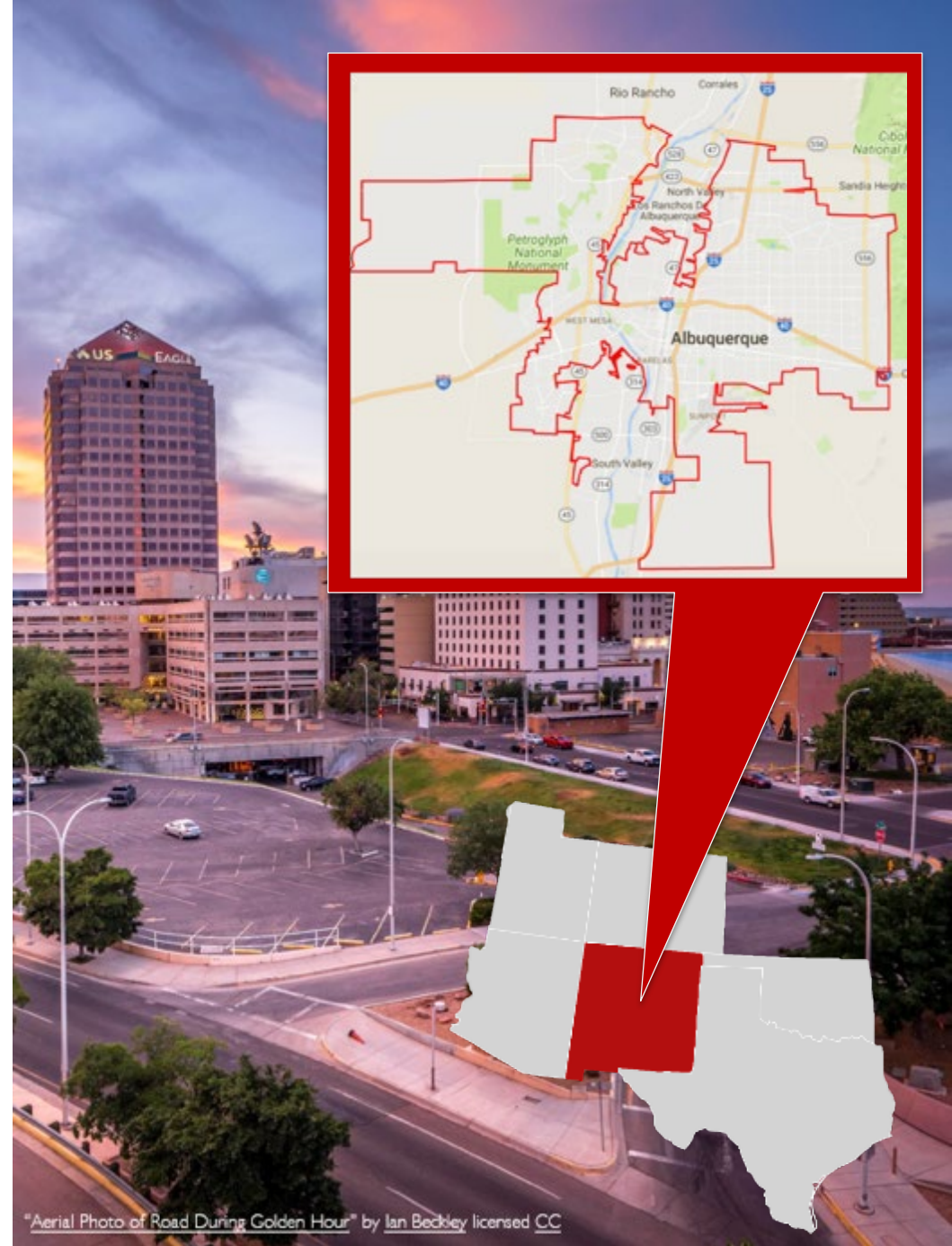
Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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BROKERS



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ALFREDO BARRENECHEA Qualifying Broker

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Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.

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