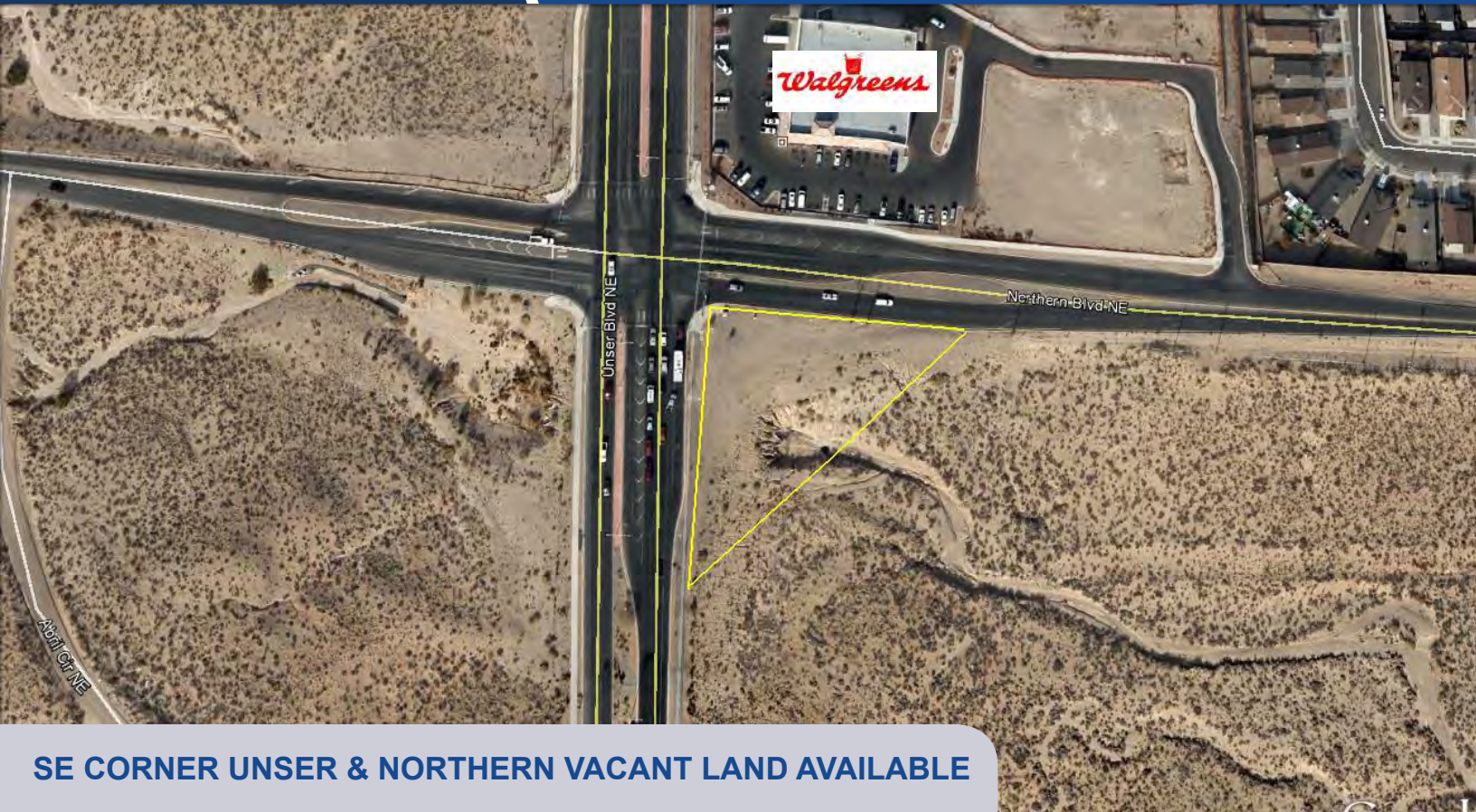




**COLDWELL
BANKER
COMMERCIAL**

Las Colinas



FOR SALE

SE Corner of Unser & Northern Blvd.
Rio Rancho, NM 87124

Coldwell Banker Commercial
Las Colinas

Amar Tesch II
Associate Broker
505-563-4659 Office
505-504-1992 Mobile
ATesch@lcrealty.com

4801 Lang Ave. NE, Suite 200A, Albuquerque, NM 87109

©2014 Coldwell Banker Real Estate Corporation. Coldwell Banker Commercial® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Each Office is Independently Owned & Operated. The information above has been obtained from sources deemed 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 projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SE CORNER UNSER & NORTHERN VACANT LAND
THE PROPERTY

SE Corner Unser & Northern Vacant Land Available
 SE Corner of Unser & Northern Blvd.
 Rio Rancho, NM 87124


PROPERTY DETAILS

- Dimensions approximately 290' of frontage road on Unser Blvd, 262' of frontage on Northern Blvd, and 408' to the rear of property
- Property is approximately 45,738 square feet
- Tract "x", block 128, unit 13 Rio Rancho Estates

PROPERTY SPECIFICATIONS

Property Type: Vacant Land/Retail-Pad
Land: +/- 45,738 SF
Zoning: C-1

PRICE

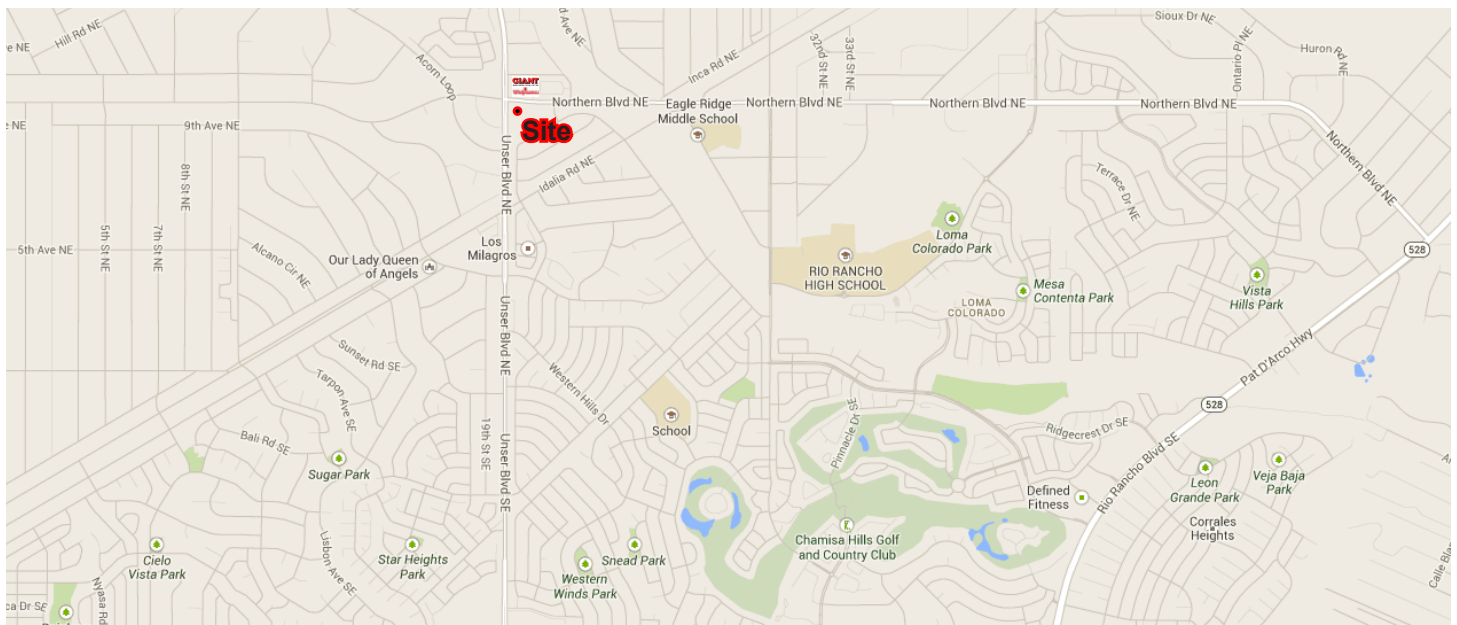
Sale Price: \$559,000.00

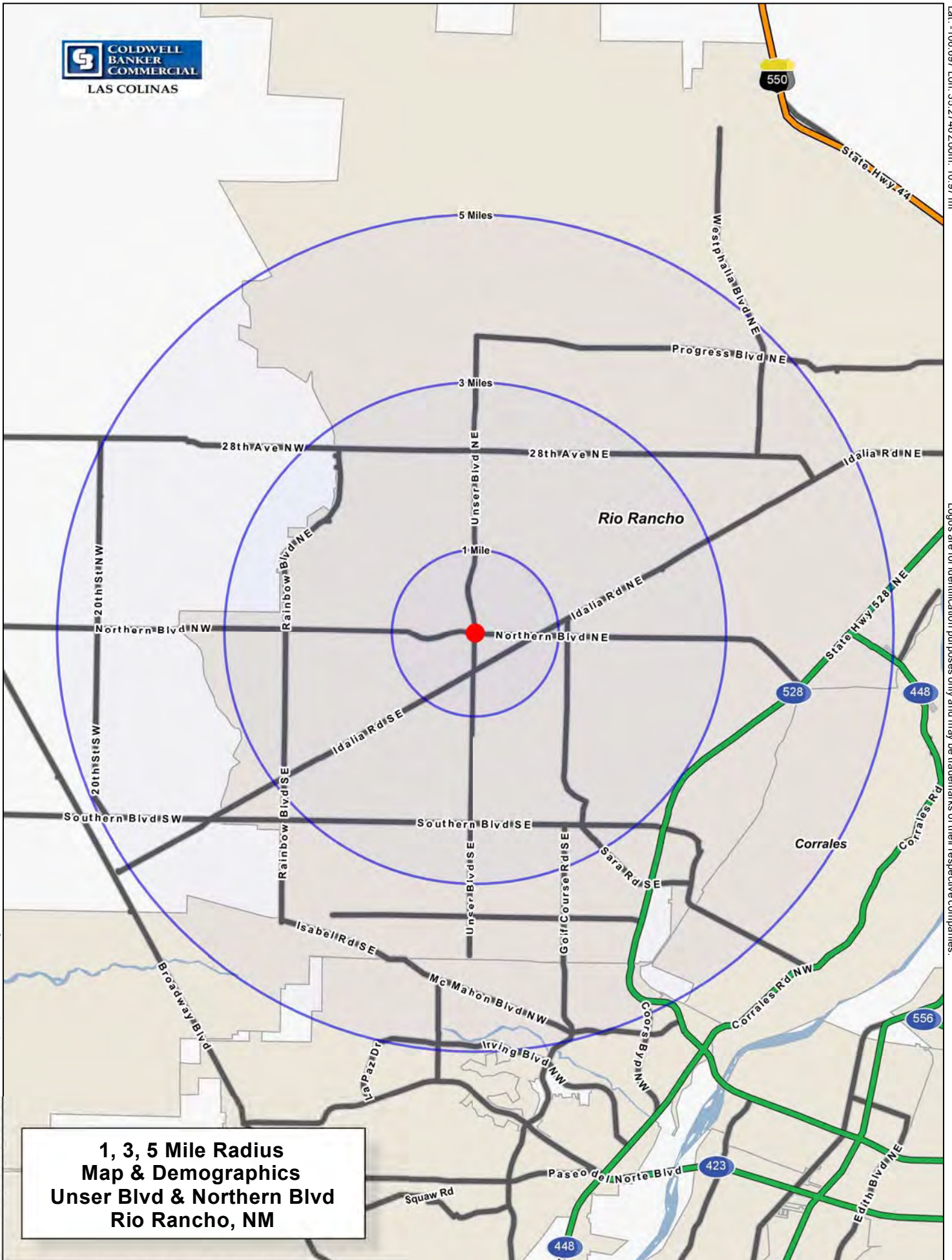
LOCATION INFORMATION

- Hard Corner - SEC Unser and Northern
- Zoned C-1, excellent property for Convenience store, Gas Station, or any type of Retail drive-thru user
- Adjacent to Walgreen's which is located on the NE Corner

SE CORNER UNSER & NORTHERN VACANT LAND

AERIAL/ROAD MAP





**1, 3, 5 Mile Radius
Map & Demographics
Unser Blvd & Northern Blvd
Rio Rancho, NM**

©2013, Sites USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Lat: -106.697 Lon: 35.2746 Zoom: 10.97 mi

Logos are for identification purposes only and may be trademarks of their respective companies.

FULL PROFILE

2000 - 2010 Census, 2012 Estimates with 2017 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 35.2746/-106.6969

Unser Blvd & Northern Blvd

Rio Rancho, NM

		1 Mile	3 Miles	5 Miles
POPULATION	2012 Estimated Population	3,967	45,788	96,750
	2017 Projected Population	4,549	52,505	109,222
	2010 Census Population	3,704	42,757	91,123
	2000 Census Population	2,384	30,533	56,493
	Historical Annual Growth 2000 to 2012	5.5%	4.2%	5.9%
	Projected Annual Growth 2012 to 2017	2.9%	2.9%	2.6%
HOUSEHOLDS	2012 Est. Households	1,453	16,842	36,005
	2017 Proj. Households	1,672	19,382	40,890
	2010 Census Households	1,351	15,661	33,731
	2000 Census Households	837	11,088	20,942
	Historical Annual Growth 2000 to 2012	6.1%	4.3%	6.0%
	Projected Annual Growth 2012 to 2017	3.0%	3.0%	2.7%
AGE	2012 Est. Population 0 to 9 Years	14.2%	14.8%	14.9%
	2012 Est. Population 10 to 19 Years	15.6%	15.4%	14.8%
	2012 Est. Population 20 to 29 Years	11.7%	12.4%	12.1%
	2012 Est. Population 30 to 44 Years	20.5%	20.0%	20.5%
	2012 Est. Population 45 to 59 Years	20.8%	20.6%	20.4%
	2012 Est. Population 60 to 74 Years	12.9%	12.1%	12.1%
	2012 Est. Population 75 Years Plus	4.3%	4.7%	5.2%
	2012 Est. Median Age	35.5	35.5	36.3
MARITAL STATUS & SEX	2012 Est. Male Population	48.4%	48.8%	48.4%
	2012 Est. Female Population	51.6%	51.2%	51.6%
	2012 Est. Never Married	29.0%	31.4%	30.6%
	2012 Est. Now Married	59.4%	52.6%	54.0%
	2012 Est. Separated or Divorced	9.6%	13.9%	12.8%
	2012 Est. Widowed	2.0%	2.2%	2.5%
INCOME	2012 Est. HH Income \$200,000 or More	2.4%	2.1%	3.6%
	2012 Est. HH Income \$150,000 to \$199,999	4.5%	3.3%	3.6%
	2012 Est. HH Income \$100,000 to \$149,999	16.9%	15.3%	15.4%
	2012 Est. HH Income \$75,000 to \$99,999	12.8%	15.1%	16.1%
	2012 Est. HH Income \$50,000 to \$74,999	22.2%	21.0%	21.7%
	2012 Est. HH Income \$35,000 to \$49,999	16.4%	18.2%	15.9%
	2012 Est. HH Income \$25,000 to \$34,999	10.0%	8.5%	7.9%
	2012 Est. HH Income \$15,000 to \$24,999	9.3%	8.9%	8.4%
	2012 Est. HH Income \$0 to \$14,999	5.6%	7.5%	7.3%
	2012 Est. Average Household Income	\$67,205	\$64,666	\$72,287
	2012 Est. Median HH Income	\$62,535	\$58,682	\$62,739
	2012 Est. Per Capita Income	\$24,625	\$23,810	\$27,049
	2012 Est. Number of Businesses	51	881	2,199
	2012 Est. Total Number of Employees	534	7,626	23,169

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000 - 2010 Census, 2012 Estimates with 2017 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 35.2746/-106.6969

Unser Blvd & Northern Blvd

Rio Rancho, NM

		1 Mile	3 Miles	5 Miles
RACE	2012 Est. White Population	74.5%	72.2%	71.8%
	2012 Est. Black Population	2.7%	3.0%	3.0%
	2012 Est. Asian & Pacific Islander	1.8%	2.1%	2.1%
	2012 Est. American Indian & Alaska Native	3.3%	3.9%	4.0%
	2012 Est. Other Races Population	17.7%	18.8%	19.0%
HISPANIC	2012 Est. Hispanic Population	1,468	17,044	37,160
	2012 Est. Hispanic Population Percent	37.0%	37.2%	38.4%
	2017 Proj. Hispanic Population Percent	38.8%	39.0%	40.4%
	2010 Hispanic Population Percent	36.0%	36.2%	37.4%
EDUCATION (Adults 25 or Older)	2012 Est. Adult Population (25 Years or Older)	2,534	29,053	62,318
	2012 Est. Elementary (0 to 8)	2.2%	2.1%	2.2%
	2012 Est. Some High School (9 to 11)	2.0%	4.5%	4.6%
	2012 Est. High School Graduate (12)	27.1%	29.1%	27.7%
	2012 Est. Some College (13 to 16)	28.2%	28.9%	27.6%
	2012 Est. Associate Degree Only	14.3%	9.5%	8.8%
	2012 Est. Bachelor Degree Only	15.1%	16.2%	18.7%
	2012 Est. Graduate Degree	11.1%	9.6%	10.3%
HOUSING	2012 Est. Total Housing Units	1,490	17,481	37,391
	2012 Est. Owner Occupied Percent	81.9%	76.4%	74.3%
	2012 Est. Renter Occupied Percent	15.6%	20.0%	22.0%
	2012 Est. Vacant Housing Percent	2.5%	3.7%	3.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	17.4%	15.3%	18.0%
	2010 Homes Built 2000 to 2004	16.1%	14.0%	17.6%
	2010 Homes Built 1990 to 1999	23.4%	21.9%	22.3%
	2010 Homes Built 1980 to 1989	19.2%	25.7%	19.5%
	2010 Homes Built 1970 to 1979	15.2%	13.5%	12.6%
	2010 Homes Built 1960 to 1969	3.1%	3.8%	4.0%
	2010 Homes Built 1950 to 1959	3.0%	3.0%	3.2%
	2010 Homes Built Before 1949	2.7%	2.7%	2.7%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.6%	0.6%	0.5%
	2010 Home Value \$500,000 to \$999,999	2.7%	2.3%	3.7%
	2010 Home Value \$400,000 to \$499,999	2.6%	2.7%	3.7%
	2010 Home Value \$300,000 to \$399,999	5.4%	6.6%	8.4%
	2010 Home Value \$200,000 to \$299,999	25.7%	23.2%	27.1%
	2010 Home Value \$150,000 to \$199,999	24.8%	27.2%	26.8%
	2010 Home Value \$100,000 to \$149,999	27.3%	26.3%	20.5%
	2010 Home Value \$50,000 to \$99,999	5.8%	7.4%	6.1%
	2010 Home Value \$25,000 to \$49,999	1.4%	1.3%	1.2%
	2010 Home Value \$0 to \$24,999	3.7%	2.3%	2.1%
	2010 Median Home Value	\$178,905	\$179,906	\$202,011
	2010 Median Rent	\$779	\$807	\$819

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000 - 2010 Census, 2012 Estimates with 2017 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 35.2746/-106.6969

Unser Blvd & Northern Blvd

Rio Rancho, NM

		1 Mile	3 Miles	5 Miles
LABOR FORCE	2012 Est. Labor: Population Age 16+	3,019	34,700	73,436
	2012 Est. Civilian Employed	64.8%	62.9%	63.9%
	2012 Est. Civilian Unemployed	6.1%	5.5%	4.9%
	2012 Est. in Armed Forces	0.2%	0.3%	0.4%
	2012 Est. not in Labor Force	28.8%	31.2%	30.7%
	2012 Labor Force: Males	47.6%	48.0%	47.6%
	2012 Labor Force: Females	52.4%	52.0%	52.4%
OCCUPATION	2010 Occupation: Population Age 16+	1,804	19,688	42,395
	2010 Mgmt, Business, & Financial Operations	15.1%	14.3%	14.7%
	2010 Professional & Related	23.5%	22.3%	24.4%
	2010 Service	15.4%	17.1%	16.2%
	2010 Sales and Office	25.7%	29.7%	28.8%
	2010 Farming, Fishing, and Forestry	0.1%	0.1%	0.2%
	2010 Construction, Extraction, & Maintenance	8.7%	8.7%	8.2%
	2010 Production, Transport, & Material Moving	11.3%	7.9%	7.6%
	2010 Percent White Collar Workers	64.4%	66.3%	67.9%
	2010 Percent Blue Collar Workers	35.6%	33.7%	32.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	85.1%	83.5%	82.7%
	2010 Drive to Work in Carpool	7.8%	9.6%	10.0%
	2010 Travel to Work by Public Transportation	1.5%	1.1%	1.0%
	2010 Drive to Work on Motorcycle	0.7%	0.6%	0.6%
	2010 Walk or Bicycle to Work	0.6%	0.9%	1.0%
	2010 Other Means	0.5%	0.3%	0.4%
	2010 Work at Home	3.9%	3.8%	4.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	21.0%	22.1%	21.7%
	2010 Travel to Work in 15 to 29 Minutes	28.4%	29.7%	31.6%
	2010 Travel to Work in 30 to 59 Minutes	42.0%	40.2%	39.6%
	2010 Travel to Work in 60 Minutes or More	8.7%	8.0%	7.1%
	2010 Average Travel Time to Work	28.1	26.6	26.5
CONSUMER EXPENDITURE	2012 Est. Total Household Expenditure	\$77.7 M	\$877 M	\$2.02 B
	2012 Est. Apparel	\$3.71 M	\$41.8 M	\$96.4 M
	2012 Est. Contributions & Gifts	\$4.92 M	\$54.4 M	\$129 M
	2012 Est. Education & Reading	\$2.09 M	\$23.2 M	\$54.9 M
	2012 Est. Entertainment	\$4.36 M	\$49.1 M	\$113 M
	2012 Est. Food, Beverages & Tobacco	\$12.3 M	\$140 M	\$320 M
	2012 Est. Furnishings & Equipment	\$3.45 M	\$38.8 M	\$90.2 M
	2012 Est. Health Care & Insurance	\$5.50 M	\$62.5 M	\$143 M
	2012 Est. Household Operations & Shelter & Utilities	\$23.2 M	\$261 M	\$601 M
	2012 Est. Miscellaneous Expenses	\$1.28 M	\$14.6 M	\$33.4 M
	2012 Est. Personal Care	\$1.12 M	\$12.7 M	\$29.2 M
	2012 Est. Transportation	\$15.7 M	\$178 M	\$407 M

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.