

# HIGH RESORT PLAZA

## GROUND LEASE OR BUILD-TO-SUIT



360 Ridgeway Dr SE, Rio Rancho, NM 87124



1.89 Acres • Direct Access to HWY 528 • Great Mix of Residential & Commercial Property



**Chris Armistad**  
Associate Broker

[Chris@AllenSigmon.com](mailto:Chris@AllenSigmon.com)

**Jeff Martinez, MBA**  
Vice President

[Jeff@AllenSigmon.com](mailto:Jeff@AllenSigmon.com)

**Allen Sigmon Real Estate Group, LLC**

9201 Montgomery Blvd NE, Building 1 | Albuquerque, NM 87111

505.884.4699 | Fax 505.503.1381 | [www.AllenSigmon.com](http://www.AllenSigmon.com)

# Aerial Map

360 Ridgeway Dr SE, Rio Rancho, NM 87124



# Executive Summary

## 360 Ridgeway Dr SE, Rio Rancho, NM 87124

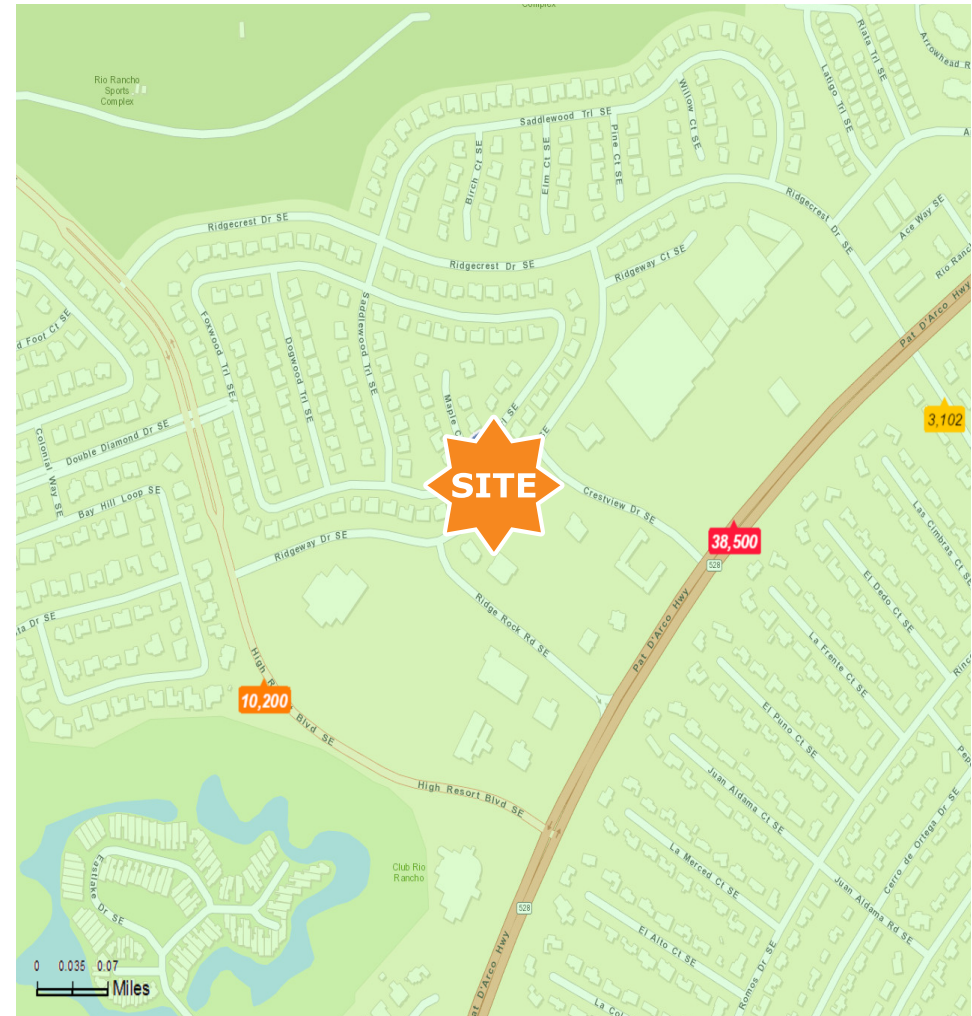
### Property Overview

Available for:	Ground Lease or Build-to-Suit
Lot Size:	1.89 Acres
Building Range:	3,000 - 22,400 SF
Zoning	C-1
Traffic:	HWY 528 - 38,500 CPD
Adjacent Retail:	Target, Defined Fitness, Dion's, Subway, Ace Hardware, Applebees

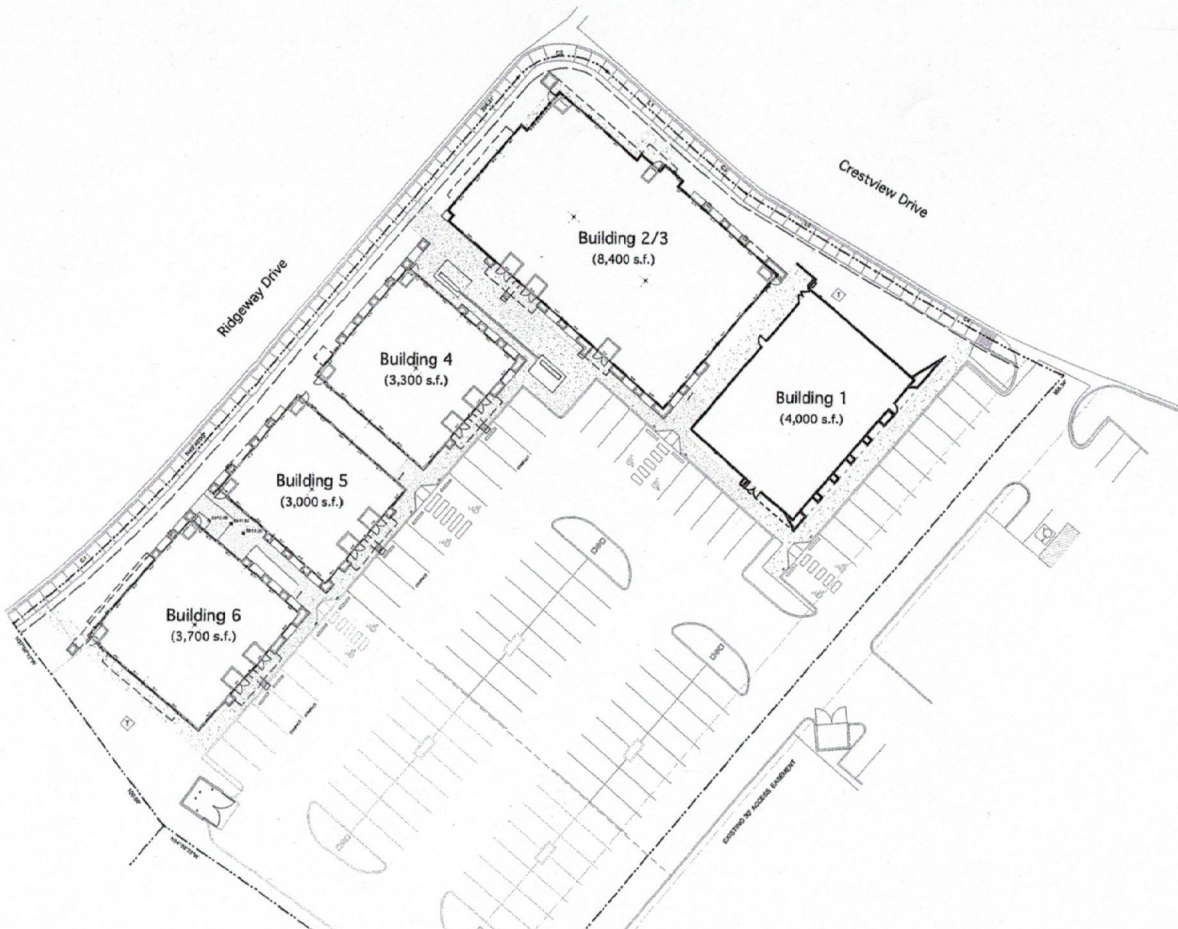
### 2015 Demographics

	1 Mile	3 Mile	5 Mile
Population:	11,188	45,850	64,660
Households:	4,320	17,898	24,797
Average HH Income:	\$66,430	\$83,693	\$81,283

### Traffic Counts



## 360 Ridgeway Dr SE, Rio Rancho, NM 87124



Example Site Plan  
5 Buildings | 3,000 - 8,400 SF

High Resort Plaza is a development opportunity located in the heart of Rio Rancho at the southwest corner of Ridgeway Drive and Crestview Drive SE. Visible from Highway 528, the 1.89 acre land is seen by over 38,500 cars per day by commuters between Rio Rancho and Albuquerque and traffic among the 11,188 who live immediately within one mile of the proposed development. The commercial property is zoned C-1 and benefits from excellent medical and retail users like Presbyterian Hospital, Tricore Laboratory, Target, Albertsons, Applebees and Defined Fitness. The project is planning to develop attractive, energy-efficient buildings ranging from 3,000 to 8,400 square feet with ample parking and easy access to the site.

# 2015 Demographics

## 1 Mile Radius

### Figures

Summary	Census 2010	2015	2020
Population	10,475	11,188	11,797
Households	4,041	4,320	4,563
Families	2,561	2,719	2,861
Average Household Size	2.55	2.55	2.55
Owner Occupied Housing Units	2,674	2,874	3,078
Renter Occupied Housing Units	1,367	1,445	1,485
Median Age	41.1	41.3	41.0
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.07%	0.46%	0.75%
Households	1.10%	0.50%	0.77%
Families	1.02%	0.34%	0.69%
Owner HHs	1.38%	0.52%	0.70%
Median Household Income	1.85%	2.64%	2.66%

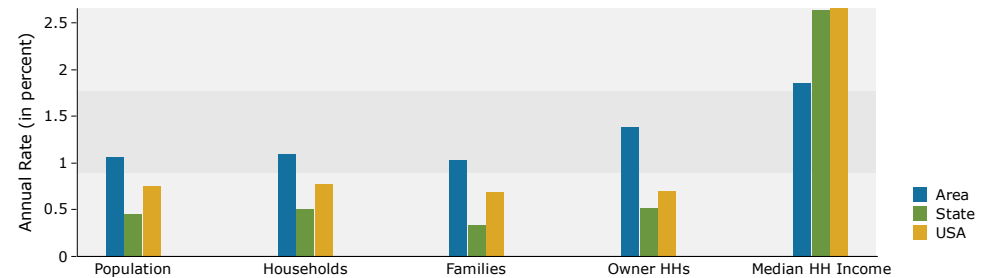
Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	439	10.2%	420	9.2%
\$15,000 - \$24,999	638	14.8%	495	10.8%
\$25,000 - \$34,999	356	8.2%	357	7.8%
\$35,000 - \$49,999	542	12.5%	598	13.1%
\$50,000 - \$74,999	824	19.1%	883	19.4%
\$75,000 - \$99,999	591	13.7%	710	15.6%
\$100,000 - \$149,999	664	15.4%	752	16.5%
\$150,000 - \$199,999	191	4.4%	252	5.5%
\$200,000+	77	1.8%	95	2.1%
Median Household Income	\$54,024		\$59,205	
Average Household Income	\$66,430		\$73,755	
Per Capita Income	\$26,997		\$29,969	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	668	6.4%	704	6.3%	736	6.2%
5 - 9	683	6.5%	679	6.1%	726	6.2%
10 - 14	702	6.7%	719	6.4%	747	6.3%
15 - 19	695	6.6%	653	5.8%	672	5.7%
20 - 24	547	5.2%	690	6.2%	590	5.0%
25 - 34	1,213	11.6%	1,357	12.1%	1,556	13.2%
35 - 44	1,252	12.0%	1,252	11.2%	1,395	11.8%
45 - 54	1,463	14.0%	1,425	12.7%	1,282	10.9%
55 - 64	1,233	11.8%	1,436	12.8%	1,507	12.8%
65 - 74	875	8.4%	1,079	9.6%	1,266	10.7%
75 - 84	723	6.9%	747	6.7%	827	7.0%
85+	422	4.0%	448	4.0%	493	4.2%

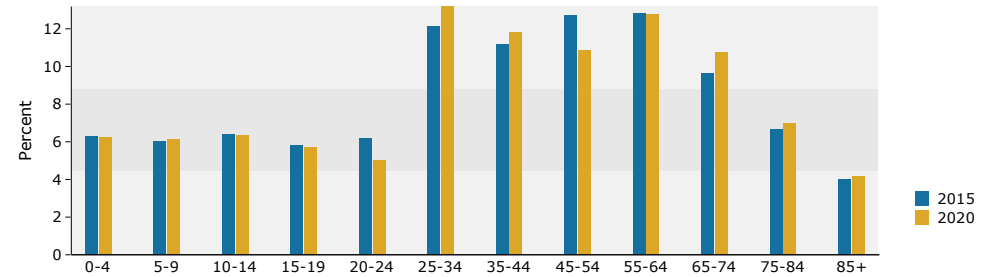
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,223	78.5%	8,558	76.5%	8,865	75.1%
Black Alone	286	2.7%	330	2.9%	373	3.2%
American Indian Alone	365	3.5%	430	3.8%	460	3.9%
Asian Alone	200	1.9%	215	1.9%	235	2.0%
Pacific Islander Alone	9	0.1%	10	0.1%	12	0.1%
Some Other Race Alone	969	9.3%	1,149	10.3%	1,291	10.9%
Two or More Races	422	4.0%	495	4.4%	561	4.8%
Hispanic Origin (Any Race)	3,336	31.8%	3,960	35.4%	4,561	38.7%

### Charts

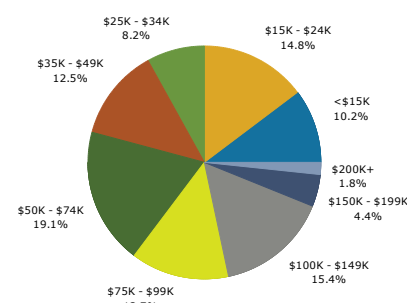
Trends 2015-2020



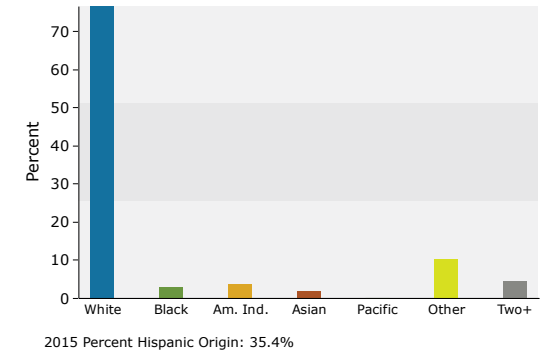
Population by Age



2015 Household Income



2015 Population by Race



**Chris Armistad**  
Associate Broker

[Chris@AllenSigmon.com](mailto:Chris@AllenSigmon.com)

**Jeff Martinez, MBA**  
Vice President

[Jeff@AllenSigmon.com](mailto:Jeff@AllenSigmon.com)

**Allen Sigmon Real Estate Group, LLC**

9201 Montgomery Blvd NE, Building 1 | Albuquerque, NM 87111

505.884.4699 | Fax 505.503.1381 | [www.AllenSigmon.com](http://www.AllenSigmon.com)

# 2015 Demographics

## 3 Mile Radius

### Figures

Summary	Census 2010	2015	2020
Population	43,333	45,850	48,121
Households	16,772	17,898	18,813
Families	11,939	12,571	13,135
Average Household Size	2.58	2.56	
Owner Occupied Housing Units	13,400	14,103	14,816
Renter Occupied Housing Units	3,372	3,795	3,997
Median Age	39.8	40.5	40.4
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.97%	0.46%	0.75%
Households	1.00%	0.50%	0.77%
Families	0.88%	0.34%	0.69%
Owner HHs	0.99%	0.52%	0.70%
Median Household Income	1.84%	2.64%	2.66%

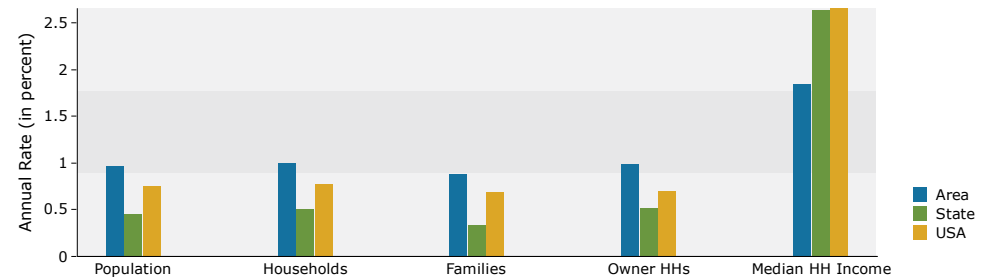
Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	1,373	7.7%	1,262	6.7%
\$15,000 - \$24,999	1,627	9.1%	1,188	6.3%
\$25,000 - \$34,999	1,326	7.4%	1,248	6.6%
\$35,000 - \$49,999	2,248	12.6%	2,435	12.9%
\$50,000 - \$74,999	3,683	20.6%	3,859	20.5%
\$75,000 - \$99,999	2,678	15.0%	3,085	16.4%
\$100,000 - \$149,999	2,840	15.9%	3,128	16.6%
\$150,000 - \$199,999	1,164	6.5%	1,519	8.1%
\$200,000+	959	5.4%	1,090	5.8%
Median Household Income	\$63,728		\$69,808	
Average Household Income	\$83,693		\$91,858	
Per Capita Income	\$32,471		\$35,713	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,709	6.3%	2,765	6.0%	2,919	6.1%
5 - 9	3,002	6.9%	3,033	6.6%	3,076	6.4%
10 - 14	3,195	7.4%	3,209	7.0%	3,353	7.0%
15 - 19	2,933	6.8%	2,849	6.2%	2,934	6.1%
20 - 24	2,317	5.3%	2,391	5.2%	2,171	4.5%
25 - 34	4,825	11.1%	5,710	12.5%	6,122	12.7%
35 - 44	5,680	13.1%	5,655	12.3%	6,162	12.8%
45 - 54	7,122	16.4%	6,569	14.3%	6,050	12.6%
55 - 64	5,967	13.8%	6,908	15.1%	7,126	14.8%
65 - 74	3,172	7.3%	4,193	9.1%	5,142	10.7%
75 - 84	1,681	3.9%	1,775	3.9%	2,203	4.6%
85+	730	1.7%	794	1.7%	862	1.8%

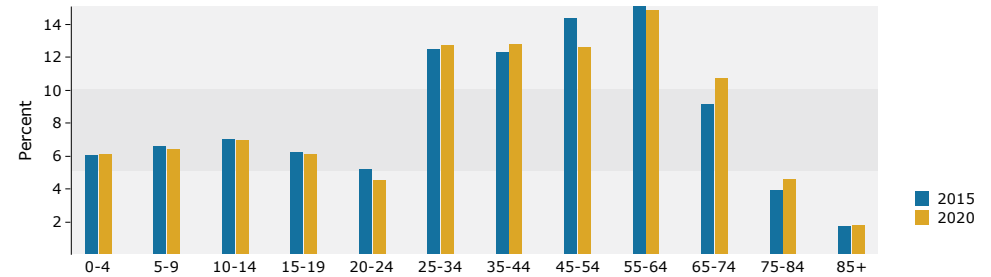
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	34,127	78.8%	35,175	76.7%	36,243	75.3%
Black Alone	1,108	2.6%	1,292	2.8%	1,471	3.1%
American Indian Alone	1,262	2.9%	1,449	3.2%	1,545	3.2%
Asian Alone	948	2.2%	1,069	2.3%	1,198	2.5%
Pacific Islander Alone	65	0.2%	79	0.2%	88	0.2%
Some Other Race Alone	3,924	9.1%	4,578	10.0%	5,089	10.6%
Two or More Races	1,899	4.4%	2,208	4.8%	2,487	5.2%
Hispanic Origin (Any Race)	14,758	34.1%	17,126	37.4%	19,473	40.5%

### Charts

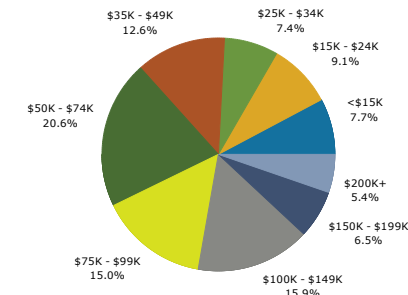
Trends 2015-2020



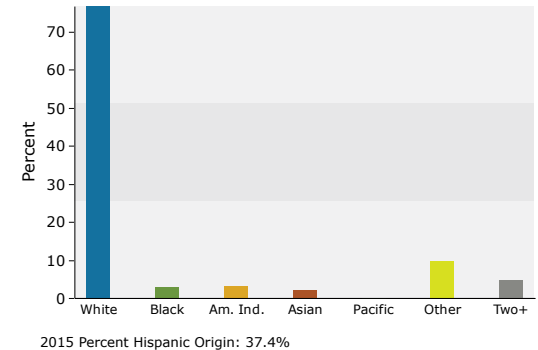
Population by Age



2015 Household Income



2015 Population by Race



**Chris Armistad**  
Associate Broker

[Chris@AllenSigmon.com](mailto:Chris@AllenSigmon.com)

**Jeff Martinez, MBA**  
Vice President

[Jeff@AllenSigmon.com](mailto:Jeff@AllenSigmon.com)

**Allen Sigmon Real Estate Group, LLC**

9201 Montgomery Blvd NE, Building 1 | Albuquerque, NM 87111

505.884.4699 | Fax 505.503.1381 | [www.AllenSigmon.com](http://www.AllenSigmon.com)

# 2015 Demographics

## 5 Mile Radius

### Figures

Summary	Census 2010	2015	2020
Population	62,371	64,660	67,692
Households	23,768	24,797	26,009
Families	16,618	17,134	17,836
Average Household Size	2.62	2.60	2.60
Owner Occupied Housing Units	17,301	17,932	18,792
Renter Occupied Housing Units	6,467	6,865	7,218
Median Age	35.4	36.3	36.5
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.92%	0.46%	0.75%
Households	0.96%	0.50%	0.77%
Families	0.81%	0.34%	0.69%
Owner HHs	0.94%	0.52%	0.70%
Median Household Income	1.67%	2.64%	2.66%

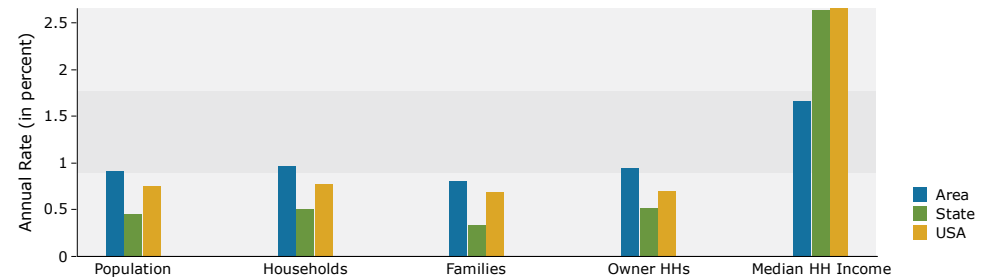
Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	1,792	7.2%	1,633	6.3%
\$15,000 - \$24,999	1,981	8.0%	1,426	5.5%
\$25,000 - \$34,999	2,131	8.6%	1,972	7.6%
\$35,000 - \$49,999	3,236	13.0%	3,503	13.5%
\$50,000 - \$74,999	5,493	22.2%	5,728	22.0%
\$75,000 - \$99,999	3,875	15.6%	4,227	16.3%
\$100,000 - \$149,999	3,527	14.2%	4,151	16.0%
\$150,000 - \$199,999	1,542	6.2%	1,950	7.5%
\$200,000+	1,220	4.9%	1,419	5.5%
Median Household Income	\$62,240		\$67,604	
Average Household Income	\$81,283		\$89,574	
Per Capita Income	\$31,181		\$34,424	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,513	7.2%	4,499	7.0%	4,748	7.0%
5 - 9	4,720	7.6%	4,616	7.1%	4,740	7.0%
10 - 14	4,717	7.6%	4,718	7.3%	4,900	7.2%
15 - 19	4,311	6.9%	4,186	6.5%	4,367	6.5%
20 - 24	3,644	5.8%	3,898	6.0%	3,588	5.3%
25 - 34	8,892	14.3%	9,251	14.3%	9,916	14.6%
35 - 44	8,888	14.3%	8,986	13.9%	9,788	14.5%
45 - 54	9,151	14.7%	8,701	13.5%	8,169	12.1%
55 - 64	7,218	11.6%	7,965	12.3%	8,123	12.0%
65 - 74	3,883	6.2%	5,113	7.9%	6,004	8.9%
75 - 84	1,828	2.9%	2,034	3.1%	2,587	3.8%
85+	605	1.0%	694	1.1%	762	1.1%

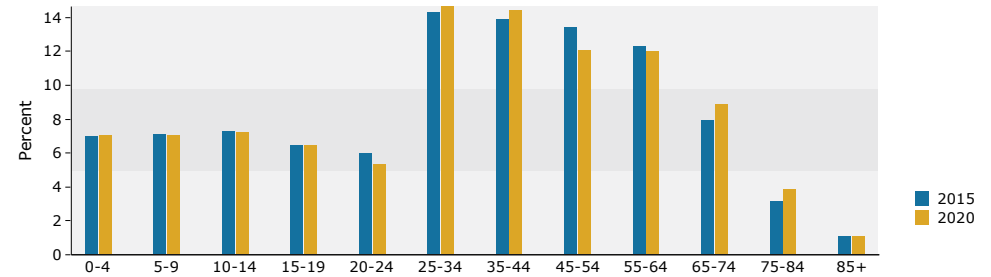
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	46,013	73.8%	46,553	72.0%	47,827	70.7%
Black Alone	1,881	3.0%	2,015	3.1%	2,170	3.2%
American Indian Alone	2,455	3.9%	2,707	4.2%	2,948	4.4%
Asian Alone	1,134	1.8%	1,242	1.9%	1,382	2.0%
Pacific Islander Alone	77	0.1%	84	0.1%	92	0.1%
Some Other Race Alone	7,737	12.4%	8,633	13.4%	9,478	14.0%
Two or More Races	3,074	4.9%	3,426	5.3%	3,795	5.6%
Hispanic Origin (Any Race)	25,716	41.2%	28,494	44.1%	31,703	46.8%

### Charts

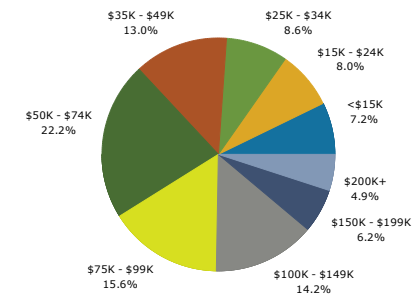
Trends 2015-2020



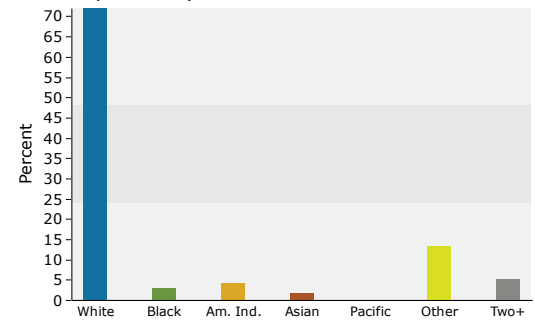
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 44.1%



**Chris Armistad**  
Associate Broker

[Chris@AllenSigmon.com](mailto:Chris@AllenSigmon.com)

**Jeff Martinez, MBA**  
Vice President

[Jeff@AllenSigmon.com](mailto:Jeff@AllenSigmon.com)

**Allen Sigmon Real Estate Group, LLC**

9201 Montgomery Blvd NE, Building 1 | Albuquerque, NM 87111

505.884.4699 | Fax 505.503.1381 | [www.AllenSigmon.com](http://www.AllenSigmon.com)