

AVAILABLE FOR SALE OR LEASE

FREESTANDING RESTAURANT

1580 DEBORAH RD

RIO RANCHO, NM 87144

RETAIL



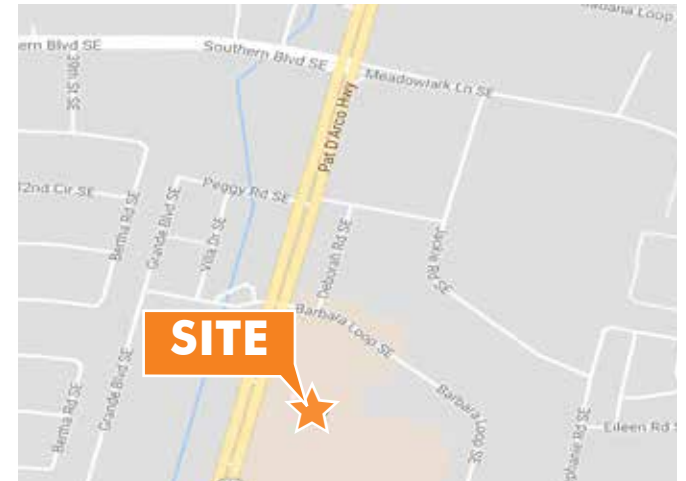
AVAILABLE

- + Approximately 2,500± SF on 0.56± Acres
- + For Sale: \$500,000
- + For Lease: \$15.00/SF NNN

PLEASE DO NOT DISTURB TENANT

PROPERTY BENEFITS

- + Restaurant located in underserved Rio Rancho trade area
- + Located directly off Hwy 528 at signalized intersection
- + Ample off -street parking
- + 40,900 VPD on NM 528



CONTACT US

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CBRE

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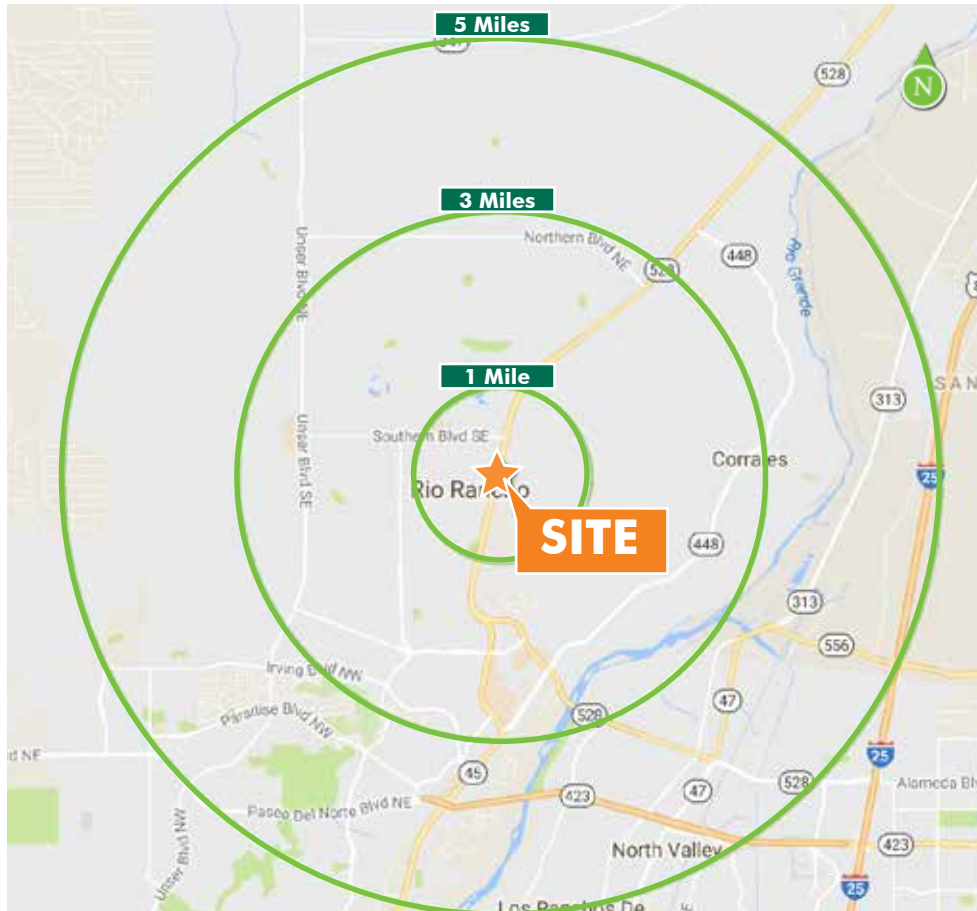
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Not to scale

	1 MILE	3 MILES	5 MILES
POPULATION			
2017 Population - Current Year Estimate	7,826	72,801	140,880
2022 Population - Five Year Projection	7,907	76,773	147,992
2010 Population - Census	7,841	66,994	130,848
2000 Population - Census	6,889	47,717	91,106
2010-2017 Annual Population Growth Rate	-0.03%	1.15%	1.02%
2017-2022 Annual Population Growth Rate	0.21%	1.07%	0.99%
HOUSEHOLDS			
2017 Households - Current Year Estimate	3,541	28,315	53,419
2022 Households - Five Year Projection	3,571	29,696	55,818
2010 Households - Census	3,569	26,378	50,147
2000 Households - Census	2,993	18,333	34,066
2010-2017 Annual Household Growth Rate	-0.11%	0.98%	0.88%
2017-2022 Annual Household Growth Rate	0.17%	0.96%	0.88%
2017 Average Household Size	2.16	2.56	2.63
HOUSEHOLD INCOME			
2017 Average Household Income	\$68,477	\$82,579	\$80,483
2022 Average Household Income	\$76,579	\$92,051	\$89,921
2017 Median Household Income	\$47,415	\$64,016	\$62,442
2022 Median Household Income	\$51,564	\$70,705	\$68,468
2017 Per Capita Income	\$30,730	\$32,081	\$30,677
2022 Per Capita Income	\$34,216	\$35,552	\$34,079
HOUSING UNITS			
2017 Housing Units	3,902	30,089	56,698
2017 Vacant Housing Units	361 9.3%	1,774 5.9%	3,279 5.8%
2017 Occupied Housing Units	3,541 90.7%	28,315 94.1%	53,419 94.2%
2017 Owner Occupied Housing Units	2,201 56.4%	19,953 66.3%	39,351 69.4%
2017 Renter Occupied Housing Units	1,340 34.3%	8,362 27.8%	14,068 24.8%
EDUCATION			
2017 Population 25 and Over	5,900	50,154	95,680
HS and Associates Degrees	3,988 67.6%	30,206 60.2%	57,686 60.3%
Bachelor's Degree or Higher	1,403 23.8%	17,137 34.2%	32,255 33.7%
PLACE OF WORK			
2017 Businesses	519	2,582	4,273
2017 Employees	7,320	29,006	46,522

Source: Esri

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