

PETROGLYPH MEDICAL PLAZA

ABOUT THE HOSPITAL

First hospital in Sandoval County
(population 131,000)

400 full time employees w/
\$50 million payroll

\$165 million, 68 bed, 24/7 hospital
w/ trauma center & neonatal
intensive care unit



IN THE SHADOW OF THE NEW RUST MEDICAL CENTER

- ▶ 19 total acres with lots from .55 to 8 acres
- ▶ Ideal for retail, restaurants, medical and office.
- ▶ Prices range from \$12.00/SF to \$22.00/SF
- ▶ West of Unser between Westside Blvd. and Wellspring Rd.
- ▶ Unser Blvd. will soon become the West Side's primary north/south arterial
- ▶ Best accessibility in proximity to Rust Medical Center
- ▶ Unser Blvd. completed connecting US 550 in the north to Rio Bravo in the south



www.ArgusInvestmentRealty.com

SCOTT THROCKMORTON, SIOR



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505.855.7602



Cabezon Residential Community

Westside Dr

The Village
Future Development

Westside Dr

Full Access
Intersection

Unser Blvd

Westside Dr

Full Access
Intersection

Rust Medical New Patient Tower

120 Additional Beds, Cancer Center & Physical Therapy Gym
6 Floors, \$98.0 million, 100 employees

RUST
Medical
Center

Full Access
Intersection



Unser Blvd

Full Access
Intersection

NEW MEXICO ORTHOPAEDICS

PETROGLYPH
MEDICAL PLAZA



Rio Rancho
Gateway Park

Unser Pavilion

SUBWAY

WisePies
PIZZA

Sandia Laboratory
Federal Credit Union



PRIME

Rio at Rust by OnPointe

247 Skilled Healthcare Facility
51,000 SF, \$10.5 million, 120 employees



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The Village
Future Development

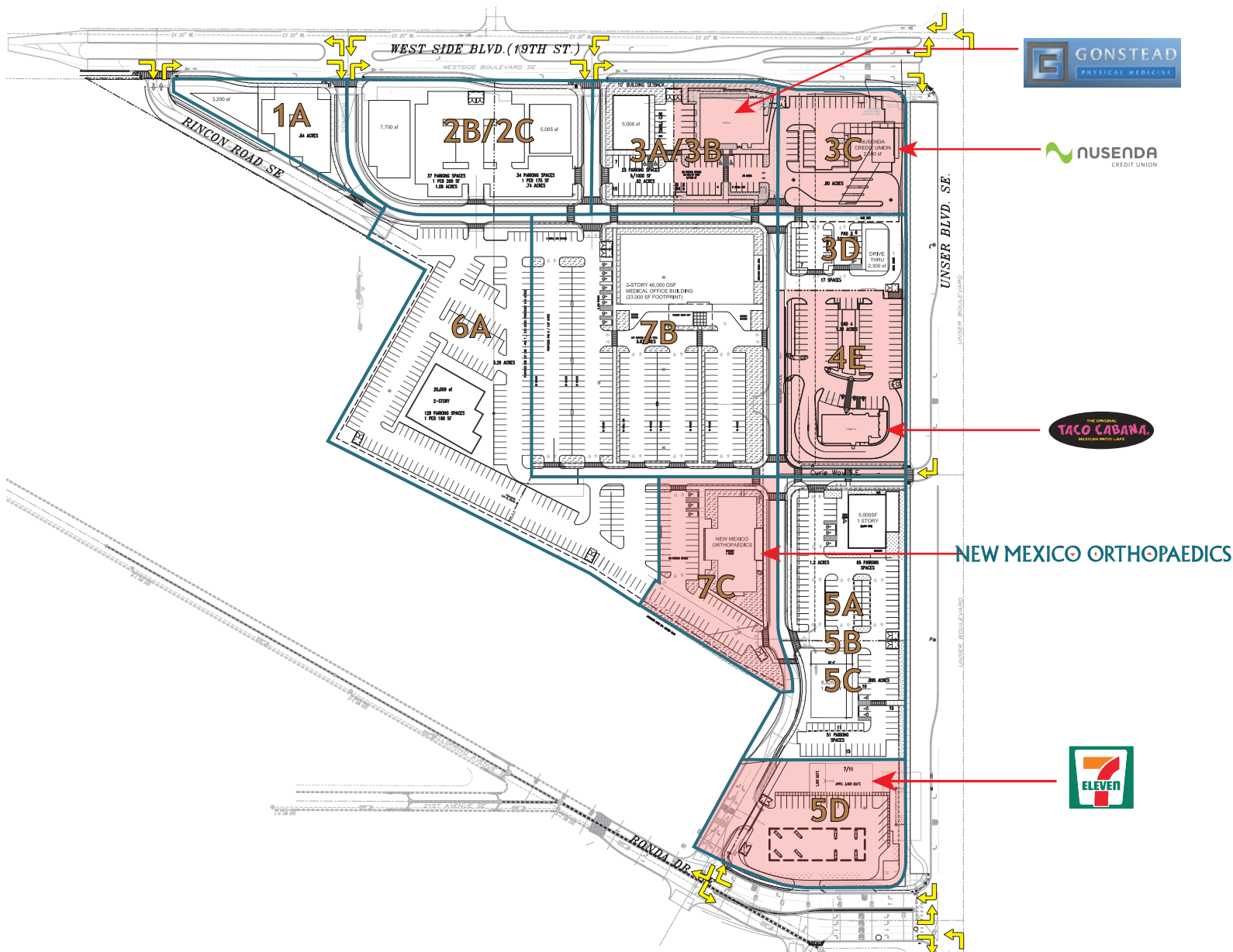
Presbyterian Rust
Medical Center



Unser Blvd 28,000 CPD

NEW MEXICO ORTHOPAEDICS





Revised Pricing - May 2016				Acres Sold	Purchaser
1A	0.5899	\$ 16.00	\$411,137		
2B	1.05	\$ 16.00	\$731,808		
2C	0.75	\$ 16.00	\$522,720		
3A	0.62	\$ 18.00	\$486,130		
3B	0.78	\$ 18.00	\$611,582	0.78	Gonstead
3C	0.8978	\$ 20.00	\$782,163	0.8978	Nusenda
3D	0.55	\$ 22.00	\$527,076		
4E	1.347	\$ 20.00	\$1,173,506	1.347	Taco Cabana
5A	0.777	\$ 20.00	\$676,922		
5B	0.573	\$ 20.00	\$499,198		
5C	0.7688	\$ 20.00	\$669,779		
5D	1.2412	\$ 20.00	\$1,081,333	1.2412	7-Eleven
6A	3.29	\$ 12.00	\$1,719,749		
7B	3.67	\$ 12.00	\$1,918,382	3.67	Reserved
7C	1.2711	\$ 12.00	\$664,429	1.2711	NM Orthopaedics
	18.1758		\$12,475,915.06	9.2071	

