

CALL FOR MORE INFORMATION



FOR SALE

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OR LEASE

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AVAILABLE SPACE

Freestanding Building 4,651 SF

PROPERTY

HIGHLIGHTS

- Circulate Freestanding Restaurant in Rio Rancho
- Surrounded by Neighborhood Restaurant & Merchants
- Great Traffic and Multiple Signage Opportunities
- Excellent demographics in the Immediate Area

TRAFFIC COUNT

Unser Blvd: 35,081 VPD
Cabezon Blvd: 6,465 VPD
(SitesUSA 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPS



2020 POPULATION
3 MILE RADIUS



65,029
DAYTIME POPULATION
3 MILE RADIUS



\$78,871
2020 AVERAGE INCOME
3 MILE RADIUS



15,044 VPD
UNSER BLVD



Only 3 minutes from New Mexico's first Dutch Bros Coffee!



Join the medical activity nearby Presbyterian Rust Medical Center



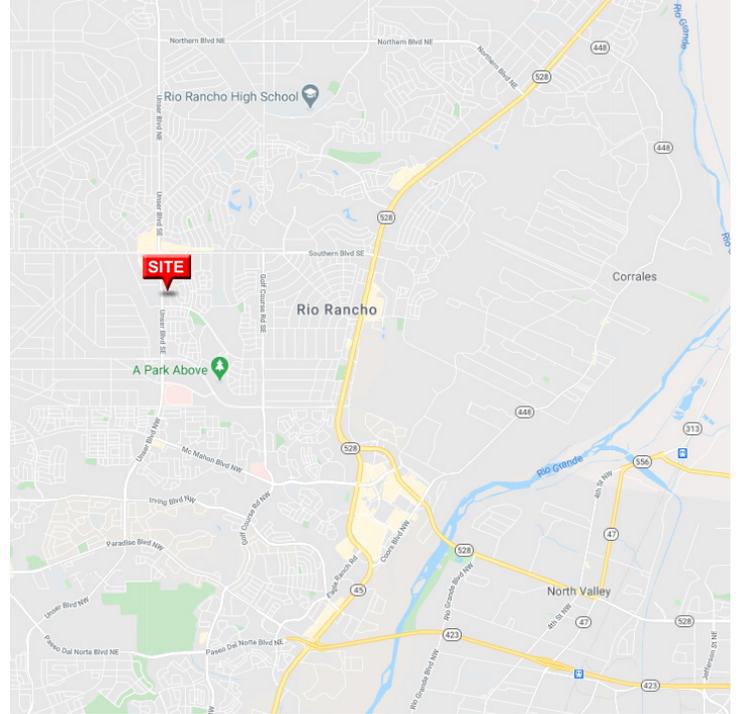
Part of the Cabezon Commons

Austin Tidwell
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com
505.337.0777

Rob Powell
rpowell@resolutre.com
505.337.0777
www.resolutre.com

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PROPERTY OVERVIEW

Sale Price:	\$1,050,000
Condo Fees:	\$2,537.96 Annually
Lease Rate:	\$18.50 PSF
NNN:	\$3.59 PSF
Available SF:	4,651 SF
Lot Size:	1 Acre
Year Built:	2011
Zoning:	C-1
Parking Spaces:	55
Submarket:	Rio Rancho

PROPERTY OVERVIEW

1446 Unser was home for many years to the American Classic IHOP, which has now vacated the premises and this freestanding restaurant is now ready for a new occupant. This 4,651 square foot building features 2 monument signs to catch customers from Unser, it has great access directly to the south of the site and is left in a great condition for another restaurant. Rio Rancho is surrounded by residential homes and excellent demographics that this building will be perfectly positioned to serve. This building is for sale or lease, and could even be a redevelopment opportunity for a variety of medical uses with the building's close proximity to the Presbyterian Rust Medical Center.

LOCATION OVERVIEW

Rio Rancho is bustling with activity and new construction is abundant. This property is located along Unser Blvd south of Southern Blvd and directly north of the Presbyterian Rust Medical Center and the popular first Dutch Bros Coffee in New Mexico. 1446 Unser is part of the Cabezon Commons Plaza along with Dion's, Rio Grande Credit Union and after hours pediatrics. This area features great traffic counts with 35,000 cars per day and a population of 83,000 within 3 miles of the site.

SPACES	2ND GEN	SALE PRICE	LEASE RATE	SPACE SIZE
Freestanding Building	2nd Gen Restaurant	\$1,050,000	\$18.50 PSF	4,651 SF

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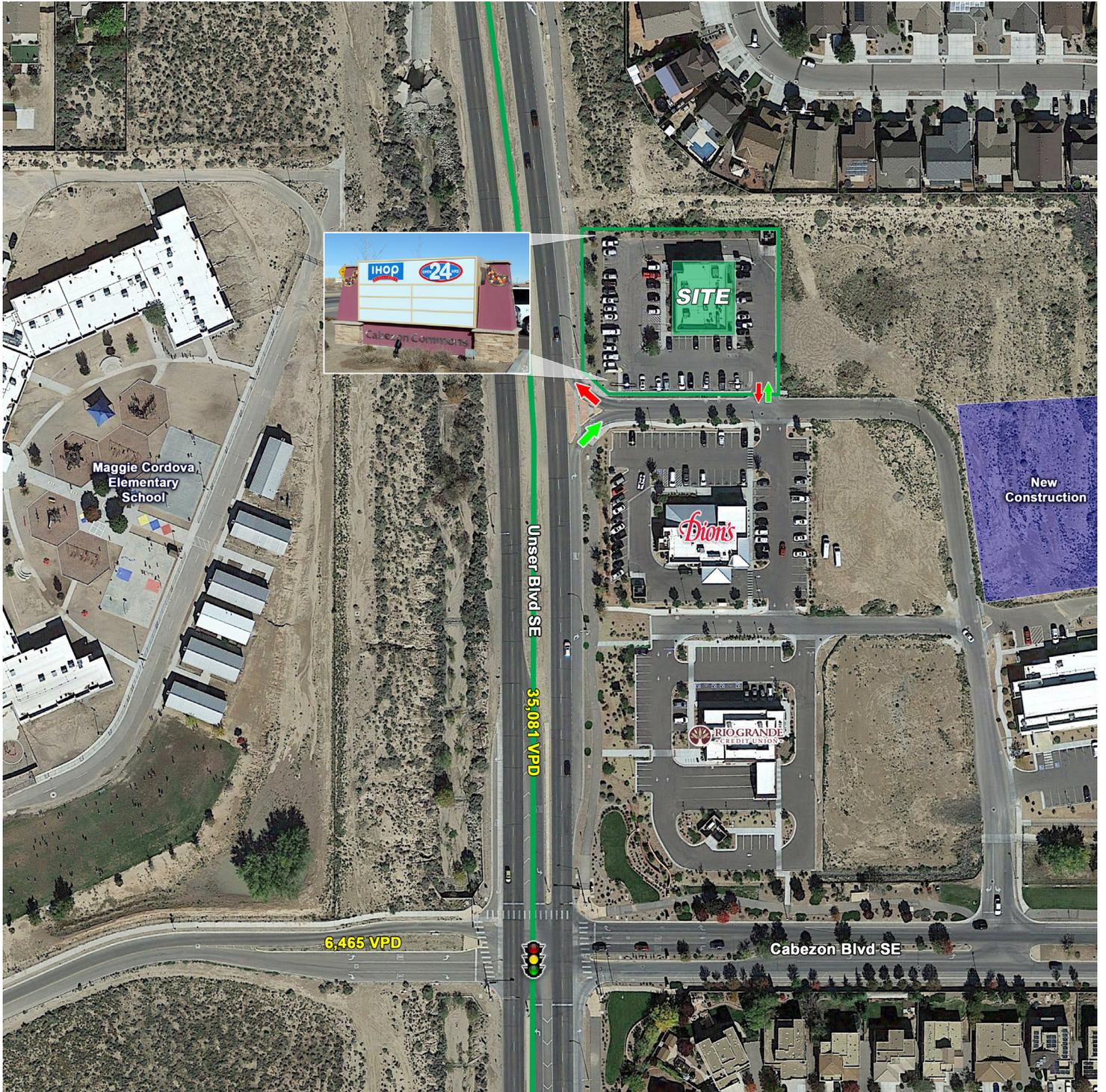
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Rio Rancho Freestanding Restaurant

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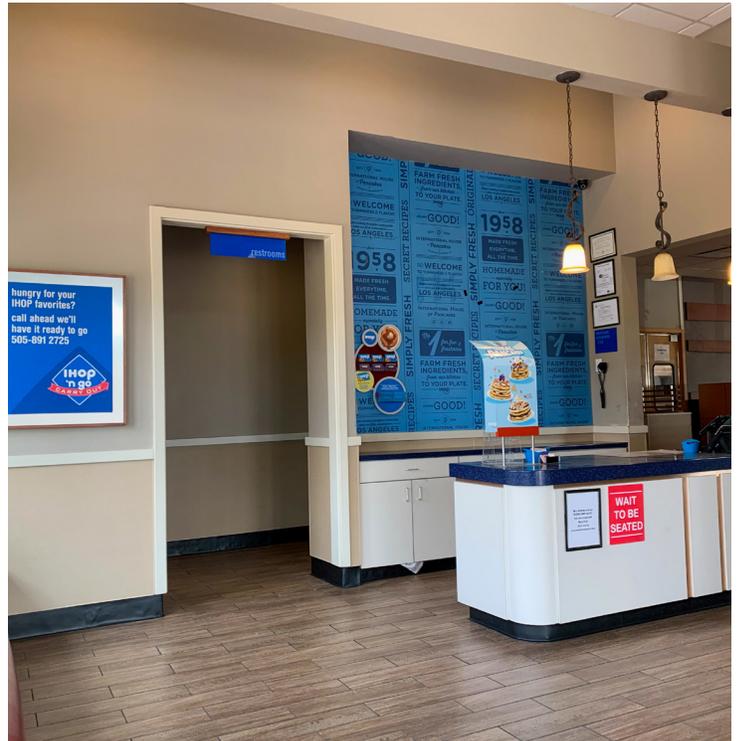
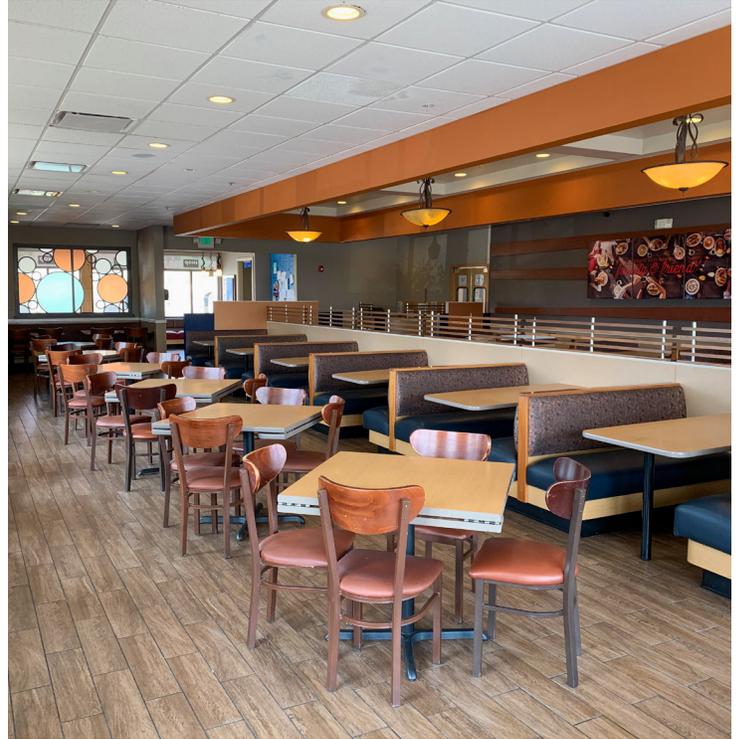
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