

100% LEASED



AVAILABLE SPACE

100% LEASED

ROPERTY HIGHLIGHTS

- High Visibility & Left in/Left out access
- Growing submarket
- Lack of services in immediate are
- New HVAC system
- Improvements made to roof & parking lot

TRAFFIC COUNT

Cherry Rd: 6,909 VPD
Unser Blvd: 17,608 VPD
(SitesUSA 2022)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



47,636
2022 POPULATION
3 MILE RADIUS



20,546
2022 DAYTIME POPULATION
3 MILE RADIUS



\$79,121
2022 AVERAGE INCOME
3 MILE RADIUS



17,608 VPD
UNSER BLVD

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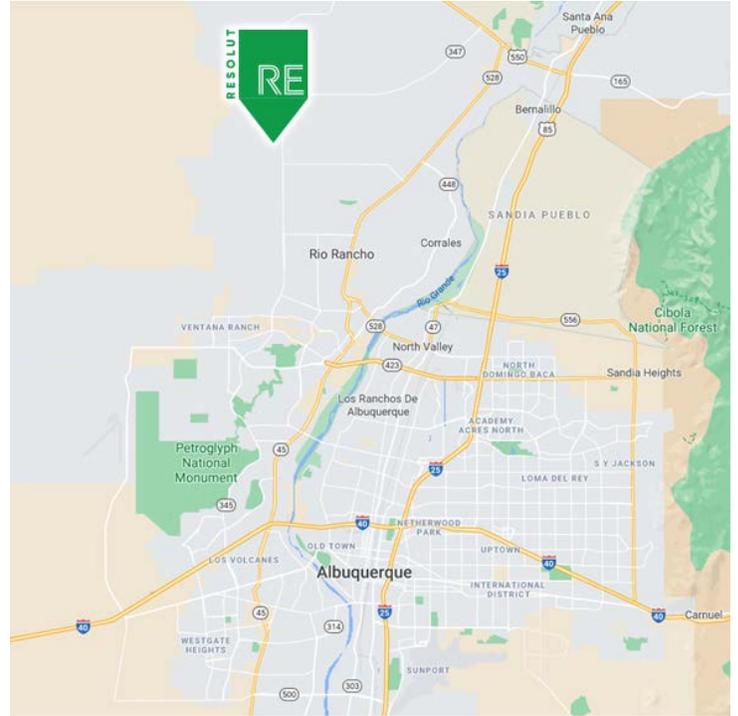
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Stand-Alone Near Downtown Rio Rancho

NWQ CHERRY RD & UNSER BLVD
1504 CHERRY RD NE
RIO RANCHO, NM 87144



PROPERTY OVERVIEW

Building Size:	5,000 SF
Available SF:	100% Leased
Lot Size:	1.01 Acres
Zoning:	C-1
Submarket:	Rio Rancho
Ceiling Height:	10'
Roof Type:	Flat-Tar & Gravel
HVAC Type:	Forced Air

PROPERTY OVERVIEW

1504 Cherry Rd. is a 5,000 SF commercial building situated on 1.01 acres of land. This property was previously a convenience/grocery store and features restaurant infrastructure and walk-in coolers. The properties high and open ceiling plan coupled with the CMU construction, make this property ripe for redevelopment/improvement. The area lacks many retail/service users and end users could benefit by filling the demand for ANY services.

LOCATION OVERVIEW

1504 Cherry Rd. is located near the corner of Unser and Cherry Rd. in Rio Rancho, NM. This property is surrounded by 1,000+ homes in the immediate 1-mile ring and there are countless new home and townhome developments under construction in the area. This property is near the center of geographic Rio Rancho and near the master-planned Downtown Rio Rancho that includes Rio Rancho City Hall, Santa Ana Star Center, Hewlett Packard, UNM West CNM, West UNM Regional Medical Center. Many of these employers intend on growing and there is other speculative development in the area. With a city proper population of 100,000+ the city of vision is ripe for development and opportunity.

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Interior Photos



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