Unser Pavilion West

Available: 5 total acres

Sale Price: $2,156,220
($9.90/ SF)

Build to Suit/Lease:
Contact Broker

Located in Rio Rancho

Features:

- Located in the Unser Gateway, Rio Rancho's fastest growing Work-Live-Play neighborhood
- Directly across from Presbyterian Medical Center
- Walkable access to restaurants and retail
- New public elementary and future high school
- Bounded by Rio Rancho/Albuquerque border
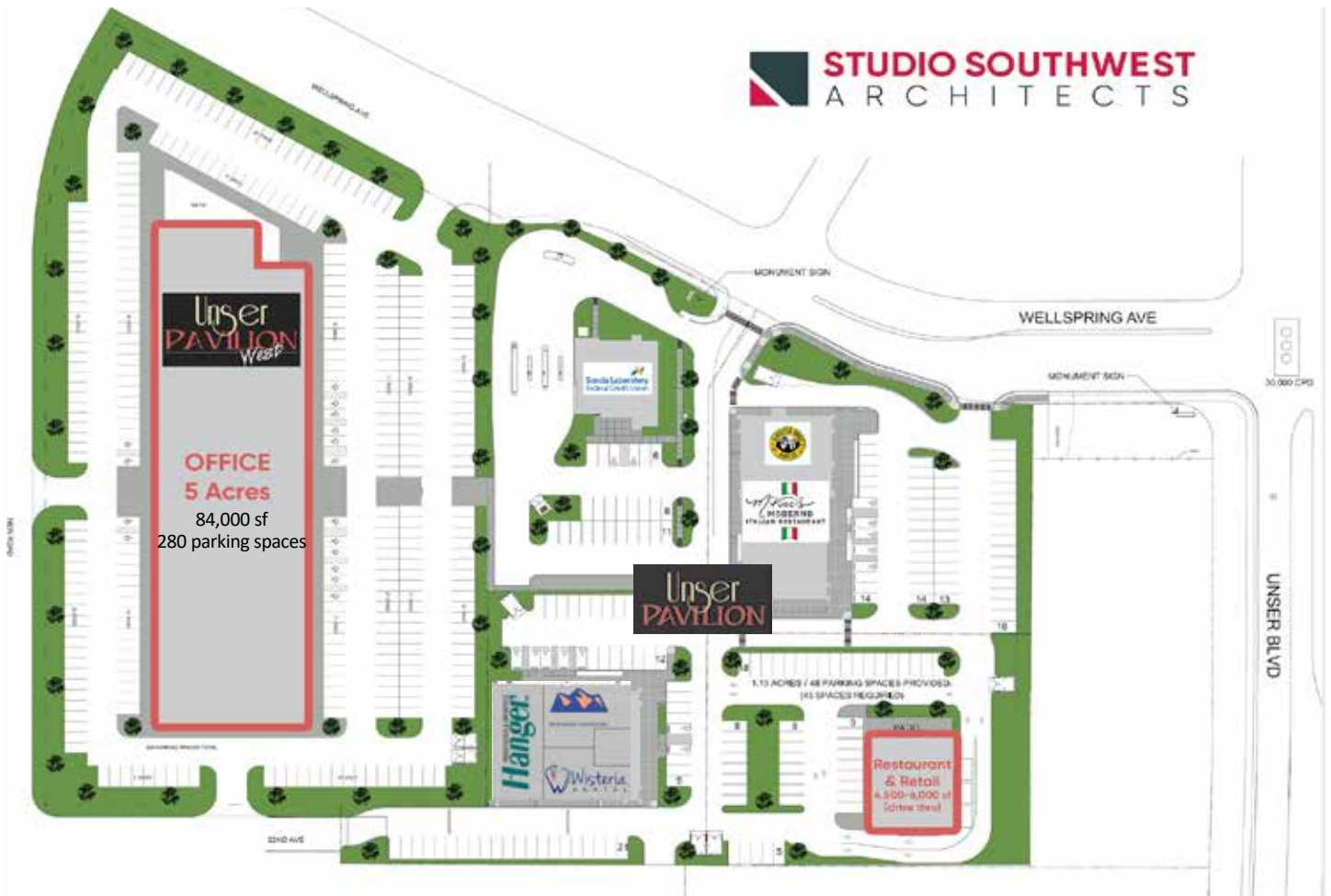- VeriReady Certified

Possible Incentives:

- LEDA (Local Economic Development Act) Funds through the state of New Mexico or Sandoval County
- Industrial Revenue Bond tax abatement from Sandoval County
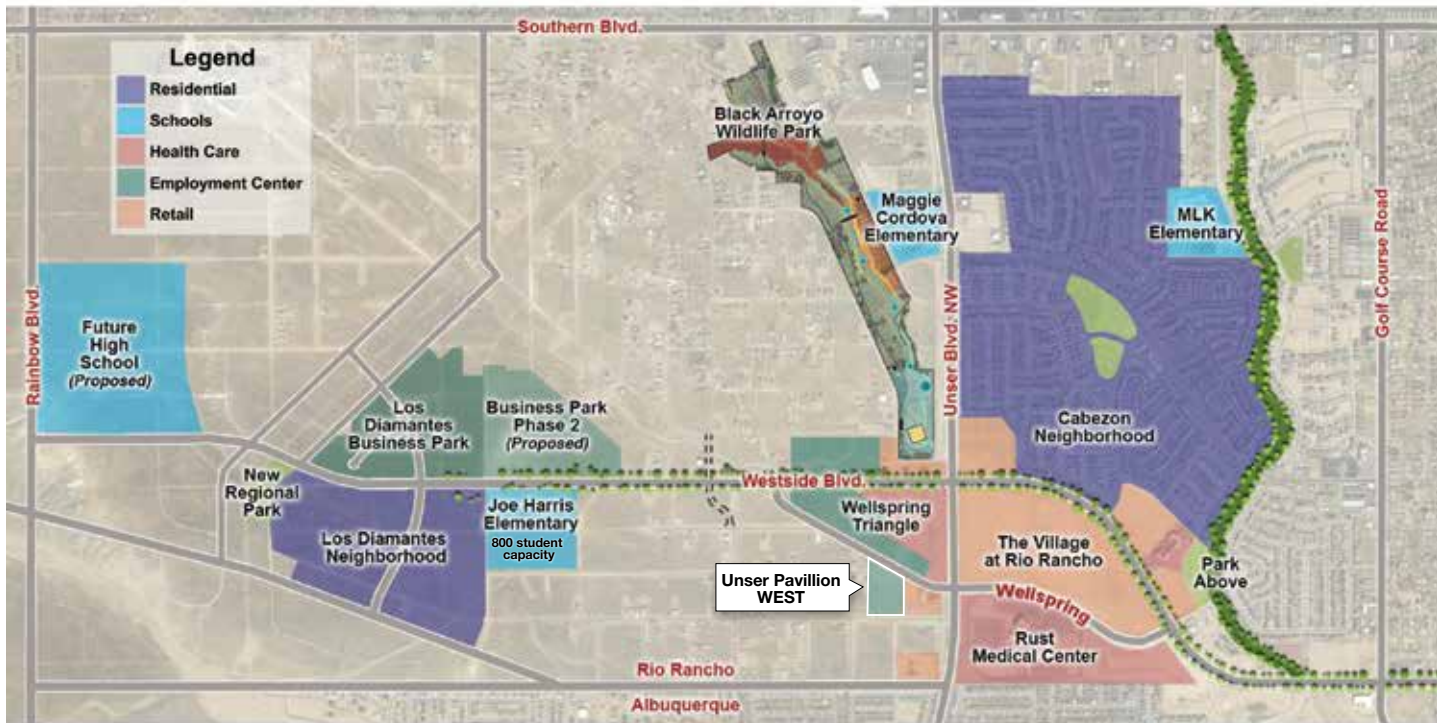- JTIP (Job Training Incentive Program) from the State of NM

Springer 5 *Investments*

Eric Springer - Owner/Broker
(505) 239-883

Jeanie Springer - Owner
(505) 301-5715

Unser Pavilion Site Map

STUDIO SOUTHWEST
A R C H I T E C T S

WELLSPRING AVE.

MONUMENT SIGN

MONUMENT SIGN

30,000 CPD

Unser
PAVILION
West

**OFFICE
5 Acres**
84,000 sf
280 parking spaces

Unser
PAVILION

Hanger

Wisteria

Restaurant
& Retail
4,500–6,000 sf
(drive thru)

1.13 ACRES / 48 PARKING SPACES PROVIDED
(45 SPACES REQUIRED)

UNSER BLVD

Unser Gateway Master Plan

Southern Blvd.

Legend
- Residential
- Schools
- Health Care
- Employment Center
- Retail

Black Arroyo
Wildlife Park

Maggie
Cordova
Elementary

MLK
Elementary

Rainbow Blvd

Future High
School
(Proposed)

Los
Diamantes
Business Park

Business Park
Phase 2
(Proposed)

Unser Blvd. NW

Golf Course Road

New
Regional
Park

Cabezon
Neighborhood

Westside Blvd.

Los Diamantes
Neighborhood

Joe Harris
Elementary
**800 student
capacity**

Wellspring
Triangle

The Village
at Rio Rancho

Park
Above

**Unser Pavillion
WEST**

Wellspring

Rust
Medical Center

Rio Rancho

Rio Rancho
Albuquerque

Targeted Industries

LIFE SCIENCES

Biomedical Testing & Labs

Medical Suppliers

Medical Technology

Natural Resource Management Tech.

PROFESSIONAL SERVICES & SUPPORT

Financial & Technology Support Centers

Cybersecurity

Warehousing & Distribution

Data Centers

ADVANCED TECHNOLOGY & MANUFACTURING

Aerospace

Electronics Manufacturing

Metal Manufacturing

Renewable Energy

Robotics

RESEARCH & DEVELOPMENT

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,906	78,665	150,983
AVERAGE AGE	30.5	34.7	35.9
AVERAGE AGE (MALE)	30.9	34.4	35.2
AVERAGE AGE (FEMALE)	30.2	34.9	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,237	29,165	57,119
# OF PERSONS PER HH	3.1	2.7	2.6
AVERAGE HH INCOME	$77,856	$70,678	$74,994
AVERAGE HOUSE VALUE	$225,915	$212,202	$228,187

RACE	1 MILE	3 MILES	5 MILES
TOTAL POPULATION - WHITE	5,150	59,557	114,445
TOTAL POPULATION - BLACK	191	2,114	3,838
TOTAL POPULATION - ASIAN	130	1,518	2,519
TOTAL POPULATION - AMERICAN INDIAN	701	2,236	5,066
TOTAL POPULATION - OTHER	1,150	10,473	19,376

* Demographic data derived from 2010 US Census.

About VeriReady Sites

The VeriReady site designation is designed to identify both publicly and privately-owned sites throughout Rio Rancho and Sandoval County, which are suitable for development. The goal of this program is to gather uniform information to increase the quality of site documentation, as well as the overall number of sites that are ready for development. SEA will actively market these sites to regional, national and international site selectors.

DEVELOPMENT READY
Choosing a SEA VeriReady site means reduced risk and a fast track to success.

WELL DOCUMENTED
Utilities and services verified by agencies or local engineers.

SEA CERTIFIED
VeriReady sites have undergone a rigorous prequalification process to ensure they meet a consistent set of standards.

To learn more about this program and the sites available, visit VeriReady-Sites.com.

Get to groundbreaking faster. Select VeriReady sites.

SANDOVAL
ECONOMIC ALLIANCE